

THE RIDGES HOMEOWNERS ASSOCIATION (“RHOA”)
RULES FOR COMMON AREAS, PONDS, PARK AND BASEBALL AND SOCCER FIELDS
These revised Rules effective June 7, 2012.

All Rules and Requirements are posted to the RHOA website at ridgeshoa.com and are subject to change by RHOA Board of Directors (“Board”). All inquiries should be directed to The Ridges property manager at rhoa@ridgeshoa.com.

COMMON AREA RULES:

- 1) All property owned and maintained by The Ridges Homeowners Association (“RHOA”), including the ponds, park, baseball and soccer fields located along Center Ridge Drive, and property located in Cherry Ridge, Crimson Ridge and West View Ridge, hereafter referred to as “Common Area”, are for the exclusive use of RHOA resident members (“Users”) and their guests.
- 2) All guests who use RHOA Common Areas must be accompanied by a RHOA member.
- 3) RHOA does not assume responsibility for the safety and health of any person using any RHOA Common Area.
- 4) The RHOA Common Areas are open from sunrise to sunset.
- 5) All Common Areas must be accessed by using the designated pedestrian easements. No User shall enter any resident’s private property without their permission.
- 6) Users of RHOA Common Areas must be courteous to homeowners who reside on abutting property or in the general area.
- 7) Pets are allowed in RHOA Common Areas, however, all pets must be on a leash at all times and their owners are responsible for cleaning up after them.
- 8) Users are expected to take their trash with them when they leave. Trash receptacles are not necessarily provided in all Common Areas.
- 9) When parking on neighborhood streets, Users should not park near fire hydrants, close to mailboxes or driveways, or where there are “No Parking” signs.
- 10) No alcoholic beverages are allowed in any Common Area without the prior approval of RHOA Board of Directors.
- 11) No glass containers are allowed in any RHOA Common Area.
- 12) Loud music and other activities that interfere with the quiet use and enjoyment of abutting property will not be permitted.
- 13) No motorized vehicles, including cars, trucks, vans, motorcycles, ATVs, golf carts or snowmobiles are allowed on any RHOA Common Area without the prior approval of RHOA Board. RHOA members should promptly report any vandalism or maintenance issues to The Ridges property manager.
- 14) Any guest or member of RHOA may be expelled from using any Common Area if they are found to be in violation of any of these rules. Expulsion may also occur for any conduct, which in the opinion of the Board, is detrimental to the welfare, good order and character of the community.
- 15) The Fields located along Center Ridge Drive may be reserved for team practices only by resident members in good standing of RHOA.
- 16) League games or scrimmages shall not be conducted on the Fields or any RHOA Common Area.

See Baseball and Soccer Fields Rules, Reservation Rules, and Field Reservation Application Form for additional Fields rules and requirements.

POND RULES:

- 17) All ponds owned and maintained by RHOA are for the exclusive use of RHOA members and their guests.

- 18) All guests who use RHOA ponds must be accompanied by a RHOA member.
- 19) RHOA does not assume responsibility for the safety and health of any person using RHOA ponds.
- 20) Swimming, wading, boating, ice skating and ice fishing are prohibited.
- 21) RHOA members and their guests may fish in RHOA ponds subject to all posted catch and release rules. A fishing license or permit is required.
- 22) Pond Users are required to follow the rules applicable to RHOA Common Areas.

BASEBALL AND SOCCER FIELDS RULES:

- 23) The Baseball and Soccer Fields (“Fields”) located along Center Ridge Drive are for the exclusive use of RHOA members and their guests.
- 24) All guests who use RHOA Fields must be accompanied by a RHOA member.
- 25) RHOA does not assume responsibility for the safety and health of any person using RHOA Fields.
- 26) The Fields are subject to the Reservation Rules implemented by RHOA. Field Users are required to follow the rules applicable to RHOA Common Areas.
- 27) The Fields located along Center Ridge Drive may be reserved for team practices only by resident members in good standing of RHOA.
- 28) Users must be present at all practices.
- 29) League games or scrimmages shall not be conducted on the Fields or in any RHOA Common Area.

RESERVATION RULES:

- 30) The Fields located along Center Ridge Drive may be reserved for team practices only by resident members in good standing of The Ridges Homeowners Association (“User”).
- 31) Users must be present at all practices. League games shall not be conducted on the Fields or in any RHOA Common Area.
- 32) All guests who use RHOA Fields for scheduled practices must be accompanied by a RHOA member.
- 33) The User will ensure that all RHOA rules applicable to all RHOA Common Areas are followed.
- 34) RHOA does not assume responsibility for the safety and health of any person using RHOA Fields for scheduled practices.
- 35) The User may submit this Application at any time, but no later than 1 week before the desired date of first use.
- 36) Reservations will be granted in a manner that serves the maximum number of RHOA members as determined by RHOA Board.
- 37) No reservation times are guaranteed. Reservations will be granted or denied as soon as practicable after the application and insurance documentation are submitted and approved.
- 38) The User will be held responsible for cost of repair for any damages to Fields as determined by RHOA Board.
- 39) The User agrees to promptly notify HOA Manager regarding any accidents, vandalism or maintenance issues.
- 40) No reservation for practice times on RHOA Common Area Fields will be granted until a homeowner in good standing has provided an original document from their sports team league’s insurer naming The Ridges Homeowners Association as an additional insured for a minimum of \$1,000,000 of coverage, along with a completed Field Reservation Application Form.

FIELD RESERVATION APPLICATION FORM (Page 1 of 2)

1. **Field Request** (check one): Baseball Field _____ Soccer Field _____

2. **Information about the applicant** (applicant must be a homeowner member in good standing of The Ridges Homeowners Association, hereafter referred to as "User"):

User name: _____

User address: _____

Work phone: _____ Home phone: _____

Cell phone: _____

Email address: _____

3. **Information about your organization and team:**

League name: _____

Team name: _____

Coach's name: _____

Coach's address: _____

Coach's cell phone: _____

Coach's email address: _____

4. **Information about your team's practice schedule request:**

Date of first practice: _____ Date of last practice: _____

Day of the week: _____

Practice start time: _____ Practice end time: _____

5. **Information about your team's league insurance:**

Name of insurance company: _____

Policy number: _____

Agent or contact name: _____ Phone: _____

Address: _____

All homeowners requesting practice times on RHOA Common Area Fields must provide an original document from their league's insurer naming The Ridges Homeowners Association as an additional insured for a minimum of \$1,000,000 of coverage, and submit that document along with a completed Field Reservation Application Form to RHOA before a reservation time will be granted.

FIELD RESERVATION APPLICATION FORM (page 2 of 2)

Team Roster:

Name/Age	Address	Phone:
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____

(List any additional players on the back of this sheet.)

This Field Reservation Application Form and insurance document should be mailed to:

The Ridges Homeowners Association
c/o PJ Morgan Real Estate
7801 Wakeley Plaza
Omaha, NE 68114

Or emailed to: RHOA@ridgeshoa.com

The User confirms that the information provided is true and complete to the best of his/her knowledge and the User has read, understands and agrees to abide by the rules, requirements, terms and conditions herein.

User name (please print)

User signature