

## Key Items from Covenants, Conditions and Restrictions (CCRs)

*The following items summarize key provisions from the CCRs that the Board of Directors wants to bring to the attention of all Owners. This summary is provided for convenience only and **does not replace or supersede the CCRs or the By-Laws**. The complete set of governing documents is available on our website at [www.wedgewoodmaha.com](http://www.wedgewoodmaha.com).*

1. Monthly Dues are made up of three components:
  - a. Regular Assessment for the general operations of the Community. This assessment is calculated by dividing the annual general operating budget amount by 12 to provide a monthly amount. The monthly amount is then divided by 79 (number of units in Community).
  - b. Capital Expenditure Assessment for improvements to the Community (clubhouse, streets, pool, trees, etc.) also referred to as long term planning. This Assessment is currently a fixed amount of \$45.00/month.
  - c. Insurance Assessment pays the HOA annual insurance premium. The premium is allocated to each unit based on the square footage of the unit according to the Douglas County Assessor's records. The allocated amount is then divided by 12 to calculate each unit's monthly Insurance Assessment.

Each year after the Annual Meeting where the budget is presented and approved, the Treasurer will send out a notice informing Owners of their Monthly Dues for the upcoming year. (4.1-4.11)

2. Monthly dues are paid via automatic withdrawals (ACH). If an Owner fails or refuses to set up an automatic withdrawal with Treasurer or their designate, the Owner shall pay the Association a processing fee of Twenty-Five Dollars (\$25) for each payment not made through automatic withdrawal. (4.6)
3. Late fees of Twenty-Five Dollars (\$25) may be assessed for any Dues not paid by the due date; late payments shall bear interest at a rate of eighteen percent (18%) per annum until paid in full. (4.1.6)
4. Owner of each Lot is responsible for all exterior maintenance including paint, siding, roof, doors, windows, garage doors & openers, mailboxes, air conditioning condensers and related appliances, fencing, patios, decks, landscape, flower and similar exterior fixtures. (5.2)

5. Maintenance and improvements to the exterior of units must be approved in advance by the Board with the advice and recommendation of the Architectural Control Committee. This includes changes to landscaping, paint & paint color, doors, windows, driveways, sidewalks, etc. Any artwork, awnings or sun screens to be affixed to the buildings must also be approved. (See Article 6 and 8.2)

An Architectural Control Request form must be submitted to the Board of Directors prior to the start of work. The form should include plans and specifications with enough information for the Committee and Board to make a decision on the request. The form can be found on the website at [www.wedgewoodomaha.com](http://www.wedgewoodomaha.com)

6. Flower beds and landscaping are the responsibility of Owners. Beds should be kept clean of weeds and dead plants. (8.5)
7. All pets are to be leashed when outside in the community. Owners are required to clean up waste from animals immediately anywhere in the community, in a lot or in common areas. Owners of pets must conform to the code and ordinances of the City of Omaha. (8.10)
8. Yard signs (advertising, political, etc.) are not permitted except when advertising a home for sale or the location of an estate sale. (8.7)
9. Repair, maintenance and storage of motor vehicles is not permitted in driveways, on streets or in designated parking areas without permission of the Board. (8.9)
10. Motor vehicles may be parked in garages, on driveways or designated parking areas. The Association shall have the right to assess fines for any vehicles parked outside of these areas for more than twenty-four (24) hours and to tow away at the vehicle owner's expense. Designated parking areas are: (1) the parking area directly in front of the clubhouse, the parking area on the north end of 119<sup>th</sup> Court and the parking area on 119<sup>th</sup> Court between Mayberry Plaza and Mason Plaza. (8.9, 8.91)
11. Owners must be present at the clubhouse, pool, and tennis court when guest are present. Adult children (age 21 and older) may use the Pool without parents as long as their names have been submitted to the Pool Committee. (2.2)
12. The Clubhouse may be used for social purposes and reserved through the Clubhouse Rental Committee. There is a \$75.00 rental fee and a \$150.00 refundable cleaning fee. A Clubhouse Rental Agreement must be signed. If the clubhouse is reserved for a community event, no rental fee is required. (2.3)
13. A unit may be only occupied by the Owner and the Owner's immediate family unless approved in writing by the Board of Directors. **NO RENTAL UNITS ARE ALLOWED.** (8.1, 8.11)