



Morrison Creek Estates
HOA

NEWS FOR TENANTS WHO PAY RENT TO PHOENIX PARK

- **Your landlord** is Phoenix Park
 - You are moving into a Homeowners Association (“the HOA’s”).
 - Association units are owned by both private, corporate, and municipal owners.
-

PHOENIX PARK WILL:

Collect rent from you
Issue door keys to you

PHOENIX PARK WILL REPAIR/REPLACE:

THE AIR CONDITIONER

Issue lease violations and other notices directly to you the resident

Handle complaints relating to the inside of the unit to include the.

MORRISON CREEK HOA WILL:

- Issue Mailbox keys
- Address concerns about the exterior of the buildings, the roofs, and common areas
- Issue violations to the owner of the unit if the tenant breaks any of the Rules and Regulations

No satellites can be attached to roofs, siding, or trim.



+POOL KEYS ARE NOT GIVEN TO RESIDENTS



A POOL MONITOR ADMITS RESIDENTS TO THE POOL

THE POOL IS OPEN JUNE THRU JULY

THE POOL IS AVAILABLE FOR PARTIES ON SUNDAYS

THE POOL IS CLOSED SUNDAYS FOR PRIVATE PARTIES AND MONDAYS FOR CLEANING

Trash Day is every Tuesday

Require tenants to roll the cans back to the side of the building under the stairs after being emptied

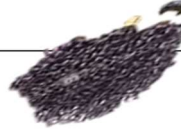
Addresses should be on cans

NO WADING
POOLS ALLOWED IN
THE COMMON AREAS



ITEMS CANNOT BE
PLACED ON BUSHES

Used **WEAVE HAIR** must be disposed of in
a **TRASH** container....not the **Street**, not
the **Sidewalks**, not the **Grass**, not the **Alley**,
not in the park



NO HOUSEHOLD
ITEMS IN COMMON
AREAS or **BALCONYS**



DINING ROOM CHAIRS

Keep your dining room chairs and card table chairs on
the inside of the unit. Attractive lawn/patio furniture is
acceptable

TRASH CANS and
RECYCLECANS/BAGS DO NOT
BELONG IN THE COMMON AREAS OR



BALCONY RULES

1. No balcony may have more than ten (10) flower/plant pots or flower/planter boxes, or any combination thereof. Pots/planter boxes not to exceed 9 inches in diameters and **MUST** be able to catch excessive water run-off.

2. No furniture other than furniture which was specifically manufactured as lawn and/or patio furniture may be placed on any balcony. No hanging of clothes/rugs/or any other items along the railing, including satellite dishes.

Other than the items specifically listed in section 1 and 2 above, no items of personal property may be stored on any balcony.

The Association or its employees, agents, or representatives may remove items that are placed on the balcony or rail in violations of section 1 and 2 above, and store them at the owner's expense. If the items are not claimed within 18 days, the Association will then dispose of or donate said items. The cost of storage will be 25.00 per day and will be charged to the owners account and the cost of the disposal of the items will be charged to the owners account.

Prior to disposing the items the Association will provide the owner with written notice of its removal of the items, said letter will include the last day for the owner to claim the items from the Association.

FRANKLIN VILLA ESTATES UNIT NO. 1 dba

GARAGES, GARAGE INSPECTIONS, GARAGE CLEANLINESS, AND SAFETY

SHRA 1504
c/o John Stewart Company
4400 Shining Star Drive
Sacramento CA 95823

UNIT INSPECTED: LF123-1

GARAGE INSPECTION FORM

Form Completed By: _____ Date: 11/07/2018

ATTACH PHOTO'S OF GARAGE

Condition of Garage Garage in compliance: Y / N Non-op car: Y / N

Garage Door Intact Needs to be Replaced/Repaired

Cabinets Intact Needs to be Replaced/Repaired

Side Door Intact Needs to be Replaced/Repaired

Electricals Intact Not Working None

Ceiling Intact Needs to be Replaced/Repaired

Leaks: Y / N

Trash: Y / N

Notes:

Date violation letter was sent:

No violation letter required:



The abuses that take place in the garages are dangerous for all who live and work here.

When any of us are driving through this community and see a garage in this state of violation take action.

