

**Autumn Ridge Subdivision Owner's
Association, Inc.**

Neighborhood Handbook

2022



About Autumn Ridge – Autumn Ridge is made up of 36 paired patio homes with two that are stand alone. There are 10 lots under construction. The Board meets the second Wednesday of each month at 2:30 p.m. at the management company's office and meetings are open to all Homeowners to attend. The annual meeting is held the second Wednesday in May of each year.

Monthly Dues - The monthly HOA (Homeowners Association) fee is due on the first of each month. A late fee applies for payments received after the 25th. Please make your check payable to Autumn Ridge HOA and remit to the management company.

Insurance – The blanket Association policy covers both the interior and exterior of the units. The insurance policy renews in May of each year and an invoice is sent to each unit Owner. Owners need to carry their own personal property (furniture, clothing etc.) and personal liability insurance coverage.

Trash and Recycling – Trash and recycling pick up is provided by the Association. Trash is picked up each Tuesday morning and recycling is picked up every other Friday morning. Trash and recycling cans should be set out the evening before pick up and must be put away the evening of pick up. Trash carts are not allowed to be stored outside the unit except for on trash day. Trash must be bagged and put in the trash cart provided. There is an extra charge for large items. If you have a large item for pick up please contact the management office prior to setting it out.

Lawn Care – Yard mowing, fertilization, street tree mulch and leaf removal is provided by the Association. Owners may plant in the area between their unit and five feet out. Any plantings outside this area or in the common area must be approved by the Board prior to the planting.

Snow Removal – Snow removal is provided by the Association when there is 2 inches or more of snow. This includes clearing of the driveways and sidewalks. The City of Ellettsville is responsible for snow removal on the streets within Autumn Ridge.

Exterior Maintenance – The unit Owner is responsible for the exterior maintenance of the unit. This includes the buildings including the exterior, interior, roof, siding, doors, windows, gutters, downspouts and drainage; the area within 5 feet of the unit; snow removal from patios, decks, stoops or steps that lead to entrances.

Any alteration to the exterior of the unit must be approved by the Board including installation of storm doors, satellite dishes, replacement windows, etc. If you would like to change the exterior of your unit please submit an Exterior Alteration request form, available from the management company.

Limited Common Area and Common Area – The Association is responsible for maintaining the limited common area which includes stoops, steps and walks to the entrance of all buildings and driveways. Plantings, pots, lawn furniture, bird feeders, grills, etc. are not allowed in the common area. When

grills are in use, they must be 10 feet away from the building.

Pets – No more than 3 pets of gentle disposition are allowed in any unit. All animals must be kept on a leash and accompanied by an individual when outside. All waste must be promptly picked up and properly disposed of. Leaving or disposing of pet waste on common property is not permitted.

Parking – Parking of passenger cars and light noncommercial trucks is allowed in the driveways. Parking of boats, campers, recreational vehicles or water craft may not be kept, parked or stored outside of any garage for more than 48 hours.

Occupancy – The use of each lot is restricted to the use of a single family residence. No more than 3 unrelated adults may occupy a unit without express written consent of the Board.

Signs – Signs are not allowed to be displayed in windows or the yards except for “for sale” or “for lease” signs. Political signs are allowed to be displayed 30 days prior to an election and must be removed within 5 days after the election.

Neighborhood Rules and Regulations – The Board has the authority to adopt and amend Bylaws, Rules and Regulations of the Neighborhood from time to time.

**IN CASE OF EMERGENCY
DIAL 911**

NON - EMERGENCY NUMBERS

Ellettsville Police: (812) 876-2272
Monroe County Sheriff: (812) 349-2780
Ellettsville Fire Department: (812) 876-4819
Indiana State Police Road Info: (800) 261-7623

IMPORTANT PHONE NUMBERS

Ellettsville Utilities: (812) 876-2297
Duke Energy: 800-521-2232
Duke Trouble and Outage: 800-343-3525
CenterPoint Gas: 800-227-1376
Smithville Telephone: 812-876-2211
Comcast Cable: 800-266-2278

Ellettsville Post Office: (812) 876-5435
Ellettsville License Branch: (812) 876-1244
Ellettsville Library: (812) 876-1272
Herald Times Newspaper: (812) 332-4401
Circulation: (812) 336-4200

Bloomington Hospital: (812) 353-5252
Monroe Hospital: (812) 825-1111
Social Security: (800) 772-1213

Autumn Ridge Owner's Assoc. Management Co.

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