

# RIDGELINE HOMEOWNERS ASSOCIATION RULES

(Revised September 2011)

1. PETS ARE ALLOWED ONLY IF PERMITTED BY PROPERTY OWNER. PETS MUST BE LEASHED WHEN OUTSIDE OF THE HOUSE AND ANIMAL WASTE MUST BE REMOVED IMMEDIATELY WHEN THE PET IS BEING WALKED. THERE MUST BE NO ANIMAL WASTE LEFT ON RIDGELINE COMMON AREA. THIS APPLIES TO PET AREAS AS WELL. (4.05. Animals)
2. NO EXTERIOR DRYING OF CLOTHES, BEDDING OR BEACH TOWELS IS ALLOWED UNLESS DRYING IS DONE ON THE RESIDENTS HOUSE DECK AND THEN FOR NO MORE THAN A TWELVE (12) HOUR PERIOD. WHEN POSSIBLE, POSITION DRYING ARTICLES SO THAT THEY ARE NOT VISIBLE FROM THE STREET. (4.13. Clotheslines)
3. WHEN FIREPLACE ASHES OR COALS ARE COLD, THEY ARE TO BE DEPOSITED IN SPECIAL CONTAINERS PROVIDED BY TRASH DUMPSTERS. (**ASHES OR COALS ARE NEVER TO BE DUMPED ON RIDGELINE GROUNDS**). (4.06. Trash; Storage of Materials)
4. FREE STANDING BASKETBALL HOOPS OR OTHER FIXED SPORTS EQUIPMENT SHALL NOT BE ATTACHED TO THE EXTERIOR OF ANY HOME OR GARAGE IN RIDGELINE. SKATEBOARDING IS NOT ALLOWED IN PARKING AREAS OR ON STREETS FOR EVERYONES SAFETY. (4.17. Sports Fixtures, 4.18. Nuisances)
5. IN-HOME COMMERCIAL BUSINESSES ARE NOT PERMITTED IN RIDGELINE. (4.01 Use of Lots)
6. RESIDENTS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN YARD CUTTINGS AND PLANT TRIMMINGS, INCLUDING CHRISTMAS TREES. ALL ITEMS PLACED IN DUMPSTERS MUST BE NO LONGER THAN 4 FEET IN LENGTH. (4.06. Trash; Storage of Materials)
7. HOMEOWNERS MUST APPLY TO RIDGELINE COMMON AREA COMMITTEE AND GAIN RHOA BOARD APPROVAL PRIOR TO REMOVING TREES LOCATED ON OWNERS PROPERTY. TREES LOCATED ON COMMON AREA ARE NEVER TO BE REMOVED BY HOME OWNERS. (4.12. Trees)
8. TRASH SHOULD BE PLACED IN BAGS AND DEPOSITED IN DUMPSTERS. **IF YOUR TRASH WILL NOT FIT IN THE DUMPSTER AND/OR ALLOW THE LID TO CLOSE COMPLETELY, THEN FIND ANOTHER DUMPSTER.** AT NO TIME MUST TRASH BE ALLOWED TO ACCUMULATE WITHIN VIEW OF THE PUBLIC. FLATTEN ALL BOXES THAT ARE PLACED IN DUMPSTERS. DO NOT ABANDON FURNITURE NEXT TO DUMPSTERS. (4.06. Trash; Storage of Materials)
9. **AT NO TIME** WILL EXCESSIVE NOISE OR NOXIOUS ACTIVITY BE ALLOWED IN RIDGELINE. (NOISE OR ACTIVITIES WHICH DISRUPT NEIGHBORS - NO EXCEPTIONS - SHERIFF'S DEPARTMENT WILL BE CALLED WHEN NECESSARY). (4.18. Nuisances)
10. FIREWOOD SHOULD BE STACKED NEATLY. (4.06. Trash; Storage of Materials)
11. THE POSTED SPEED LIMIT OF **15 MILES PER HOUR** SHALL BE OBSERVED AT ALL TIMES IN RIDGELINE. (7.01. Adoption of Rules)

12. **PARK ONLY IN THE CARPORT SPACE THAT IS ASSIGNED TO YOUR HOME.** ALL VEHICLES PARKED IN RIDGELINE MUST FIT IN THE PARKING SPACE IN WHICH THEY ARE PARKED AND MUST NOT IMPEDE EMERGENCY EQUIPMENT. (3.04. Parking/Garages, 4.02. Vehicle Restrictions as amended 05/02/1995)
13. UN-LICENSED OFF-ROAD VEHICLES OR VEHICLES WITH EXPIRED REGISTRATIONS ARE NOT ALLOWED ON ANY RIDGELINE ROAD, PARKING SPACE, DRIVEWAY OR ON COMMON AREA. (4.02. Vehicle Restrictions as amended 5/2/1995)
14. RECREATIONAL VEHICLE STORAGE SPACE IN THE RV YARD IS FOR OWNERS AND RESIDENTS ONLY. **CONTACT PROPERTY MANAGER BEFORE PUTTING ANYTHING INTO THE RV YARD.** (4.03 Garages and Parking)
15. RECREATIONAL VEHICLES AND TRAILERS ON RIDGELINE PROPERTY ARE NEVER TO BE USED AS TEMPORARY OR PERMANENT RESIDENCES. (4.09. Temporary Residence)
16. BOATS, JET-SKIS AND TRAILERS MAY BE PARKED IN PARKING SPACES OUTSIDE OF THE RV YARD BETWEEN MAY 1<sup>ST</sup> AND SEPTEMBER 30<sup>TH</sup> ONLY. ALL TRAILERS MUST BE IDENTIFIED WITH THE OWNERS SPACE NUMBER OR NAME. NO COMMERCIAL VEHICLE OR TRUCKS LARGER THAN A STANDARD PICK-UP TRUCK SHALL REMAIN UPON ANY AREA OF RIDGELINE. MOVING VANS AND DELIVERY TRUCKS ARE ALLOWED ONLY DURING MOVING PERSONAL BELONGINGS OR DELIVERING PACKAGES. (4.02. Vehicle Restrictions as amended 5/2/95, & 7.01 Adoption of Rules)
17. NO HOMES IN RIDGELINE MAY BE USED AS "VACATION RENTALS". (MINIMUM LENGTH OF RENTING IS 30 DAYS WITH A SIGNED CONTRACT ON FILE WITH PROPERTY MANAGER OF RIDGELINE HOMES). (4.07 Right to Lease)
18. ALL HOMES **MUST** GET APPROVAL OF COLORS BY THE ARCHITECTURAL COMMITTEE BEFORE RE-PAINTING THEIR HOMES - NO EXCEPTIONS - (APPROVED COLOR SAMPLES ARE AVAILABLE FROM ARCHITECTURAL COMMITTEE). (4.08. Architectural Approval)
19. WHEN PARKING ON ANY ROAD THROUGHOUT THE RIDGELINE COMPLEX, THE VEHICLE MUST BE FACING THE SAME DIRECTION AS THE FLOW OF TRAFFIC (EXCEPT MARKED DESIGNATED PARKING SPACES). (PARK ONLY IN DESIGNATED PARKING SPACES DURING WINTER MONTHS TO ALLOW FOR SNOW REMOVAL EQUIPMENT). (3.04. Parking and Garages)
20. IT IS THE HOMEOWNERS RESPONSIBILITY THAT ANYONE IN THEIR HOME UNDERSTAND THE ABOVE RULES AND REGULATIONS AND ABIDE BY THEM. (PROPERTY MANAGERS AND HOMEOWNERS THAT RENT **MUST** GIVE A COPY OF THESE RULES AND REGULATIONS TO THE RENTER). (SEE #17 ABOVE ABOUT RENTING YOUR HOME.)

Adopted by unanimous consent of the Board of Directors at the September, 2011.

If you have any questions concerning these Rules and Regulations, please contact Sagousse Management, Inc. (Property Manager) or a Board of Directors Member and they will be happy to answer any questions you may have. Copies of the Ridgeline C.C. & R.'s are available upon request from the Ridgeline Homeowners Association Property Manager.