

Carver Condominium Association Summary

*Carver Homestead West Condominiums, Buildings I & II
1130 330th Street & 1132 330th Street
Rhodes, IA 50234*

The following document is a summary of the main points of the Association rules/guidelines. An owner or prospective owner of a unit within Carver Homestead West Condominiums should review the rules in their entirety.

General

Each condominium owner within Carver Homestead West Condominiums is a member of the Association. Each unit has one vote. Therefore, the total votes within the Association is fourteen.

Dues

Dues may be raised or lowered as the Association determines necessary to cover costs.

West Condominium I Association Dues

Exterior Maintenance: \$40/month
Common Utilities: \$40/month
Future Maintenance: \$30/month
Insurance (Overall Building): \$270/year

West Condominium II Association Dues

Exterior Maintenance: \$40/month
Common Utilities: \$40/month
Common Areas Janitorial: \$15/month
Future Maintenance: \$30/month
Insurance (Overall Building): \$200/year

The Harvester Community Association Dues

The overall community dues cover homestead entrance areas, street lights, future parks and any improvements that benefit the entire community. Currently, there are no dues in this category, but they will be established in the future.

Individual Unit Estimated Costs

Property Taxes: \$1,600 to \$2,200/year
Insurance: \$400/year
Utilities: \$60 to \$80/month

The Association will pay for and coordinate the following items:

1. YARD CARE: mowing, weed control, fertilization, tree/shrub care, and irrigation. The Association will pay for its own water meter.
2. SNOW REMOVAL: all driveways, parking areas and sidewalks.
3. EXTERIOR MAINTENANCE: basically covers the exterior "shell" of the building, including siding, roofing, decks, porches, sidewalks and driveways. It DOES include exterior utilities (e.g. air-conditioning unit, utility lines from mains to building, septic grinders, etc.).
4. COMMON IMPROVEMENTS: maintenance of entrance sign(s), lighting, landscaping and other common improvements not owned by Marshall County. The Association will pay for its own electric meter for any common site lighting not provided by County.
5. ASSOCIATION OPERATIONAL COSTS: legal, banking and other fees/costs necessary to operate the Association. Payment of dues by all lot owners shall begin on July 1, 2001.

Leadership Structure

The Association will elect a President and Secretary/Treasurer every four years. Meetings of the Association will be held four times per year.

Above information is subject to change.

Revised: February 5, 2004

The Harvester Community

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