

WEST RIDGE HOMES – GENERAL INFO

CLUBHOUSE INFORMATION - SEE CONDO DOCUMENTS FOR FULL DETAILS

Any resident can rent the clubhouse if all dues and assessments are current. The clubhouse is equipped with restrooms, a small kitchenette with a stove, microwave, refrigerator, 2 coffee makers, and 1 Keurig coffee maker. Also, 3 fans, a smart TV, a small informal sitting area with couches, 46 chairs, 4 bar stools, and 6 tables. It is heated, but not air-conditioned.

Homeowners must be present at the clubhouse with guests and children at all times. Owners are responsible for their guest's behavior.

At the time of the reservation, you provide a \$100 check to reserve the clubhouse. The deposit is returned to you based on condition of clubhouse after your event and the return of keys & tags within the agreed time. An adult resident must be at the clubhouse when guests are using the clubhouse.

For a fee of \$25 you may get 10 tags for your guests to use the pool on the date of your clubhouse rental. This will allow 10 guests at a time the use of the pool. An adult resident must be in the pool/clubhouse area at all times that guests are using the pool. All 10 tags must be returned with the key to the clubhouse.

PERSONAL OUTDOOR SPACE

Animals or people should not invade neighbors outside personal space that is defined as 10 feet out from the walls or decks of a unit's exterior space in all directions. Furthermore within 3 feet of the exterior wall of a unit is the personal space of the unit owner for planting and maintenance. The HOA will trim bushes in this space unless homeowners prefer to trim their own bushes. If this is the case, homeowners need to contact the Grounds Maintenance Manager to be put on our "No trim list". The HOA is not responsible for maintaining weeds, flowers, or other plantings or structures. Any changes on the outside of a unit wall or ground space needs to be presented to the Board for approval.

ANIMALS - SEE CONDO DOCUMENTS FOR FULL DETAILS

Each household is allowed one (1) animal

Dogs shall not exceed eight-five (85) pounds in weight

Certain breeds of dogs, including but not limited to, Pit-bulls, Chows, Rottweilers, Akita and any dog mixed with a wolf breed are not allowed by the insurance carrier.

TRANSFER FEE

A closing fee of 2 months dues is charged to the buyer at closing. SELLERS SHOULD SEE THE SELLER'S RESPONSIBILITIES DOCS FOR MORE INFO.

SATELLITE DISHES

Satellite Dishes and Antennas may be placed on the roof or in any common area. Satellite dishes shall be preferably on a post in the ground next to the building. Satellite dish and wiring must be removed upon termination of service or sale of the unit.