

Somerset Home Owners' Association

(As of January 1, 2008)

Single Family Homes

Annual Dues – to the Somerset Overall Association

\$120.00 per year if home does not abut an alley

\$160.00 per year if home abuts an alley

Annual Dues Cover:

1. Lawn care for all common areas (green areas, walking paths, and parks)
Including mowing, trimming, fertilizer, and weed control
2. Street tree maintenance and replacement
3. Electric and maintenance of entrance signage
4. Snow removal of common areas and alleys
5. Maintenance of water detention areas
6. Liability insurance for the Association
7. Administration fee

Optional Clubhouse Dues – to the Somerset Village & Garden Apartment Association

\$200.00 per year per family

Optional Clubhouse Dues Cover:

1. Use of the Clubhouse facilities
Including computer room, conference rooms, and pool

Town Homes and Row Houses

Annual Dues – to the Somerset Overall Association

\$60.00 per year (Town Homes)

\$80.00 per year (Row Houses)

Annual Dues Cover:

1. Lawn care for all common areas (green areas, walking paths, and parks)
Including mowing, trimming, fertilizer, and weed control
2. Street tree maintenance and replacement
3. Electric and maintenance of entrance signage
4. Snow removal of common areas and alleys
5. Maintenance of water detention areas
6. Liability insurance for the Association
7. Administration fee

Monthly Dues – to the Somerset Town Home Owners' Association

\$100.00 per month per unit

Monthly Dues Cover:

1. Lawn care for Town Homes
2. Snow removal for Town Homes
3. Liability insurance for common areas
4. Administration fee
5. Reserve / Replacement of some exterior items

Optional Clubhouse Dues – to the Somerset Village & Garden Apartment Association
\$200.00 per year (May – April) per family

Optional Clubhouse Dues Cover:

1. Use of the Clubhouse facilities
Including computer room, conference rooms, and pool

Village and Garden Apartment

Fees included in monthly rent

Dues

- Annual Dues are due and payable on: 1st of January each year
- Monthly Dues are due and payable on: 1st of each month
- Optional Clubhouse Dues are due and payable on: 1st of May each year

Payments

- Annual Payments should be: **Made to:** Somerset Overall Association
- Monthly Payments should be: **Made to:** Somerset THOA
- Optional Clubhouse Payments should be: **Made to:** Somerset VGAA
- All Payments should be: **Mailed to:** 2400 Aspen Road
Ames, IA 50010

* Or placed in the “drop box” at the west entrance of the Somerset Clubhouse (2400 Aspen Road)

* Automatic monthly payments may be set up through the Greater Iowa Credit Union 2623 Northridge Parkway, in Somerset

Questions

- Questions may be directed to:
Jennifer Masini
Clubhouse Manager
Somerset Clubhouse
515-292-0183
SomersetClubHouse@hotmail.com

Somerset Clubhouse..... 292-0183
Fax..... 292-0184

Clubhouse Manager: Jennifer Masini
Office Hours..... 10:00 a.m. – 3:00 p.m.
E-mail..... somersetclubhouse@hotmail.com

Clubhouse Hours..... 8:00 a.m. – 10:00 p.m.
Pool Hours 8:00 a.m. – 10:00 p.m.
(Clubhouse & Pool rules included)
SomersetClubHouse@hotmail.com

Somerset Clubhouse Rules

The Somerset Clubhouse is for the social use by the Somerset residents that have chosen to purchase an annual membership, any Somerset apartment resident as well as non-profit civic organizations that have received permission from the Developers. Residents may obtain a Clubhouse reservation by contacting the Clubhouse Manager on a first come basis.

Reservations are limited to the Large Conference Room, the Small Conference Room and the Basement. Residents may use the computer room and the pool, but may not reserve them. Residents may host 2 guests at a time at the Somerset Pool. Children under 14 years of age must be accompanied by the adult host or hostess while using the Clubhouse or Pool area.

Pets are not allowed on the premises.

The Clubhouse and Pool area are a non-smoking facility.

Alcoholic Beverages are not allowed in the pool area.

When a reservation is made for one of the Clubhouse Rooms, it is with the understanding that the resident accepts all responsibility for that Room. It is also understood that the resident obtaining the reservation must be the person sponsoring the event and be on the premises at all times. In addition, that person is responsible for the guest's actions. Any damages will be billed to the resident.

A Temporary Lease Agreement shall be signed prior to use, and the regulations of that contract will be enforced. Each member reserving the clubhouse is responsible for the cleanup of the Clubhouse as well as the removal of trash for the facility. The Clubhouse will be inspected after each use. If the resident fails to clean satisfactorily, the cleanup costs will be charged to the resident.

Somerset Clubhouse Pool Guidelines

The pool and pool area at Somerset is for the use and enjoyment of the Somerset Apartment residents and the Somerset Property owners.

POOL

1. The pool will be open from 8:00 a.m. until 10:00 p.m.
2. Radios or stereo equipment must be kept at a volume that will not disturb others in the pool deck area.
3. The pool may be closed at any time due to weather or other conditions.
4. The pool will not be open when the temperature falls below 70 or if it is raining.

WHO MAY USE THE POOL

1. Somerset Village Apartments & Garden Apartments residents who have a valid lease agreement along with Single Family, Town Home & Row House residents who have paid the annual Clubhouse fee, may use the pool.
2. Somerset Village Apartments & Garden Apartments, Single-Family, Town Home & Row House residents *must accompany no more than 2 guests (per visit)*.
3. Children *14 years of age or younger* MUST be accompanied by a parent or guardian at all times.
4. The pool may NOT be reserved for private parties.

RESTRICTIONS

1. Running and rough play is prohibited in the pool area.
2. Proper swim attire must be worn.
3. Alcoholic beverages and/or glass containers of any kind are prohibited in the pool area. Each member is responsible for clean up of personal litter.
4. Somerset will not be liable for any personal property left in the pool area.
5. Animals are not permitted in the pool area.

RESPONSIBILITY

1. Somerset Village Apartments & Garden Apartments, Single Family, Town Home & Row House residents will be held responsible for any willful destruction of the property in the swimming pool area caused by them, their dependents and/or guests.
2. Life rings and ropes are for emergency use only.