

## GB3 Quick Facts



- Chartered in 1980, GB3 is located in northwest Columbus, Ohio, and represents 28 property owners on Talbrock Circle.
- Surrounding the townhome community are 3.6 acres of common area, including a city park.
- Annual HOA assessments are \$230.
- GB3 has three governing documents, plus a leasing restriction.
- As a fee simple townhome development, all property owners are responsible for the regular maintenance of their lots, structural units, and private parking areas.

*Please allow 24 hours for responses to voice mail and e-mail messages.*



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*HOA Information Gateway*

**GreenBelt** 3  
Association



***FAQs About Your Homeowner Association***

# What Is the GreenBelt 3 Association?

**I**NCORPORATED in 1980 and located in northwest Columbus, Ohio, GB3 is a homeowner association composed of property owners on Talbrock Circle whose primary purposes are to manage the shared common areas and enforce reasonable rules for their uses. GB3 is also charged with the enforcement of deed restrictions imposed upon all property lots for the benefit of all homeowners at large in maintaining proper community standards.

All 28 recorded owners of the lots on Talbrock Circle (Riverside Green South, Section 5 Subdivision) are members of the association. Managed by a three-member board of directors which is selected annually, GB3 is a HOA that exercises self-governance among property owners in accordance with the founding documents. With the exception of the governing board's periodic meetings, there are no scheduled meetings of the association at large unless deemed necessary by the property owners to address relevant issues.

To advance the purposes stated in the association's *Articles of Incorporation*, GB3 collects assessments on a regular basis each calendar year from all 28 property owners on Talbrock Circle. The GB3 Board of Directors annually determines the estimated operating and contingency costs for each fiscal year.

## News for Members?

In addition to having access to all HOA governing documents, GB3 members receive at least one association newsletter annually. These publications carry financial summaries of GB3 expenditures and assessment income, announcements of any planned improvements or maintenance activities regarding the common areas, and general news of interest to property owners. GB3 members also receive supplementary updates when there are any changes to association governance and compliance policies.

## Online Resources?

Further questions can be addressed through GB3's Web site — [www.gb3hoa.org](http://www.gb3hoa.org) — by accessing the following links: Information for Property Owners, Leasing Restriction, For Realtors, Residential Lots Schematic, Request for Exterior Changes, and FAQs.

## Vital Documents?

GB3's three contractually binding documents for property owners on Talbrock Circle include the *Articles of Incorporation*, the *Code of Regulations*, and the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*. The *Declaration of CERAL*, known commonly as the "deed restrictions," is the document that directly affects homeowners the most. It contains rules, guidelines, and restrictions regarding the following: responsibilities for property maintenance and repair, including driveway pavements; uses of the property; structural changes; exterior appearances; satellite dishes; vehicle registration and maintenance; and assessments and penalties.

A fourth important document, a February 2009 amendment to the *Declaration of CERAL*, requires all housing units on Talbrock Circle to be owner occupied, not used as investment property

