

# Country Ridge Homeowner's Association

## Rules & Regulations

### Introduction

The Rules and Regulations of Country Ridge HOA are established for two primary purposes:

1. To protect a desirable quality of life for the residents.
2. To safeguard the long-term value of the property within and upon which we live

We are a community to which we must show respect to one another to live near others without crowding the rights of other Homeowner(s). To achieve this, we must respect our environment and observe the architectural requirements for safety and appearance along with being courteous and considerate to each other. Throughout these rules you will take notice of the use of the word "Common" area. Our common elements consist of access roads and public sidewalks.

### Responsibility

It is the responsibility of each Homeowner(s) to provide for the property maintenance and repair of their home. Any activity that may detract from property values or visual harmony within the community must be avoided.

The actions of any family members, guests, or workers are the responsibility of the Homeowner(s) about the Association's Rules and Regulations. Violation of these rules subjects the Homeowner(s) to a potential fine. The Board of Directors will notify any Homeowner(s) in violation by USPS mail or e-mail.

The understanding of and compliance with York Township ordinances is the responsibility of each individual Homeowner(s).

### Site inspections, Violations, and Fines

From time to time, the Board of Directors will inspect the development. This is done in order to ensure that there are no violations of the parameters set forth in the Rules & Regulations for Country Ridge HOA.

These site inspections can be done without notice to the Associations members. What action to be taken, if any, regarding violations are determined at that time, by the Board of Directors.

If the Board determines that there is a violation, the Homeowner(s) will be sent an "Infraction Letter". This letter will state the violation and set a "Correction Date" for the Homeowner(s) to correct the violation with no fine. It is the sole responsibility of the Homeowner(s) to contact the Board (written, phone, or in person) if they cannot correct the violation by the correction date. The Board will then review the violation and possibly extend the date.

If the violation is not corrected, or if the violation is repeated, the Board shall have the power, as its sole option, to enforce any and all rules by or all of the following:

- Sending notice to the offending party to cause certain things to be done or undone
- Restoring the HOA to its original position and charging the breaching party with the
- entire cost of any part thereof

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- Complaint to the duly constituted authorities
- By taking any other action before any court, summary or otherwise, as may be provided
- bylaw.

The Board also has the power to levy fines against Homeowner(s) for violations of any rule or regulation of the Country Ridge HOA or for any covenants or restrictions contained in the Declaration or By-laws, except that no fine may be levied for more than \$25.00 for any one violation; provided, however, that the violation is not corrected within 30 days of being put on notice in writing and provided a correction date. It shall be considered a separate violation and a fine of \$25.00 every 30 days will be added to the original fine if the violation is not addressed before the correction date. Collection of the fines may be enforced against any Homeowner(s) involved as the fine was a Common Expense owned by the particular Homeowner(s).

Fines must be paid in order for the Homeowner(s) to be considered a "member(s) in good standing" of the Country Ridge HOA. If you are not in good standing, you may not be allowed to vote at any Election Meetings. In addition, a lien may be filed against your home.

### Homes

Homes are restricted to single family, residential use only. Garages may not be converted for any use other than originally intended.

Properties in Country Ridge **HOA MAY NOT be rented or leased.**

Any noise, foul odor, storage of materials, or offensive activity that disturbs the peace, comfort, or serenity of other residents is not permitted.

### Common Areas

The speed limit in Country Ridge HOA is 15 MPH on access roads and 25 MPH on the Township Road.

Bicycles, toys, basketball hoops, etc. must be stored out of sight on the Homeowner's property only. Storage or placement of these items on the common areas is prohibited. Bicycles may not be ridden on grass areas. The grassy areas are owned by each individual Homeowner(s).

Shrubbery may not be removed or added to the common areas. Dead or damaged shrubs or trees on common areas should be reported to the Board of Directors.

### Lawns

Homeowner(s) are required to maintain any shrubbery, plants, and trees that may be on their property. The Country Ridge HOA will provide lawn maintenance that includes mowing, fertilization, and general upkeep. If the Homeowner(s) has placed a fence on their property, then the Homeowner(s) is responsible for the lawn care inside said fence. The Country Ridge HOA will provide all maintenance of the Common Area.

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### Exterior Additions/Modifications/Maintenance

Any exterior modifications or additions required prior written approval of the Architectural Committee before and application can be made to York Township for a building permit. Both the approval and permit are required before work may commence. All projects should be planned considering a final harmonious appearance with adjoining properties, as well as the community as a whole.

Additions or modifications of plants, trees, and shrubbery that do not already exist on the property must be approved by the Architectural Committee.

The color and type of the original siding and roofing material may not be altered at any time.

Homeowner(s) are responsible for the outside maintenance of their homes. This includes (but is not limited to) cemented areas, shutters, doors, windows, siding, any wood accent trim, roofs, fences, decks, patios, and driveways.

Architectural Forms can be obtained by contacting the Architectural Committee, or the Board of Directors. The form must be returned before any written approval can be given.

### Yard Buildings/Structures

The construction of any patio, deck, or any other yard structure requires prior written approval from the Architectural Committee and a York Township building permit.

No outside buildings (temporary or permanent) are allowed within the Country Ridge HOA.

### Fences

Any fences furnished with the homes must be maintained by the Homeowner(s) and may not be moved or altered in any way without written Architectural Committee approval.

All requests to install a fence must be in writing. Note: Once the back yard is fenced in, the responsibility of the fence, as well as the grass area within the fence, becomes the Homeowner(s) responsibility.

### Easements

In most cases, the easements show on property surveys provide for repair or maintenance access to either adjoining homes or underground utility cables. Although easements are on property belonging to the individual Homeowner(s), there are restrictions on any permanent construction in these areas. Upon being given reasonable notices, access to the easement must be granted to the neighbor or utility needing access. In case of an emergency, prior notice is not required.

### Parking

All driveway access must be kept clear at all times. Parking of unregistered, uninspected, immobile, damaged, or abandoned vehicles is not permitted anywhere in the development. Vehicles may not be repaired on common areas.

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The overnight parking of any commercial vehicles, trailers, boats, or mobile homes or similar vehicles is not permitted in any common areas in the development. Failure to comply with this rule may result in towing at the owner's expense.

### Pets

Commercial raising or breeding of animals is not permitted. No more than two (2) pets per household may be kept in any unit. As of 7/1/2022, Large breed dogs as defined by the American Kennel Club (<https://www.akc.org/dog-breeds/largest-dog-breeds/>) are not allowed in the community.

Large breed dogs residing in the community prior to this date will be exempted from this rule.

All pets must be registered with the Association to include name, species, and breed.

Pets must be kept, maintained, and controlled to minimize noise, offensive odors, and physical damage to any unit or the Common Areas.

Pets are not allowed to be kept in the front yards with leashes or leads.

Pet owners are required to clean up waste, it's not only courteous and the right thing to do, but it's also a York Township ordinance that is punishable by a fine.

### Trash and Recyclables

Dumping trash or debris of any type, anywhere, is unlawful and prohibited by York Township ordinance. This is punishable by fines.

Trash/Recyclables and trash/recyclables receptacles are to be kept indoors or in the back of your homes until after 4pm the evening before the schedule collection date.

Empty trash/recyclables receptacles must be returned indoors or in the back of your homes the same day pickup occurs.

### Basketball Hoops, Toys, Bicycles and Personal Property

Basketball hoops are allowed in County Ridge HOA only if they are the portable hoops that can be stored out of sight when not in use. It is required that these hoops be kept on the Homeowner's driveway. Any use of these hoops is restricted to the Homeowner's driveway and at no time may the Common Area be used for this purpose.

Toys, bicycles, wading pools, when in use, must be confined to the Homeowner(s) property and stored inside when not in use.

No personal property shall be stored or maintained in the front or side yard areas of any unit, including but not limited to hoses, hose reels, toys, and lawn care equipment.

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### County Ridge HOA Fees

HOA Fees are due by the 5th of each month. The bylaws allow for a 10-day grace period. Any payment received after the 15th day of the month is subject to a \$5.00 per day late fee. The Bylaws also allow for 6% per annum interest charge. Homeowner(s) in arrears more than one (1) month will be sent a Delinquent Notification by mail and will be given approximately 30 days to bring their account up to date. Homeowner(s) will be charged the \$5.00 per day late fees. Failure to pay the arrears and late fees will result in a Judgement being entered against their property.

### Capital Contribution Fee

Each person who purchases shall pay a new owner assessment of \$300.00, which is due and payable at the time of conveyance of a Unit.