

Draft Frequently Asked Questions

FAQS

1. When is an architectural review required?

A review is required for all new construction and whenever there are modifications to an existing home. These reviews are to ensure that the nature of the community is maintained and that the plans comply with all existing environmental requirements i.e. conservation zones, ridge line, wetlands etc.

2. If plans have been approved by the Town is a review by the architectural committee required?

Yes. Our covenants address the building construction, materials, siting, landscaping, as well as all the town's issues

3. I am planning on doing some tree cutting what type of review is needed?

Prior to any trees/brush cutting a landscaping needs approval. This plan is to ensure environmental compliance and to maintain n the quality of the abutter's views, privacy. We suggest close supervision of your contractors as we have had situations where aggressive over cutting has occurred.

4. I am selling my home what is the purpose of the "Resale Certificate"?

A resale certificate is prepared to inform the buyer of any outstanding dues, fees that need to be settled prior to closing. Also is intended to communicate any existing claims or litigation that the buyer may have to share in their settlement.

5. How is covenant compliance enforced?

First Robinson Springs is an area of privately-owned properties. It is a "neighborhood" community. The property owner's association is the collection of these neighbors. There is no property management company. Respect for one's neighbors is paramount. While disputes may occur, it is our objective to settle these on a neighbor to neighbor basis.

Regarding compliance enforcement when violations occur, we levy late fees for delinquent dues and fees. When construction extends longer than the agreed to time frame fines are levied. Also at sale time we will not issue a Certificate of Sale if there are outstanding compliance issues.

6. I am not a full time resident and would like to rent my home when I am not using it. What types of rentals are allowed?

Short term rentals are not allowed. You can rent your home for an extended period.

7. Is hunting permitted in Robinson Springs

No hunting of any type is allowed. If you see anyone who appears to be hunting if possible get their license number and record the time of this. Please contact the police with this information. The time is important because our security cameras have time stamped video which has been used to identify the vehicles.

8. What homeowner services are provided by Robinson Springs?

We provide services as a convenience for homeowners. They include snow plowing, clearing, excavation, driveway maintenance, landscaping and firewood.. We do not do grass cutting. Our fees are generally lower than other providers