



Ekho Ridge Condominiums Homeowners Rules, Regulations and Information

“Ekho Ridge Condominiums strives to provide its residents with an enjoyable living experience. The following rules, regulations and information are provided for your review and are intended to protect you and your investment. This applies to all residents”

Homeowners Board of Directors:

Dave Rausa~~Kevin Puetz~~, President (319-269-~~43084564~~)

Ivy Hagedorn, Secretary (319-290-5023)

Kevin Puetz~~Reggie Fett~~, Treasurer (319-~~269-4564296-1482~~)

Ekho Ridge e-mail address: ridge.ekho@yahoo.com

Land Lease Fees: The land lease fee is \$60.00 and is due by the 15th of every month. Please make checks payable to “~~The 3 Stooges~~Mr. Real Estate” and drop in the ~~black mailbox. brown mail box or you can mail them to: Mr. Real Estate, 2008 Wes Drive, Waterloo, IA 50701.~~ For questions regarding your land lease fee, please contact ~~Chris Fishels~~Kevan Cortright (319-~~234-5000~~)~~240-3203~~, kevcort@aol.com

Monthly Homeowner’s Dues: The monthly homeowner’s dues are ~~\$165~~175.00 and due on or before the 10th of every month. A late fee of \$15.00 will be assessed after the 15th. Please make checks payable to “Ekho Ridge Homeowners Corp.” and drop in the black mail-box near the clubhouse or you can mail them to: Ekho Ridge Homeowners Corp., 4104 Ekho Ridge, Waterloo, IA 50701. Automatic Payment is also available. Please contact Treasurer ~~Reggie Fett~~Kevin Puetz if you are interested.

Clubhouse: The clubhouse is available for use for a fee of \$25 for a 24-hour period (as long as homeowner's dues are current.) Clubhouse rental includes use of the patio and (upon request) the fire ring. To reserve the clubhouse, please contact Ivy Hagedorn and she will provide you with the key for the doors and/or gas valve. Please leave the room in the condition you found it (wipe the tables/chairs, wash and put away any utensils you used, fold up tables/chairs, vacuum, wet mop floors and remove any trash that was accumulated.) Please report any damage, stains or other issues to Ivy Hagedorn or one of the other board members immediately. If damages occur, you will be ~~accessed~~assessed accordingly. No smoking or pets are allowed in the clubhouse. An adult must accompany children under 16.

If a homeowner wants to use the firepit (only) on a night when the clubhouse is not booked, they may do so without charge. You may contact Ivy to borrow the valve key. Whoever signs out the valve key is responsible for making sure that the fire is shut off and the key returned. A \$15 charge will apply for a lost key. The clubhouse interior will not be available unless you wish to rent it as above.

Email List: The Board maintains an email list of homeowners in order to contact everyone efficiently. This list is kept private and not sold or given to anyone. All meeting notices, minutes from meetings, garbage collection date changes, snow removal and lawn care information is provided to homeowners via e-mail, not US mail. If you would like to receive information via e-mail, please send an e-mail message to ridge.ekho@yahoo.com.

Wellness Center: The Wellness Center is available to residents for an annual fee of \$96.00 plus a key deposit of \$10.00. Please contact Ivy Hagedorn if you are interested in using the Wellness Center. An adult must accompany children under 16.

Garage Doors/Driveways: -For safety reasons, it is suggested garage doors be kept closed except when entering or leaving with your vehicle or when a homeowner is actively in the garage space (i.e. using it for work or entertaining). Maintenance, repair and replacement of the garage door and driveway are the responsibility of the homeowner. If replacement is necessary, it must be uniform with existing garage doors/driveways in the complex.

Garage Sales: Please limit garage sales to one sale per year per homeowner.

Garbage Pickup: Garbage pickup is every ~~Friday~~Tuesday. Our units are serviced privately, not by the city of Waterloo. Place your garbage can at the end of the driveway and position according to the directions on the can as the trucks use mechanical arms to pick them up. Garbage should be contained in bags and contained completely within the garbage can (no garbage to sit on top of lid or off to the side) to prevent debris from spilling out when being collected. A fine of up to \$150~~An \$85.00~~ fee will be imposed by Waste Management ~~assessed to you~~ if the can is overflowing ~~by Waste Management~~ and will be assessed to the owner if this occurs at a unit. Garbage cans can only be stored either in your garage or on your patio (no other option).

Golf Course and Pond: Ekho Ridge and Timberline share the use of the golf course and pond. Homeowner dues cover the cost of maintaining these areas. These areas are to be used as intended – using these areas as a playground or a space to hold gatherings is not permitted. An adult must accompany children under 16.

Homeowners Meetings: This meeting is usually held the second Tuesday of each quarter (March, June, September, December) beginning at 6:30 pm in the Clubhouse, unless otherwise announced in advance. All homeowners are welcome to attend.

Interiors: Homeowners are responsible for all upkeep and maintenance. The Homeowner's Board must approve changes ~~Changes~~ to the actual structure of the unit ~~must be approved by the Homeowner's Board~~. **Smoke alarms must be kept in working order at all times.**

Landscaping: Plantings and other decorative outdoor accessories are only allowed in the rock areas, ~~or~~ on the patio, or within bordered landscaping rings around trees, as long as they do not interfere with mowers. Landscaping to any other areas is subject to board approval. Driving onto the grass to unload/load furniture or for deliveries is prohibited. Refer to "Ekho Ridge Townhomes Landscape Specifications" dated 11/10/2010 for further information.

Noise: Residents need to be respectful of all noise levels at all times. Quiet hours (as regulated in the Waterloo noise control ordinance) begin at 11 PM on weeknights and 1 AM on Friday/Saturday night.

Pets: All pets shall be on a leash when outside of their homes. ~~All pet owners must clean up after their pets.~~ Pets may not be left outside on a tie-out without their owners also outside. No pets may be kept for breeding or commercial purposes. All pet toys and related items must be picked up from the lawn so as not to interfere with mowing. Pet owners must be respectful of other residents concerning noise and cleanup. If you don't want to pick-up pet waste, dogs must go to Dogs are allowed in the vacant lots west of Katie Ridgeridge, but not in the golf course area or north of Cassi Ridge. Refer to the Ekho Ridge homeowners plat map for specific information on where dogs are allowed. In any other area pet owner's must pick-up their pets waste immediately. If homeowners cannot resolve a noise issue with a pet owner, the homeowner can contact the Board for additional guidance toward resolution.

Exteriors: Outside alterations, additions or permanent fastenings/affixments (which includes drilling holes, etc.) to the homes, patio, and garage exteriors or patio fences are prohibited. No signs except for "Home for Sale" signs are permitted on the lawns.

No temporary structures may be erected or installed. No swing sets, basketball hoops, soccer goals or the like may be erected. All sporting equipment, toys, outdoor cooking equipment, outdoor furniture, etc. must be stored on patios or in the garage.

Smokers, Grills and other such cooking equipment involving open flame may be used on the patios, but may not be used indoors (including in the garage) due to fire risk. Please make sure to keep adequate clearance between hot grills and the vinyl siding or fences, as these can easily be warped by heat and owners will be responsible for the cost of repairing any damages

Anything that is visible from the outside (such as windows, front doors, storm doors and garage doors) must be consistent in appearance and color to the general look of all other units in the complex.

Placement of satellite dishes and television or radio antennae ~~cannot~~can NOT be attached/installed on any exterior condo/garage building surface (this includes exterior walls, roofs and fences). The equipment must be placed within the patio area and the total height of the unit cannot exceed 4 feet.

In the event a proposed installation does not meet the criteria, board approval will be required. No holes may be drilled through any exterior wall for purposes of installation. Any damage caused by the equipment is the sole responsibility of the homeowner.

Snow Removal: Ekho Ridge employs an independent company to plow our snow since our streets are not maintained by the city of Waterloo. Our snow removal contract stipulates that our streets and driveways are to be plowed out when we receive at least 2 inches of snow. Sidewalks are to be shoveled once we receive at least 3 inches of snow. During snowfall, please make every effort to move any vehicles you have in the overflow parking spots or at the Clubhouse in order for those areas to get plowed. Driveways with vehicles parked in them will not be plowed. The Homeowners Association is not responsible for any damages that may occur to vehicles parked outside when the snow is being plowed.

Streets and Traffic: Please observe a speed limit of 10 miles per hour while driving through the complex. To prevent accidents and allow emergency vehicle access, parking is prohibited on the streets near driveways. Please instruct visitors to park in the overflow parking spots located throughout the complex or at the Clubhouse parking area (unless the Clubhouse it is being used by another homeowner.) The overflow parking spaces are NOT intended to serve as long-term parking for homeowners. Vehicles, motor homes, trailers, campers, boats, RV's, etc may not be parked anywhere in the complex for longer than 8 days out of any 30 day period, and 14 days. They must be parked in the overflow parking along the west side of Katie Ridge. A fine of \$10 a day will be assessed if a violation is not resolved within 24 hours of a warning given or if the violation is a recurring issue. ~~to the west of Katie in the extra parking areas.~~

For additional information, please refer to the Ekho Ridge Condominiums by-laws and covenants.

4 April 2017 9 Dec 2018