

Edenshire Homeowners Association

The Edenshire HOA Board of Directors is issuing a common set of guidelines for all property owners located within the Edenshire on the River Subdivision. Edenshire HOA members share an interest in the HOA common property and share the responsibility of preserving and protecting all common grounds and facilities located within, in order to maintain a clean, safe and enjoyable family environment for the benefit of the entire Edenshire community. Please note and comply with these guidelines, as they will become effective not later than 01 January, 2018.

1. Access to the common areas and the use of the key granting such access is limited to Edenshire property owners and to guests authorized access in accordance with this Edenshire guest policy.
2. The guest policy is intended to allow local immediate family members or overnight house guests the opportunity to use Edenshire amenities without requiring Edenshire residents to accompany them.
3. Only local immediate family members or overnight house guests shall be permitted to use the key granting access to the common area. Any unaccompanied guest, immediate family or out-of-town overnight house guest(s) must provide the resident/property owners name and address if they are approached by any resident or HOA member while using Edenshire amenities.
4. Local guests are welcome to use the common areas as long as they are accompanied by an Edenshire resident.
5. Edenshire property owners will be responsible and financially liable for any and/or all damages caused by their guests, regardless of whether the guest is accompanied or not.
6. The gate shall remain locked at all times to prevent entry of uninvited persons. Upon entry through the gate, it must be closed and locked after entry.
7. The last key-holder to leave the common area will ensure that the gate is locked before their departure.
8. When an HOA member's property is sold, they will return the key to the Edenshire Homeowners' Association.
9. Lot owners must notify the Edenshire Homeowners' Association board immediately upon discovering that your key has been lost or stolen. You will be held harmless for any associated cost or damage that may occur after notification if notification is provided to the board promptly. Failure to notify in a timely manner will be cause for changing out the lock and the lot owner will be held liable for all cost associated with replacing or changing out the lock and keys.
10. All lot owners will risk the loss of privileges, forfeiture of their key, key deposit, and the cost of of replacement of lock keys and lock replacement for repeated failure to comply with the above noted provisions.
11. All property owners who have a key must have a current "Common Area Key Issuance Letter" on file with the board. Property owners who have not signed the letter will be asked to sign one.
12. All cars, trucks or large vehicles must remain on the gravel roads. They may be parked in the areas near the pavilion or gazebo. They may also be parked on the grass, just off the main entrance road or along the gazebo road. No vehicles will be allowed on any grassy area between the lake and properties bordering the lake or between the lake and the pump area and spillway bridge, with the exception of golf carts or vehicles used in performing maintenance.
13. All Edenshire property owners shall abide by the above stated guidance and will be held liable for any damage caused by not complying with the guidance above.