

Eagle Ridge Homeowners Association

QUICK INFORMATION

This information is being provided to you as a reference for the most commonly contacted entities you will deal with at Eagle Ridge. All Common Area questions, including but not limited to, infraction notices, broken sprinklers, dues invoicing and payments, CC&R information and other needs regarding the Eagle Ridge Homeowners Association should be directed to WEB Properties, Inc. by phone or email. Please provide your name and address as we log all calls for quality assurance as directed by your Board of Directors. Most information can also be found at either of the websites noted below.

CITY OF SPOKANE STREET MAINTENANCE – For street repair issues, cleaning, and <i>snow removal requests.</i>	509.625.7733 streetsinfo@spokanecity.org
Eagle Ridge HOA Managers WEB Properties, Inc. 509.533.0995	www.webpropertiesinc.com or email at: amy@webpropertiesinc.com
Eagle Ridge Information Center 509.443.8108	www.eagleridgewa.com - sales info www.eagleridgelife.com – community intranet – new letters, services and info

EMERGENCY INFORMATION 911

Spokane City Police, non-emergency	509.456.2233
Fire Department – Station #4	509.625.7104 www.my.spokanecity.org/fire
State Patrol	509.456.4101
Poison Control	800.222.1222

UTILITIES/OTHER

WATER	
City of Spokane	509.625.7800
NATURAL GAS AND ELECTRICITY	
Avista	800.227.9187
TRASH COLLECTION	
City of Spokane Utility Department	509.625.6000
Recycle Hotline	509.625.6800
Waste Management of Spokane	509.625.7878
TELEPHONE	
Century Link	855.212.9281
CABLE	
Comcast	877.824.2288
*SCRAPS – for issues with animals *	509.477.2532 www.spokanecounty.org/scraps
CITY OF SPOKANE CODE ENFORCEMENT – for on street related issues such as abandoned vehicles or parking concerns	509.625.6083 codeenforcement@spokanecity.org

* WEB should also be notified of these issues.

This document does not modify any CC&R or By-Laws.

Eagle Ridge Homeowners Association

CC&R Reference Information

This information is being provided to you as a reference for the most commonly observed infractions at Eagle Ridge. All questions regarding the CC&R's, infraction notices, and other needs regarding the Eagle Ridge Homeowners Association should be directed to WEB Properties, Inc. by phone or email. Please provide your name and address as we log all calls for quality assurance as directed by your Board of Directors. The controlling documents of your HOA can also be found at www.webpropertiesinc.com.

Water Encroachment - Homeowners are required to ensure all water from all sources is contained on their property. The biggest contributor to this problem is over-watering of grass and landscaping. Please refer to www.eagleridgelife.com/conservation for more information on how to reduce water waste. See: Use and Architectural Restrictions, Section(s) 4.5 Landscaping and 4.8, Offensive or Unlawful Activities & 4.9 Maintenance of Improvements

Garbage cans – Garbage cans must be screened from view from the roadways. Effective screens may include bushes, trees, or a fence. Ineffective screens include gas meters and air conditioners. See: Use and Architectural Restrictions, Section 4.13, Rubbish and Trash

Boats/Trailers – Boats and trailers are not allowed to be stored onsite for more than five days in any 30 day period for loading and unloading. See: Use and Architectural Restrictions, Section 4.10, Storage of Equipment

Weeds - Weeds must be kept to a minimum. This includes weeds in the lawn, and in ornamental beds. While yards are not expected to be weed free, the number of weeds, and height of them are both taken into consideration. See: Use and Architectural Restrictions, Section 4.9, Maintenance of Improvements

Basketball hoops – For several reasons, the most important being safety, Basketball hoops are not allowed to face the street or encroach on the sidewalks. We recommend using your driveway as a court. See: CC&R Amendment 1 and Section 4.1, Structures Permitted.

Mowing the grass – You must mow your grass on a consistent basis throughout the summer. Infraction notices are sent when the grass does not have an overall look and feel as would be expected with regular mowing. See: Use and Architectural Restrictions, Section 4.9, Maintenance of Improvements

Dead Trees – Dead trees must be cut down. If it is more than five inches in Diameter at Breast Height, please consult the ARC before cutting it down. If the tree is in the parking strip, it must be replaced within a reasonable amount of time. See: Use and Architectural Restrictions, Section 4.9, Maintenance of Improvements

Pruned trees – Your trees must be pruned to a height of 12 feet if the limbs overhang the street. This is for passage of utility trucks such as garbage trucks. Your trees must be pruned to 8 feet if it overhangs the sidewalk. See: Use and Architectural Restrictions, Section 4.9, Maintenance of Improvements

Commercial Vehicles – Commercial Vehicles are not allowed to be parked onsite except for occasional loading and unloading. See: Use and Architectural Restrictions, Section 4.2, Residential Use

Landscaping completion – Front Yard Landscaping must be finished within one year of occupancy of your home. Back yard landscaping must be finished within three years of occupancy. See: Use and Architectural Restrictions, Section 4.9, Maintenance of Improvements