

KETTLE CREEK HOMEOWNERS ASSOCIATION
(a.k.a. Bison Ridge)
INFORMATION SHEET (10/07)

This listing should help you with getting your feet on the ground at Kettle Creek Homeowners Association. Keep this information near the phone for quick reference.

PROPERTY MANAGEMENT:

Z & R Property Management is the company responsible for the management of Kettle Creek. If you are not sure about whom to call or how to handle a problem, contact Ren Gall at Z & R. The number is 594-0506. Correspondence should be mailed to 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918 and emails can be sent to Ren@zandrmgmt.com.

DUES:

The dues for Kettle Creek are \$395.00 annually and are payable in advance on the first day of each calendar year (January – December) and are delinquent after the 10th day of each month, at which time a late charge of \$10.00 per month is assessed.

LANDSCAPING and SNOW REMOVAL:

Owners are responsible for all of the landscaping and maintenance of their lots. Landscaping on lots should be kept in a healthy and well-maintained state. All owners are also reminded that pursuant to City requirements they must shovel their sidewalks within 24 hours of any snowstorm. All snow removal from the streets is the responsibility of the City. The Association does maintain the Common Landscaping and Walks at the entrance and provides maintenance and snow removal in these areas.

PARKING:

A boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor homes, any towed trailer unit, motorcycle, all terrain vehicle, recreational vehicle or truck shall not be parked on any street or within any Lot except in a completely enclosed building such as a garage, or unless screened in a manner approved by the Architectural Committee. Passenger vehicles owned, leased, rented or used by Owners or any other Person privately used as primary transportation on a day-to-day basis shall not be parked on any street within the Community Area for longer than 24 hours without being moved.

ARCHITECTURAL/LANDSCAPING CONTROL:

No changes to the exterior of any home or landscaping are allowed without first getting written approval of the Architectural Control or Landscape Committee. Landscape plans for **new**

construction only MUST be submitted to Z&R Property Management and be accompanied by a \$25.00 check for the review.

After the initial construction of the home and installation of landscaping, all requests for changes must be in writing, but need not be accompanied by a review fee. Prior to any architectural or landscaping changes, please ensure you reference the Association's Design Guidelines.

NOISE COMPLAINTS:

If you are having trouble with noise from a neighbor, please contact them directly first. If this does not solve the problem, filing a noise complaint with the Sheriff's department is the next best alternative. The Association can write letters and fine after a certain period, but this process is slower than and generally not as effective as calling the police.

PET CONTROL:

No more than 4 dogs or cat may be kept on any Lot. No animal may make an unreasonable amount of noise or odor or is otherwise a nuisance. Owners are responsible for cleaning up after their pets.

TRASH PICKUP: Waste Management provides the trash pickup for the Community. Pickup is scheduled for Fridays, but the pickup day is bumped on major holidays. Please do not put your trash out any earlier than the evening before. If at all possible, wait to put your trash out on Friday morning. If you get missed, please contact Waste Management at 632-8877.