

## Welcome to the Neighborhood at Inverness Square!

You should have received a copy of the Homeowners CC&R document with the purchase of your home. If not, you can request a copy from the HOA.

There are few immediate action items for you as you settle in:

- Register your cars with the HOA (form included)
- Hang parking tags in your cars (2 red "Resident" tags) and use "Visitor" tag for overnight guests parked in visitor stalls
- Register any pets with the HOA (form included)
- Make sure you have homeowner's insurance HO6 policy
- Set-up bill pay through your banking institution
  - Monthly dues of \$175.00 are due by the first of the month and late after the 10<sup>th</sup>.

### Summary of Parking Rules

- No curbside parking (unless less than 15 min with hazard lights on)
- All covered/uncovered parking is assigned, except those marked "Visitor Parking"
- Parking overnight in visitor parking stall requires "visitor" tag
- Rules enforced by towing company
- If someone is in your assigned spot, you may call towing company.

### Summary of Pet Rules

- All pets need to be registered with the HOA and licensed with Murray City
- Pets must be on leash when outside and may not be left outside on a leash unattended.
- Owners must pick up any pet poop or they can be fined. There are Dog Stations throughout the community for this very purpose. Please be mindful of others with your pet.

### Summary of Insurance

- HOA has Master Property and General Liability Insurance policy
- You are only in charge of insurance to cover personal property loss and master policy deductible
  - This is called a Homeowners Form 6 policy
  - You will want to have GAP Coverage of \$10,000.00.

### Summary of Maintenance

- HOA provides common area/landscaping maintenance and snow removal
- You are in charge of maintaining your whole unit, including front steps, back porch, and roof.
- Changes to the outside of your unit must be approved by the HOA (see CC&Rs)

### Communicating with the HOA Board and Management

- M&M Management Company (801-566-1411) or email Dave at [mmdmatheson@gmail.com](mailto:mmdmatheson@gmail.com)
- HOA Board Meetings are posted on the HOA's website ([inverness-hoa.com](http://inverness-hoa.com))
- We send out occasional reminder letters and an annual summary of budget.
- We have an annual meeting each Spring

We invite you to visit the Inverness Homeowners Association website at [www.inverness-hoa.com](http://www.inverness-hoa.com) for online access to documents, ongoing unofficial reminders and communication between members of community and board. Make sure your contact information is updated with the Property Management Company.