



**Reston Heights Home Owners Associations
P.O. Box 7603
Madison, WI 53707-7603**

INFO FOR TITLE COMPANIES

The Reston Heights Homeowners Association (RHHA) was formed to ensure architectural uniformity of the external appearance of buildings within the subdivision. The second major responsibility of the Association is to maintain the grassy areas and landscape of the common areas within the Reston Heights subdivision (boulevards, parkways). Property owners, by deed restriction, are required to pay yearly dues to be used for this purpose.

Not all properties within Reston Heights Subdivision are deed-restricted, dues-paying properties. See the section below for more information.

Title companies needing to confirm dues status may submit inquiries and requests directly to: rhha-treas@restonheights.com. Please allow 2 weeks for processing.

As a footnote, we are not a Condo association, nor do we have any jurisdiction over Condo dues (paid for roof replacement, etc.) Title companies handling condo sales should contact the condo manager.

DUES-PAYING PROPERTIES

Not all properties in Reston Heights are required to pay dues. A property's "Dues-Paying" or "Exempt" status is related to the date the Reston Heights Homeowners Association (RHHA) was formed.

In the late 1990s, a local developer worked with the City of Madison to develop the Reston Heights subdivision, creating a neighborhood plan that included single family homes, duplexes, multi-housing units, and common "grassy" areas. In a legally-binding agreement between the City and RHHA (which originally WAS the developer), many issues of how the neighborhood would be developed were addressed, and the way was paved for the developer to purchase large amounts of land in Reston Heights and manage its construction.

This formalized agreement with the City addressed, among other things, 3 major aspects of home ownership in Reston Heights:

- 1.) Original House Construction - providing detailed construction specifications on square footage, color of siding, etc.
- 2.) Alterations in the Exterior Appearance - providing for an Architectural Control Committee (ACC) to review proposed changes.
- 3.) Maintenance of the Common Grassy Areas in the Neighborhood - allowing for legally-binding dues assessment to fund the upkeep of the neighborhood-owned pieces of property.



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The RHHOA agreement with the City of Madison and information on Deed Restrictions, Covenants, and Dues Assessment can be found under "HOA Information" at <http://www.restonheights.com/>.

Prior to the formation of RHHOA, a small number of lots in Reston Heights had already been sold to individual builders. It is this set of lots, sold prior to the development, plus a few others as indicated in the Agreement, that are exempt from dues assessment. Although "Exempt" properties do not pay dues, all of the properties in Reston Heights are bound by the Covenants and Deed Restrictions.

The lots (indicated by lot number) that are exempt from RHHOA Association dues are as follows:

10	21	32	40	50	84	100	209
11	22	37	41	51	85	113	210
12	23	38	42	52	86	114	
13	24	39	43	53	95	115	
14	25		45	54			
15	27		46	55			
19	28		47				
			48				
			49				

The "Exempt" properties are located on the north side of Reston Heights. To determine specific street addresses, visit the City of Madison Property Assessor's Website at <http://www.cityofmadison.com>. **ALL** other lots in Reston Heights are legally required to pay yearly Association dues.

The "Dues-Paying" or "Exempt" status is attached to the individual property (not the owner) and does not change when the property is sold. There is a process by which an "Exempt" property can become a "Dues-Paying" property. Please contact the President at rhhoaboard@restonheights.com for more information.

If you have questions about dues, e-mail the Treasurer at rhoa-treas@restonheights.com.