

RULES AND REGULATIONS
OF
RIDGE GROVE CONDOMINIUM ASSOCIATION

The following Rules & Regulations are adopted this 29th day of September, 2009 by the Ridge Grove Condominium Association's Board of Directors at a duly noticed meeting of the Board of Directors, and these Rules & Regulations, and any future revisions that may be adopted by the Board of Directors in accordance with the Declarations and Bylaws of the Ridge Grove Condominium Association (the "Association"), revoke all previous Rules & Regulations and shall continue in effect until amended.

Upon purchase, each unit owner (association member) agrees to abide by all the rules, regulations and restrictions promulgated by the Association. These Rules & Regulations shall be applicable to all unit occupants, whether a unit owner, guest or lessee. The Association's Board of Directors reserves the right to amend or revoke the Rules & Regulations of the Association at any time, and from time to time as deemed necessary by such Board of Directors. Unless otherwise provided herein, the Association, acting through and in the sole discretion of its Board of Directors, may assess a \$50.00 fine for each violation of the Rules & Regulations. Payment of any fine assessed pursuant to these Rules & Regulations shall be the joint and several responsibility of the violator and the unit owner (association member) having a relationship with the violator (the unit owner's guest or lessee).

1. The Board of Directors shall enforce all Rules & Regulations.
2. All maintenance fees will be due and owing on the 1st day of each month with a Grace Period of five (5) days. Thereafter a \$25.00 late fee will be assessed on all payments received after the 5th.
3. ALL OWNERS & LESSEES MUST supply a key to the Board of Directors for any emergency access to their Unit. All keys are kept in the Association's lock box. THIS IS MANDATORY AND NO EXCEPTIONS ALLOWED.
4. (a) No action will be taken on verbal or telephoned complaints.

(b) All complaints, suggestions, and recommendations relative to Rules & Regulations' violations must be documented IN WRITING by an owner or lessee with date and signature of the complainant. In an emergency situation two (2) Board members will take required remedial action to a violation.
5. ALL RESIDENTS & GUESTS must adhere to the posted SPEED LIMIT when driving in the complex. Failure to abide will result in expulsion of vehicle.
6. NO PARKING or DRIVING IS PERMITTED on grass areas. Resulting damage to the sprinkler system will be charged against the owner. Parking on the road is not allowed because it could hamper emergency vehicles, Violator's vehicle will be removed at owner's expense.

7. Condo residents must use their assigned parking spaces for automobiles, passenger vans and non-commercial vehicles. GUESTS/VISITORS must park in GUEST spaces only or be subject to removal as noted above. Continuous parking is limited to ONE (1) CAR per licensed driver---with a limit of TWO (2) cars per unit.

Short term/seasonal rentals must park in that units' assigned parking spot.

8. Parked vehicles MUST ALWAYS FACE condo units. Only parking areas in front of Clubhouse and across from Buildings #5 & #6 may be backed into.

9. Motorcycles, recreational vehicles and/or vans, campers, boats, trailers, mopeds and all types of commercial use trucks/trailers (unless specific contractors working herein) are prohibited. Recreational vehicles including vans and campers can load and unload for a maximum of TWO (2) hours.

10. NO VEHICLE REPAIRS are allowed. ALSO Resultant repairs to the blacktop roadway from parked LEAKING VEHICLES will be billed to the offending owner.

11. COMMON AREAS include Clubhouse, stairwells, walkways, roadways, grass and landscaped areas shall be used only purpose intended. NO personal articles of a condo's occupant shall be kept OUTSIDE unless approved by the Board of Directors. Second-floor balconies are walkways and not to be used for drying towels/clothing. The walkways are to be kept clear for any emergency transport.

12. All children under the age of twelve (12) must have adult supervision in the common areas. Bicycles may be ridden by adults and children OVER the age of twelve (12) only at a safe speed on the roadway---at their own risk. Neither ball playing, rollerblading or skateboarding will be permitted herein.

13. ALL PETS must be leashed when outside in common areas. No more than two (2) pets---UNDER 20LBS---are allowed per unit. Pet droppings MUST BE REMOVED by owner. Cat litter must be sealed in plastic bags prior to disposal in dumpster. NO exotic pets or snakes are allowed. ALL pets must be registered with the Board of Directors. NO FEEDING of outside birds, squirrels, etc. is permitted. Any pet causing damage, disturbance or health hazard will not be permitted to remain herein. NO WALKING of pets on any front lawns of any other units other than your own. *No Tethering of Dogs OUTSIDE ---*

14. All soft garbage should be recycled in the condos inside garbage disposal to deter rats. Corn cobs, celery, recycle glass, cans, and bottles are to be placed in dumpster. ALL BOXES MUST BE FLATTENED.

15. Newspapers and garbage must be securely tied in plastic bags. NO loose garbage is permitted in the dumpster. Large items such as furniture and appliances MUST BE referred to a Board member for removal.

16. Propane tanks are allowed for ground level units only and must be operated 5-6 feet distant from buildings & air conditions. Tanks must be emptied when residents leave for over 30 days. NO TANKS permitted in second story units per FIRE DEPARTMENT.

17. NO EXTERIOR antenna or satellite shall be erected or installed. Trees, flowers or plants MAY NOT be planted or removed from the common elements WITHOUT Board approval.

18. Every owner/lessee shall be responsible for maintaining the unit's balconies, porches, patios, screen doors and windows in clean and orderly condition. Front porches are for chairs, tables and potted plants. NO OTHER PERSONAL or storage items. Holiday decorations MUST BE REMOVED thirty (30) days following.

19. The Board of Directors reserves the right to approve all unit rentals. NO SUB-LEASING is permitted. Unit rentals CANNOT be less than thirty (30) days nor more than twice in a calendar year. Written notice must be provided to the Board of Director of ALL rentals. A \$50.00 interviewing fee is required of the OWNER. Rules & Regulations must be posted on the refrigerator for rentals. **NO MOVE IN BEFORE INTERVIEW ALLOWED.**

20. An owner has the right to sell or lease his/her unit provided the prospective purchaser or lessee is approved by the Board. Said purchaser or lessee will be required to submit standard informational form to the Board who will interview the applicant rendering their approval/disapproval PRIOR TO execution of any sale or lease. A \$50.00 interviewing fee is assessed the prospective purchaser/lessee. All owners must supply documents/bylaws to new owners or purchase replacement for a \$75.00 fee.

21. Whenever a lessee fails to comply with an established rule or regulation, written notification will be sent to the owner. Legal action will follow for tenant's removal at owner's expense.

22. (a) A CRIME WATCH form is to be completed by every owner/lessee for safe-keeping by the Board of Directors.
(b) Subsequent forms are to be supplied whenever there are changes in the car: license, telephone #, or alternate parties to be contacted in an emergency.
(c) Frequent family/friends, staying 10 days or more, their vehicle must be registered with the Board for security and to avoid being towed at their expense.

23. Every unit owner/lessee shall be responsible for reasonable use of & conservation of water. Car washing is to be limited to no more than every other week. Anyone other than a unit owner/lessee is prohibited from using water at Ridge Grove for any purpose and owner/lessee may not use water for the benefit of anyone that is not staying with a owner/lessee. Unit owners and lessees must turn off the water in their units when leaving for 24 hours. The Board must be notified whenever a condo is to be unoccupied for an extended period of 30 days or more.

EACH HOMEOWNER is responsible for any/all problems occurring within his/her Condo---thus making Homeowner's/Renter's Insurance advisable.

24. NO resident or guest shall interfere with the individual rights, comfort and convenience of fellow residents by creating a disturbance. Noise level is to be reasonable. There is a noise curfew from 11:00 PM until 6:00 AM.

25. Destruction of any Ridge Grove property requires replacement WITHIN ONE WEEK by owner/lessee.

26. A Move-In and Move-Out fee of \$250.00 is herein implemented. A check payable to Ridge Grove Condo Association prior to moving in or moving out must be paid. AFTER moving is complete and property of Ridge Grove Condo has been inspected and no damage has been found, the total check of \$250.00 will be returned. If there is damage to Ridge Grove property, cost of replacing damaged property will be deducted from this fee and the balance returned.

27. No form of harassment or offensive language shall be used by any unit owner or their guests or lessees that may be considered by the Board of Directors to be intimidating, an annoyance, or nuisance to the other residents of the Association.

Any unit owner, or a unit owner's guests or lessees found to be in violation of this rule shall be subject to fines according to the following schedule:

\$25.00	-	First Offense
\$50.00	-	Second Offense
\$100.00	-	Third and subsequent Offenses

Any fines assessed under this Rule are to be paid within 30 days of the assessment to the Association. Such fines, if not paid when due, shall accrue late charges in the amounts of \$20.00 per month for every month the fine is not paid. Should levied fines reach \$900.00 or higher, including late charges thereon, and remain unpaid, the Association may proceed with collection of such fines as provided in the Association's Declarations and Bylaws, including, but not limited to, the placement of a lien on the responsible unit owner's property and the institution of foreclosure proceedings thereon. Should the Association be required to file a claim of lien for collection of any fines due under this Rule, the responsible unit owner shall also be responsible for payment of any attorney's fees and costs incurred by the Association.

RIDGE GROVE RULES & REGULATIONS FOR POOL
THE POOL IS FOR RESIDENTS, FAMILY MEMBERS & OVERNIGHT GUESTS ONLY
RIDGE GROVE CONDOMINIUM ASSOCIATION DISCLAIMS RESPONSIBILITY
FOR ALL PERSONS IN THE POOL AREA

1. Pool hours of 8:00 AM until 11:00 PM (only when solar cover has been removed) with consideration and orderliness for others' comfort.
 - (a) ***PLEASE SHOWER BEFORE ENTERING THE POOL ***
 - (b) ***PROPER SWIMMING ATIRE - NO STREET CLOTHES ALLOWED
2. The Life Preserver is mandated for emergency situations and NOT a toy.
3. ALL residents and guests must wear a pool badge in this area. Each Condo is provided six (6) badges. New badges can be purchased: 3 for \$5.00 or 6 for \$10.00
4. ALL babies under the age of two (2) MUST HAVE "SWIMMIES" before entering pool. Older children must be toilet trained and NOT WEARING DIAPERS.
5. ALL children under the age of fourteen (14) must be supervised by an adult. Ridge Grove is NOT RESPONSIBLE for their safety nor any personal belongings.
6. NO inner tubes, rafts, floats, ball, wading pools or playpens are allowed in pool area. NOODLES are permitted.
7. Boisterous conduct including running, rough housing and jumping in the pool are not allowed. NO DIVING is permitted.
8. On the pool deck, please put chassis, chairs, etc. where you found them.
9. NO FURNITURE is to be borrowed from either the pool or Clubhouse without written Board approval.
10. DO NOT REMOVE Clubhouse tables or chairs to pool deck. NO GLASS, FOOD or PETS are permitted in the pool area.
11. Please help us to maintain cleanliness in the Clubhouse, pool, pool deck and bathrooms. This recreation area is an extension of YOUR HOME.

NOTE: RIDGE GROVE OWNERS may reserve and use the Clubhouse for a social event---with Board approval. A \$100.00 deposit will be required. This deposit will be refunded when the party giver's cleanup of the area is satisfactory to the Board.