

Welcome to Aurora

2024

Built to Live Your Dreams

Bob David & Julie Vaught, Developers

AURORA POA

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To Do's

Activate Resident Portal (this is called Appfolio and you will receive the invite by text). Each adult in the home will have a separate account.

Mail USPS: If you did not receive your mailbox key at closing, contact Brenda Christian at 314-803-3643.

COX Internet: Your POA dues include Gigablast internet from Cox Communications. See separate Cox flyer for set up procedures.

- **What section of Aurora do I live in?**
 - **Halo - Lots 1-94, Phase 1**
 - **Horizon - Lots 99-225, Phase 1**
 - **Harmony - Lots 1-28, Phase 2**

- **What is Appfolio?**
 - This is the online software management system used by the POA. Every resident must have their own unique login (email)
 - Used to:
 - Pay Annual Dues
 - Request Design/Improvement Approvals with Architectural Review Committee
 - Communicate Neighborhood Maintenance Issues
 - Homeowner Directory

- **What is the Annual POA dues amount?**
 - **HORIZON: \$1200**
 - **HALO; \$1200**
 - **HARMONY:\$1200**
 - **Dues are invoiced and paid through Appfolio.**

- **What are some of the expenses that the Annual POA dues cover?**
 - **Common Area Amenity Equipment, Supplies, & Maintenance**
 - **Common Area Landscaping and Utilities**
 - **Common Area Property Tax**

- **What is the Cox Internet annual fee amount?**
 - **\$720 - Fee is invoiced and paid through Appfolio.**
 - **The POA has a contract with Cox Communications to provide Gigablast internet service for \$60 per month.**
 - **Is Cox Communications the only internet service provider in Aurora? AT&T has installed lines in Aurora. If you chose to use another internet provider, you will still be required to pay the Cox Internet Fee.**

- What is the Landscape annual fee amount?
 - Halo: \$1022
 - Harmony : \$1000
 - Fee is invoiced and paid through Appfolio
 - Included in this fee is front & backyard mowing/trimming/fertilization/weed control of lawn
 - Excluded is flowerbed and tree care

- Are there any other dues or fees?
 - Lot Transfer Fee \$150: When transferring a property from one property owner to another, the title company will collect this fee from the buyer at closing. This covers the administrative cost to get the buyer acclimated into Aurora.
 - Lot Capital Fee \$500: When transferring a property for the first time from the developer or builder to a property owner, there is a \$500 Lot Capital Fee collected from the buyer at closing that is applied towards current capital expenditures.
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- Where can I find the AURORA covenants?
 - In Residential Portal under Shared Documents
 - The full set of Recorded Covenants can be found at:
<https://auroranwa.com/covenants/>

- If you wish to ask for a Variance to the covenants, submit the request to the Architectural Review Committee through Appfolio.
 - Specific requests include:
 - Modification to exterior of house
 - Addition of an outside structure such as a pool house
 - Addition of a pool or any other sports related facility such as a basketball court or batting cage
 - Modification of the fence requirements
 - Any Landscaping project that could cause drainage issues on neighbor's property

- What is the fence requirement?
 - Fence Design/Plans/Drawing must be submitted and approved by Architectural Review Committee through Appfolio
 - Shadowbox cedar fence with cap and trim
 - Metal posts
 - Any street facing fence must be stained "Sable Brown" (using the Product WOOD DEFENDER, STANDARD PAINTS, INC)
 - See Exhibit F of Covenants

- Recommended and Preferred Fence Builder
 - Thomas Fence 479-636-4732

- Recommended and Preferred Fence Stainer
 - Brian Seay 479-445-4389

- Exhibit F of the Covenants: Design Review & Development Guidelines
 - Along with other standards, these items must be in the backyard and cannot be visible from the street or visible to an adjacent lot
 - Dog houses
 - Playhouse
 - Trampolines
 - Trash and Recycling Receptacles (these must be kept in the garage or behind a shadowbox fence at all times except for trash pick up days)
 - Along with other standards, these items are prohibited
 - Portable basketball goals
 - Above Ground Swimming Pools
 - Clotheslines
 - Dog Runs or Animal Pens
 - Large or offensive statues or sculptures

- HVAC/Service Equipment/Pool Equipment.
 - All service or support equipment installed to support a dwelling unit including heating and air conditioning systems, swimming pool equipment and electrical systems (including generators or solar panels) shall be installed such that they are fully screened or not visible from the street or an adjoining Lot.
 - Screening may be with fencing or with landscape
- Street Parking
 - Is prohibited for any vehicle parked on the street of the subdivision for a period longer than 24 hours.
- Alleyway Street Parking
 - Is prohibited 24/7. Any vehicle that potentially blocks the alley in anyway is prohibited
- Grass Parking
 - Is prohibited anywhere in the subdivision

• VIOLATIONS

- Can the POA issue fines for non-compliance with covenants?
 - Yes, Please refer to Sec. 3.24 of the Bylaws.
- When will the Aurora Amenities be completed?
 - Summer 2024

- Can I Lease my property?
 - AURORA IS CURRENTLY AT LEASING CAPACITY.
 - CALL BOB DAVID OR JULIE VAUGHT FOR ADDITIONAL INFORMATION.
 - Owner Occupied Lots" are defined as Lots occupied solely by the Owner, the members of the family of the Owner or other guests and invitees of the Owner who occupy without the payment of rent, as the occupant's principal residence or second home.
 - Lots may be leased within the Subdivision provided the total percentage of leased Lots within the Subdivision shall not exceed five percent (5%) of the total number of Lots within the Subdivision. AURORA IS CURRENTLY AT LEASING CAPACITY.
 - Any Owner seeking to lease a dwelling on a Lot must submit a written request to the Declarant at aurorapoa@gmail.com requesting the Declarant's approval of the proposed lease and lessee.
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 - Except for the Declarant and Builders who own more than one Lot for the sole purpose of construction of a residences, no single entity (the same Person, individual, investor group, partnership, or corporation, or any affiliate thereof) shall own more than one Lot.