

RIDGEWOOD CONDOMINIUM ASSOCIATION

HOUSE RULES

The following House Rules have been developed to ensure harmonious living within Ridgewood Condominium Association. All present and future owners, tenants and occupants of any home within Ridgewood Condominium Association are subject to these rules. Any person who purchases, leases, rents or occupies any unit thereby agrees to abide by the covenants, conditions and restrictions as set forth in the Declarations, Bylaws and these House Rules. These rules are a summary and clarification of the Occupancy Use Restrictions outlined in the Declaration – they are not a complete recital, therefore homeowners are encouraged to review the Declaration in addition to these House Rules.

RESIDENCE AND USE RESTRICTIONS

All residences shall be used exclusively for single family residential purposes except for home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash, or storage, provided that there exists no external evidence thereof.

A unit owner may lease their unit, but such lease arrangement must be in writing, must be for a term of more than sixty (60) days, must comply with the terms of the Association governing documents, must not be for transient or hotel purposes, must provide that the failure to comply in all respects with the Association governing documents shall be a default under the terms of the lease, and must be approved by the Board of Directors.

The Association will hold community-wide garage sales. Any other garage sales are prohibited without prior written approval of the Board of Directors. (Obtain approval by submitting written request through the management office).

PARKING

All resident vehicles shall be kept, placed, stored, and maintained within the unit garage or driveway. There is absolutely no on-street parking or parking in fire lanes – towing strictly enforced. Municipal ordinance prohibits blocking of mailboxes.

No trailers, mobile homes, truck campers, detached camper units, boats, snow machines, commercial vehicles shall be kept, placed, stored or maintained any where within the community except within a unit garage. A 24-hour loading/unloading period is acceptable.

No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles shall be kept, placed, stored or maintained any where within the community except within a unit garage.

At no time will vehicles be parked on lawns, private or common, or sidewalks. Residents and their visitors will take care when driving through the neighborhood to avoid cutting corners or backing into grass areas.

NUISANCES

No noxious or offensive activities shall be carried on anywhere within the community, nor shall anything be done therein which might be, or may become, an annoyance or nuisance to the community.

The Association shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board of Directors, a nuisance to any other owner.

Motorcycles, loud vehicles, vehicle music should be maintained to a minimum while entering or exiting the community.

Municipal quiet hours strictly enforced (10:00 PM – 7:00 AM). Be mindful of open windows in summer.

PETS

No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any unit, except domestic dogs, cats, or other normal household pets, provided that they are not kept, bred, or maintained for commercial purposes.

Dogs AND cats shall be restrained at all times to prevent them from becoming a nuisance. Restrained shall be defined as on a leash, held by a person capable of controlling the animal or in a totally fenced-in yard. At no time shall pets be allowed on or in common area or private yards unsupervised, unleashed, or tethered to buildings and/or landscaping.

Except as otherwise provided in writing by the Board of Directors, no more than two dogs, or one dog and one cat, or two cats, may be kept in any unit.

Pets shall not be walked on Association common grounds or neighboring yards. Pets shall be cleaned up after immediately (including individual front and back yards).

The Association will strictly enforce the Municipal "Leash Law" in regards to pet maintenance.

At no time shall pets be maintained outside 24 hours/7 days a week.

EXTERIOR

No exterior modifications, changes, additions, etc may be completed without prior review by the Board of Directors. This process takes a minimum of ten (10) days. Homeowners will be responsible for all costs incurred to correct any unapproved modification, change, addition, etc.

No basketball standards or other athletic fixtures shall be attached to any residence, or maintained within the community. This includes skate board and/or bicycle ramps.

There shall be no visible exterior storage of any items, including trash cans, gas cans, coolers, etc. Seasonal planters acceptable during growing season only.

No owner shall permit or cause any trash, garbage, refuse, or other waste to be disposed of on any portion of the Property. Trash should be set out no sooner than the evening before pick-up day, and trash containers shall be put away (out of sight) no later than the evening of pick-up day. Municipal ordinance prohibits exterior storage of trash.

No signs of any kind shall be displayed to the public except one sign of not more than five (5) square feet advertising a unit for sale or rent. Yard signs are not permitted.

Decks shall be maintained in a clean and orderly fashion. At no time shall trash be stored on decks or porches.

Proper window coverings must be used (no blankets, sheets, flags, foil, etc). When viewed from outside, neutral colors are preferred.

All holiday decorations shall be displayed no sooner than 30 days prior to any given holiday, and removed promptly at holiday end. (City of Lights participants shall remove lights when the last musher crosses the Iditarod finish line).

Residents are responsible for the proper maintenance of their yards (mowing, fertilizing, watering, etc). Yard maintenance will be strictly monitored and enforced. Failure to maintain the yard will result in the association accessing and maintaining it. All costs will be billed back to the homeowner.

At no time shall residents push snow from individual driveways onto the common access drive.

PREVENTATIVE & EMERGENCY

Any person authorized by the Board of Directors shall have the right of access to all portions of the Property for the purpose of correcting any condition threatening a unit or the common areas.

In cases of emergencies, no request or notice is required for entry and such right of entry shall be immediate, whether or not the unit owner is present at the time. All emergency costs are the responsibility of the homeowner.

VIOLATIONS

The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time, and to impose reasonable fines for infractions of all rules and regulations.

On February 20, 2007, the Board of Directors adopted the following schedule of fines for violations: First violation \$75.00; second violation \$150.00; third violation \$300. If the violation continues, the Board of Directors may seek injunctive relief by legal action, the cost of which will be billed back to the unit owner involved.

Homeowners are responsible for the actions of their guests, invitees, family, etc, and are responsible for providing tenants with a copy of the association's use restrictions (including these house rules).

The application of terms in the above shall be interpreted by the Board of Directors as that which a reasonable person, under reasonable circumstances, would normally interpret the application of terms to be.

Adopted: April 11, 2007