

# **Riviera Condominium Owners**

## **Frequently Asked Questions**

We strive to maintain a safe, attractive and friendly neighborhood. To that end, we realize that we all have ownership in our association. When it comes to adherence to the covenants, it is the board of directors' desire that it is done with these goals in mind. If you would like to enhance your property, please first discuss it with your neighbors then bring it to the board of directors.

### **What is the official name and email for the association?**

We are registered as a Corporation with the Office of the Iowa Secretary of State as Riviera Condominium Owners Association, Inc. However, we are commonly referred to as Riviera HOA (Homeowners' Association).

Our mailing address is:

Riviera Condo Owners Association Inc  
PO Box 8844  
Cedar Rapids IA 52408-8844

Our association is managed by KMB Property Management. You can contact them at:

KMB Property Management  
Griffin Karr - Property Manager  
625 1st Avenue SE, Suite B  
Cedar Rapids, IA 52401  
319-826-2683

Or, visit their website: [www.kmbmanagement.com](http://www.kmbmanagement.com)

### **How much are association dues and how do I pay them?**

Dues are \$150.00 per month, paid to KMB at the above address by the 1<sup>st</sup> of each month. You are welcome to pay for more than one month at a time up to a year in advance. The dues cover a wide range of services including lawncare, snow removal, and insurance that covers the grounds and the buildings from the studs out. Your unit from the studs-in is your responsibility.

If you prefer, you can submit an automatic payment (ACH/EFT) authorization to KMB, which will allow your monthly dues to be paid without interruption. KMB will provide the paperwork and their staff will be more than happy to assist you, if needed. There is also a \$250-dollar start-up fee, which you most likely paid when you closed on your condo.

**What if I'm late?** Dues are considered late after the 3<sup>rd</sup> of the month. A notice will be sent to the homeowner if a payment is not received by the 5<sup>th</sup> of the month stating that a \$25.00 late fee will be assessed starting on the 10<sup>th</sup> of the month and for each month thereafter that the payment is

not received. If, after 3 months, we have still not received payment, including the late fees, the HOA attorney will be notified and appropriate action will be taken.

### **What does “Common Grounds” mean?**

Common Grounds refers to the property on which our units are built. As an association, we hold these grounds in common. The COA maintains the common areas (lawn care and snow removal). An exception to this is the landscaped rock area outside the units. This area is the responsibility of the homeowner.

### **Can I plant trees, bushes or shrubs in the common area?**

Yes, as long as you have written approval from the board. As an Association, our goal is to have an attractive well-manicured and easy to maintain property. So, additional landscaping such as trees, plants and shrubs may be planted, with permission, to enhance the overall goal. You may also plant shrubs and bushes in the rock landscaping that is adjacent to your unit.

### **Can I have a glider, swing set or other recreational equipment?**

You may have the typical deck and patio furnishings, tables and grilling equipment on your outdoor patios and decks. Other types of recreational equipment such as swimming pools, toys, basketball hoops, etc. are not allowed to be left out in the common areas or driveways for long periods of time. If you grill outdoors, it should be on your patio or sidewalk/driveway no less than 10’ from the structure. Charcoal grills should not be used on wood decks. Gas grills are allowed as long as the hot part of the grill isn’t touching any wood.

### **Are there any restrictions on what I can do to the exterior of my unit?**

Permanent decorations, plaques, lights, arbors, etc. are not allowed. Decks are to be stained and properly maintained. The original colors of the doors and windows are to remain the same as when the unit was built (in most cases this is white).

### **Can I have pets?**

Two pets weighing 110 pounds or less each are permitted to reside in each unit. The Association, acting through its Board of Directors, may prohibit certain types of pets entirely. All pets must be leashed when outside and never left outside unattended. All pet waste must be picked up and disposed of immediately.

### **Are there car, boat, camper or trailer parking restrictions?**

Yes. You are not allowed to park anything in the grassy common areas or across sidewalks. There is a parking limit of 48 hours for boats, trailers, RV’s and campers during any consecutive 14-day period. Any vehicle parked on the street is subject to city parking rules.