Green Ridge Condominiums

C/O Washington Properties, Inc.

Dear Future Homeowner,

We're excited that you're considering joining our community. Below, we've highlighted important aspects of Green Ridge's rules and regulations to guide your decision-making process and ensure a smooth transition into the neighborhood. For full details, please refer to the Green Ridge governing documents, including the bylaws, rules, and declaration.

Key Information for New Owners

- **Occupancy and Use**:
    - Units are designated for private residential use. Leasing is not allowed unless specifically approved in compliance with bylaws and rules.
    - Owners who wish to rent out their units must comply with the following rental restrictions:
        - Owners must reside in their unit for a minimum of **one (1) year** before renting it out.
        - Rentals are capped at **no more than 10%** of the total units within the association.
        - Rentals are maxed at **2 units per building.**
        - A lease agreement must be submitted to the Board for approval prior to the start of any tenancy.
- **Dues**: Association dues are set annually to maintain shared amenities and cover common expenses. Budgets are emailed and mailed to all owners at the end of December for the following year. **There is a $650 transfer fee when a unit is sold.**
- **Parking**:
    - Each homeowner must use their garage for parking their primary vehicle(s).
    - Visitor parking is available in designated areas but must not obstruct driveways or access.
    - Owners are required to have parking stickers on their vehicles. There are fees associated if owners have 3 or more cars. See rules regarding parking stickers.
- **Pets**:
    - A maximum of two pets per unit is permitted, with each dog weighing no more than 35 pounds. Certain breeds are restricted.
    - Pets must always be leashed (no flexible leashes) when outside and under control. Owners must clean up after their pets immediately.

- **Alterations and Maintenance**:
    - Homeowners are responsible for maintaining their unit interiors and limited common areas (e.g., back patios, continuation fencing, etc).
    - Any structural changes or exterior modifications (e.g., patios, fences) require prior written approval from the HOA Board.
    - There are carpet restrictions in upper units, please make sure to read the rules.
- **Common Areas**:
    - Green Ridge's common areas, including recreational facilities, are shared by all owners. Any obstructions, misuse, and/or damages may result in fines or assessments.
- **Noise**: Please respect neighbors by observing quiet hours, particularly between 10 PM and 7 AM. It is important that potential owners understand they are moving into a multi-family living situation where noise can travel between walls.
- **Garbage Disposal**: Use designated dumpsters for trash. Large items require special arrangements for disposal, which must be arranged through the trash provider. Recycling must follow the Village's guidelines and may not go in dumpsters.
- **Insurance**:
    - The HOA maintains master insurance for common elements. Homeowners must secure individual policies for personal property and betterments within their units. Please make sure to understand the section 14 of the Declaration, and to provide this to your insurance agent when getting insurance on your unit.

Next Steps for Buyers

1. **Complete Required Forms**: New owners must submit occupancy forms, including details on pets, vehicles, and emergency contacts, within 30 days of closing.
2. **Review Governing Documents**: Familiarize yourself with Green Ridge's bylaws, rules, and declaration, available through your realtor.
3. **Contact Property Management**: For questions or additional information, reach out to Washington Properties, Inc. at greenridge@wpiracine.com or 262-800-0324.

Thank you for considering Green Ridge as your new home. We look forward to welcoming you to our vibrant community!

Sincerely,

Green Ridge Board of Directors