

AMESBURY WEST HOMES ASSOCIATION INFORMATION

The following information is provided as a service and is not intended to be a legal document. Actual Association documents need to be reviewed for complete and accurate description of the topics set forth below. This information is provided as of August, 2021

As a resident of Amesbury West, you are the fee title owner to the land underneath your home and in some cases a few additional feet in the front and rear of the home. You are responsible for the exterior and interior maintenance of the home including courtyard areas and landscaping.

As a general dimension Amesbury West lots are 90' x 56' for Courtyard Homes and 90' x 28' for Townhouses. How the home is set on each lot determines the amount of additional feet remaining.

Association Meetings

The association holds its Annual Meeting in October. All members are notified in writing of the date, time, and location of the Annual Meeting. Members are also provided with a voting proxy to complete in the event they are unable to attend. At this meeting the officers and Board of Directors are elected for a one-year term. A financial report is given for the year just ended and a budget for the current year. If a resident wishes an item to be included at the Annual Meeting, that person should contact the President and request that the item be put on the agenda.

The Board of Directors meets periodically at the discretion of the President.

Minutes of recent Board of Directors meetings and the Annual meeting are posted on the website.

Annual Party

A.k.a. the "Block Party". A party is held each year for the whole Association. The Board appoints a committee to decide the party date and location. All residents are notified in writing as to the time, cost and place.

Architectural Projects

Any homeowner who desires to change the exterior of their home must submit a plan for such projects to the Architectural Committee of the Board of Directors for approval prior to commencement of the work. The deed restrictions provide that:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors."

Detailed procedures and request forms are available on the website or from the Chairman of the Architectural Committee.

Bylaws, Covenants, Conditions & Restrictions

Residents can request copies of the Articles of Incorporation, By-Laws, Covenants, etc. which detail all the benefits and responsibilities of both the Association and the residents. We urge you to read these documents carefully. These documents are also available on the website.

Common Areas of Amesbury West

All land surrounding your home is common area owned by the Association for the common use and enjoyment for all the members of the Association. This area is generally maintained by the Association. However, it is expected that residents maintain the areas around their homes. In a setting such as Amesbury West, the common areas have a great deal to do with the value of the homes. Therefore, it is very important for each owner's interest that every effort is made to assure our common area remains attractive and well cared for within the means of our Association. The wooded areas are intended to be left in a natural state. Occasionally some trimming in the woods may be done to maintain the health of the trees.

Dues

Beginning August, 2021 the semi-annual Association dues \$1,032.15 for the townhomes and \$1,375.50 for the courtyard homes. The dues are billed each February and August for the upcoming six-month period and are due and payable on receipt. Dues cover grounds

maintenance, normal trash pickup, watering Association property, snow removal and snow shoveling to front doors or gates, landscaping in common areas, tree trimming and removal in common areas other than the woods, Association sprinklers in common areas, road repair on private roads, tennis court upkeep and taxes, if any, on common areas. Insurance for the residential units, workers compensation, etc. is billed separately once per year and is not included in the dues. Real estate taxes on individual units are also not included. The cost of maintenance of any architectural structure or plantings by individual owners is the responsibility of the owner and any successor to that unit, even if they are on or over common areas.

Exterior Painting of Homes and Maintenance

Homeowners are responsible for the exterior painting of their homes. Repainting is due every SEVEN years. The Board of the Association will notify you when your unit is due for repainting. See the painting schedule on the website.

Homeowners are responsible for all maintenance on their units, including roofing, air conditioners, rotting wood on the exterior, etc.

Grounds Maintenance

The Association contracts with a lawn service for grounds maintenance. The lawn service provides clean up for spring and fall, fertilizer and herbicide applications and weekly mowing and leaf-blowing of all common areas. The contract also provides for snow plowing of all non-public streets and driveways. Snow removal on sidewalks is provided, as well as a path to each resident's front door from the patio gate. Leave your gate open if you want a path shoveled past the gate to your door. Common and individual parking areas and driveways will not be shoveled if a car is parked there at the time of snow clearing. If any damage is done to your property, please immediately notify the President or a Board member.

Insurance

The Association contracts for replacement value insurance on all common properties, as well as the structure for individual units and liability coverage. Homeowners are billed annually for their portion of the premium. The portion of the premium each resident must pay is determined by the most recent Hennepin County real estate valuations (exclusive of land values). There is a deductible. Contents Insurance is not included. Please check the policy for coverage information.

Landscaping/Gardening

Owners may place landscaping on the common area immediately contiguous to their own unit and are responsible for maintenance of that landscaping. However, any such improvement to the common area must be approved by the Architectural Committee and the Board of Directors prior to installation both as to design and future maintenance responsibility.

Mail Boxes

The Association provides a stand for mailboxes and the mailboxes.

Street/Driveway Repairs

The Association is responsible for all street repairs with the exception of the portion deeded to the City of Shorewood. Maintenance of a unit's driveway is the responsibility of the owners of the unit. Check with the Architectural Committee with respect to resurfacing standards.

Tennis Court

The tennis court is for the enjoyment of all residents, their families and guests. There are no reservations—if more than one group wants to play at any one time, the group currently on the court should allow the other group to play after 30 minutes of additional playing time. Each member is entitled to a key which may be obtained by calling a Board member.

Trash/Recycling

Trash hauling is provided by Waste Management on Wednesday of each week, except when a holiday falls on a Monday, Tuesday or Wednesday, then the pickup date moves to Thursday. The Association provides each resident with a brown Waste Management trash bin. When a homeowner sells to a new owner, the bin should be left in the garage. Residents must set their waste bins outside of their garage for pick up. Waste bins must be out by 7:00 a.m.

The City of Shorewood contracts with Allied Waste Services for single-sort recycling and provides each resident with a 64-gallon wheeled blue cart. Each resident is billed quarterly for recycling on his or her water and sewer bill. The same rules apply to this as for the trash bin, except that recycling is picked up once every two weeks. See the Shorewood City website for more information and a recycling calendar – <http://www.ci.shorewood.mn.us/pages/envmt/recycle.html>

The City of Shorewood may provide for disposal of yard waste. Please check with the City. Generally yard waste is the responsibility of the owners of the unit producing the waste.

Web Page

Most of the relevant Association information can be found at the Association's web page: www.amesburywest.org. The Member Section has a username and password to limit the availability of the information to members, family and friends. Members may obtain the username and password from any officer or Board member.

08/22/2021