

Arbor Ridge Home Owners Association

Compliance with your CC&R's

Community compliance with your Covenants, Conditions & Restrictions (CC&R's) has been good overall, but there seems to be some confusion about what is required. Each Owner is bound by the CC&R's because you live here. Compliance is required. It is not voluntary.

Your Homeowners' Board is required to assure compliance with the CC&R's. To discharge that obligation the Board has established a set of rules that apply to property not in compliance.

Those rules provide that an initial non-compliance will result in a "Friendly Reminder" letter that reminds you of your obligation and the item or items that require your attention within fourteen (14) days of the date of the letter. The second instance of non-compliance will result in a "Notice to Correct" which states that if the condition is not corrected within 14 days the Owner will be assessed a \$75.00 fine. A second violation of the same nature increases the fine to \$150.00. A third violation of the same nature will result in a fine of \$250.00. Unpaid fines will be assessed interest. Unpaid amounts will become liens against the property.

Should a violation continue after the initial 14 days and a timely hearing not be requested, the Owner will then be sent a notice every 14 days informing the alleged Owner/violator that a fine of one hundred fifty dollars (\$150.00) will be imposed every 14 days until the violation is corrected. Additionally, all related attorney and filing fees will be charged to the Owner/violator's account.

Examples of these letters and the fine schedule can be found in the documents section of our web site www.ArborRidgeOnline.com

An alleged Owner/violator is required to respond to our community managers by mail, fax or email. Contact information can be found under the contact section of our web site, within 14 days of the date of the violation letter, regardless whether the fine is being challenged. If the Owner/violator cures the violation and submits written notice of the cure to The Management Group within 14 days of the letter, the Board may, but is not obligated to waive the fine. Written notice of any appeal will be made to the Owner/violator.

An Owner may, within fourteen (14) days of receipt of notice, submit a written request for a hearing before the Board to appeal a fine. A hearing will be scheduled at which time the Owner will be afforded a reasonable opportunity to be heard. The Board may, but is not obligated to, waive the fine.

Your Board of Directors does not want your fine money! Your Board of Directors wants you to comply with the CC&R's by maintaining the appearance of your property in a neat and attractive condition.

The most common issues of non-compliance fall into just a few broad headings. Those are: (1) acceptable outside storage; (2) plantings and vegetation; (3) maintenance of home's exterior surfaces; and (4) parking.

Arbor Ridge Home Owners Association

Acceptable outside storage:

1. Hoses and Hose Reels. Hoses and hose reels should be stored no closer to the street than the front wall of the house and preferably not visible from the street when not in use. Hoses are not to be left on sidewalks because that is a safety hazard. Hoses should not be left lying on the ground. Hoses stored on reels attached to homes are to be neatly wound.
2. Rubbish and Recycle Containers. Rubbish and recycle containers are to be stored behind screening vegetation so as to not be seen from the street. Units with no vegetation screening are to store these items on the side of the house no closer to the street than the middle of their home. For those homes with no side yard, containers may be stored in the garage or behind screening plants on the side of the driveway away from the front door.
3. Basketball Goals and Sports Equipment. Well maintained portable basketball goals and other sports equipment are to be stored off the street and in a manner which does not obstruct pedestrian sidewalks. Damaged and/or broken equipment is not permitted to be stored in the community. Storage between driveways is permitted provided the adjoining Owner does not object.

Plantings and vegetation:

1. Decorative Plantings. Plantings in front of houses and between driveways are to be maintained in a healthy and well trimmed condition. Clear sight lines are to be maintained for safety considerations. Plantings should receive necessary fertilizer and water treatment to assure a neat and attractive appearance.
2. Screening Plants. Healthy and well trimmed plantings intended to provide screening for refuse containers are to be of sufficient height and width that containers are not visible from the street.
3. Vegetation Refuse. Remove all grass clippings from the street after mowing and edging lawns. Do not rake leaves or any other refuse into the street gutters. Please use your Yard Debris container for this purpose.
4. Moss, Mold, and Weeds. Areas of noxious weeds, moss and mold are to be attended promptly to avoid its spread to neighboring homes.
5. Tree Trimming. Safety and appearance considerations require street trees to be trimmed so as to permit safe passage by pedestrians on the sidewalk and vehicles in the street.
6. Lawns. Lawns require fertilizer and water in addition to frequent mowing in order to avoid weeds and brown grass. Grass should not exceed five inches (5") before it is mowed. Weeds are to be removed. Grass spikes in the lawn as well as around plantings and sign posts are to be neatly trimmed.

Maintenance of home's exterior surfaces:

1. Mold and Dirt on Siding. The exterior surfaces of homes are to be maintained free of mold and dirt.
2. Painted Surfaces. Wood trim and other painted surfaces are to be maintained in good condition free of mold and dirt at all times. Chipped or worn painted areas are to be repainted and or repaired promptly.
3. Signs. Only two kinds of signs are permitted by the CC&R's. One "For Sale" sign may be erected on any lot by the Owner or licensed real estate agent. One temporary "political" sign may be placed by the Owner. No other signs are permitted by the CC&R's.
4. Satellite Dishes. Guidelines require that satellite dishes be installed "above eye level" (above the first floor and below the highest peak of the roof) in a manner that will not

Arbor Ridge Home Owners Association

encroach on shared access to rear yards. Satellite dishes no longer in use are to be removed and stored where they are not visible from the street.

Parking:

1. Unauthorized vehicles. Parking of boats, trailers, motor homes, motorcycles, trucks, truck-campers, and like equipment shall not be allowed on any part of residential property nor on public and private streets, common property, or adjacent alleys. They may be parked or stored within the confines of an enclosed garage or stored at an off site location. Temporary parking for loading or unloading of these vehicles is allowed for a period not to exceed 48 hours.
2. Off Street Parking. Each dwelling with a two or three car garage must have off street parking for at least four vehicles. Each dwelling with a one car garage must have off street parking for two cars. Garage bays and driveways may be counted for the purpose of meeting this requirement. Garage bays may not be used as non-vehicle storage areas to the extent that their usage for such storage hinders or prohibits the garage bays from accommodating vehicle parking.