

LITTLE FREE LIBRARY AGREEMENT BETWEEN THOMPSON HIGHLANDS HOA AND BAUER CREEK HOA

In December 2018, Pat Goodell, President of the Thompson Highlands Homeowners Association, sent an email to Ed Merrick, President of the Bauer Creek Homeowners Association, with the following proposal.

“Our neighborhood wants to install a Little Free Library. Unfortunately, there is no reasonable place to install it other than in the green space owned by your HOA (Tract D - see attached plat map) at the intersection of NW Creekview Dr and Welsh Dr. Our proposal is that, if your HOA agrees, we would pay for purchasing it, installing it and maintaining it and the small patch of grass and cement where it’s installed (we’d pay our landscaper to do that). In return for allowing this placement, your homeowners would be welcomed to use the Little Free Library. Installation is projected for next spring”. Pat Goodell, President, Thompson Highlands HOA.

The Bauer Creek Homeowners Association voted unanimously in favor of this proposal and offered to share in the cost of maintaining the Little Free Library once it is installed. By sharing in the expense, Bauer Creek HOA Board means splitting the cost for an annual cleaning, repainting and repair, 50/50 as needed.

For clarity, the board also decided placement of the Little Free Library would be in Tract D (see attached plat map) on NW Creekview Drive., approximately 10’ from the fire hydrant on NW Creekview Drive and directly across the road from the light pole in front of the home at Lot 5700 on NW Creekview Drive.

The following points to be mutually agreed to by both parties before moving forward:

- 1. Thompson Highlands HOA will purchase the Library Box approved by THHA Board as well as the necessary supplies to install it. Thompson Highlands will order the Library Box as soon as the preferred Box is approved by the THHA Board and it will be installed, when weather permits, as soon as possible after it arrives (approximately June 2019). Volunteers who have installed a box at Findley School will install the box .**
- 2. Thompson Highlands HOA will retain ownership of the Little Free Library after installation**
- 3. At the individual discretion of either the Bauer Creek HOA or the Thompson Highlands HOA, either HOA may direct that that the Little Free Library, the pole it rests on and the cement anchor be removed. The cause for request of removal may be for any reason including, but not limited to, neglected maintenance of the Little Free Library, the pole it is mounted on or the cement it is anchored to. Each HOA retains discretion to demand removal as their individual HOA Boards feel necessary.**
- 4. Removal, regardless of who requests it, will be at the expense of Thompson Highlands HOA. If removal isn’t completed by THHA within 60 days of request to remove or as soon as weather permits, THHA forfeits all ownerships rights and**

Bauer Creek will remove the Library Box and equipment and bill the THHA for removal costs.

- 5. Bauer Creek HOA agrees to share in the expense of annual cleaning and maintenance 50/50 as needed. Annual cleaning and maintenance will be done within a 30-day period every year on the anniversary of the installation date. To keep things simple, Thompson Highlands HOA and Bauer Creek HOA will alternate maintenance on a yearly basis and present the bill to the other HOA for paying half of incurred costs. With installation being handled in full by THHA HOA in 2019, Bauer Creek will take responsibility for the first yearly maintenance in 2020, within 30 days of installation 1-yr anniversary. If it's brought to our attention that there is a problem that needs to be taken care of at any other time during the year (broken lock, etc.), THHA will take responsibility for the repair and present the bill to the Bauer Creek HOA to pay half. It's expected that most repairs should be able to be handled by volunteers with only materials purchased needing to be reimbursed.**
- 6. All homeowners from both neighborhoods should be asked to participate in removing books that remain in the box too long, are inappropriate for sharing or appear too damaged to read. There will be no rules about what's inappropriate but any person can take sole responsibility to remove something they're not comfortable with. Children and adult books will be placed in the box in separate locations to make the children's books more easily accessible for children.**

It is the sincere hope of both the Bauer Creek Homeowners Association Board and the Thompson Highlands Homeowners Association Board that this will be a successful venture. We appreciate this "good neighbor gesture" and look forward to enjoying and maintaining this new community building amenity together.

 X _____
Representative of Thompson Highlands HOA Date

 Patricia E Goodell _____
Printed Name

 X _____
Representative of Bauer Creek HOA Date

 Ed Merrick _____
Printed Name