

## COMMONLY ASKED QUESTIONS:

1. OakPoint II Insurance Coverage. On occasion, especially if your townhouse mortgage has been purchased from the original lienholder by a new financial institution, you might receive a communication from the new financial institution concerning the OakPoint II property insurance coverage. If you should receive such a communication contact:

Connie Buchholz, Customer Service Agent  
Bare & Swett Agency, Inc.  
(479) 253 8739 or (888) 253 8739

After providing Connie with information regarding your new mortgage lienholder, she will contact the new lienholder and provide the information necessary to validate the existence of building insurance as requested by the new financial institution.

2. Emergency Maintenance Requests. In the event of an emergency maintenance issue, outside of the normal Maintenance Request process, please follow the guidelines as established and originally circulated on June 30, 2014. A copy of these instructions are included in the "Documents" section of this website.
3. Townhouse vs. Condominium. OakPoint II is a limited liability corporation as incorporated by the state of Arkansas on March 15, 1982. The official Corporate Name is "OAKPOINT II TOWNHOUSE ASSOCIATION, INC. Homes within OakPoint II are TOWNHOUSES, not condominiums. The proper identification of homes in OakPoint II as townhouses rather than condominiums is very important especially in a financial perspective. Current Mortgage Loan underwriting guidelines are significantly different on townhouses versus condominiums. A copy of OakPoint II's Certificate of Incorporation is included in the "Documents" section.
4. Accessing Storage Space Under Your Townhouse for Annual Termite Inspection. In order for each of the 50 Oak Point II Townhouse units to comply with termite inspections as mandated by the various townhouse lienholders, a termite inspection must be performed by a licensed contractor on an annual basis. The annual inspection consists of a licensed contractor physically viewing each townhouse's under unit storage area and determining if signs of termite infestation are evident. Historically, the OakPoint II termite inspection is performed during October / November of each year. A notice of the impending termite inspection date(s) will be provided to each townhouse owner. Each townhouse owner will be required to provide access to their under unit storage for the Terminix inspector.

5. Homeowner Changes and Modifications to Exterior of Townhouses. As established within the OakPoint II Covenants and OakPoint II Townhouse Association Bylaws -

“Section 3. Additions, Alterations and Structural Changes. Nothing shall be done in, on, or to any Lot, Living Unit or the Limited Common Property, including Parking Areas and Storage Areas, which will impair the structural integrity of any portion of the improvements within the Project. Other than as provided in Section 2 above, no Owner shall be permitted to alter in any manner his or her Living Unit, the Lot beneath or around his or her Living Unit, or any portion of the Limited Common Property, including the Parking Area and Storage Area, without the prior written approval of the Committee of Architecture and of the Board of Directors of the Association. “

All townhouse owner requests to modify or change the exterior of their unit must be submitted in writing to the Homeowners Association Board of Directors for review and approval. It should be noted, if approval is granted, any and all future maintenance issues and expenses related to the ongoing upkeep of the approved modification become the full responsibility of the homeowner.