

# THE HAMPTONS OWNERS ASSOCIATION

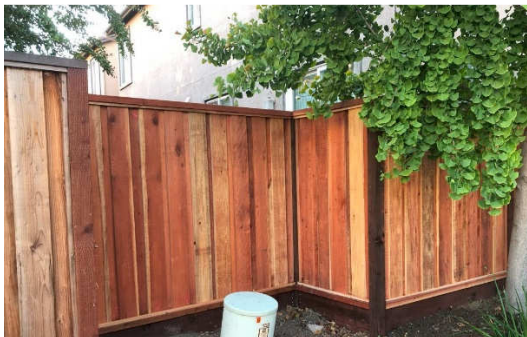
**BARK REPLENISHMENT:** *Due to budget constraints, the Board is no longer refreshing the brown bark in the front planters. Homeowners who prefer to maintain bark in their front yards may do so at their own expense. Please note that only dark brown bark or brown landscape bulk mulch is allowed. Additionally, the City of Sacramento offers several programs providing residents with free mulch, wood chips, and compost.*



**LANDSCAPING SERVICES:** *The landscape contractor hired by the association, services each home 1x per week. This service includes turf and shrub care, maintenance of irrigation controllers and irrigation lines, weed abatement and hardscape maintenance. The controllers are programmed to seasonal requirements and per the watering guidelines set in place by the City of Sacramento. Depending on the weather, the irrigation water main valves are turned off October 31<sup>st</sup> then turned back on the beginning of March.*

*If there are any issues with your front landscaping, or if you are concerned about the services provided, please visit <https://www.hamptonsnorthnatomas.com/homeowner-resources> to submit your concerns for review. You may also email [hamptons@landmarklimited.net](mailto:hamptons@landmarklimited.net)*

**FENCES:** *Fences need to be replaced or repaired with the same style and height as the original style. Any deviation from the original requires prior written approval from the association. For Fence Stain colors, please visit [www.hamptonsnorthnatomas.com](http://www.hamptonsnorthnatomas.com)*



**EXTERIOR HOME PAINT CODES:** *To obtain the original paint scheme color pamphlet for your home, please email KB Warranty at [nbclaim@kbhome.com](mailto:nbclaim@kbhome.com). Should you wish to paint your home a different color/shade, prior written approval is required from the association. To download a Home Improvement Application, please visit [www.hamptonnorthnatomas.com](http://www.hamptonnorthnatomas.com).*

**GARAGE DOORS:** *Damaged garage doors need to be replaced with like and kind. Any deviation from the original requires prior written approval from the association. Paint colors need to be obtained by contacting KB Warranty at [nbclaim@kbhome.com](mailto:nbclaim@kbhome.com)*

**ADDRESS PLAQUES:** *Replacement parts and lights can be purchased at [www.aero-lite.com](http://www.aero-lite.com) or your local home improvement store. Replacements must be like for like. Any deviation in style/color etc. requires prior written approval from the association.*

**REPLACEMENT OF SMALL FRONT YARD LIGHT POSTS:** *Homeowners are responsible for the repair and maintenance of small light posts in their front yards. You can find replacements online. The style you need is called the Jamestowne One Light Outdoor Post Lantern, from the Sea Gull Lighting collection. It comes in an Antique Bronze finish and features frosted seeded glass panels. Item #: 82570-71. Please note that if the pole is rotted, you will also need to replace it. The new pole must match the size and height of the original. Any changes to the original specifications require prior written approval from the association.*



**PRE-APPROVED SCREEN DOORS:** Homeowners can install one of the pre-approved screen doors below without having to seek prior approval from the association. The approved metal security doors are typically available for purchase at Home Depot or Lowes.

Pre-approved colors: Navajo White, White, Black or may also be painted to match the same color as the trim of your home.



**Unique Home Designs**

Model # 5SH202BLACK36

Internet # 202098336

Store SKU # 546968

Su Casa Black Security Door



**Unique Home Designs**

Model # 5HS600NAVAJ36

Internet # 202327031

Store SKU # 409863

Cottage Rose Navajo White Outswing

Security Door