

The Ridges Homeowners Association Summary of Covenants, Conditions and Restrictions

Lot Use Restrictions

Each residential lot shall be used exclusively for “single-family residential purposes”.

Construction of Improvements

Prior to constructing any improvement or prior to any change of alteration of existing improvements or structures, the resident must obtain the express written approval of the Design Review Board (“DRB”). “Improvements” and “structures” include without limitation any residence, building, landscaping, plantscaping, fence, wall swimming pool, tennis court, screen enclosures, sewer, drain, disposal system, decorative building, landscape device or object, basketball back-boards, dog houses, dog runs, pool houses, antennas, satellite receiving stations, flag poles, tool sheds, windmills or any other external improvement above or below ground. Generally, plans and specifications shall be submitted to the DRB and reviewed for approval prior to commencing work. The procedure for obtaining approval from the DRB is available on the website at www.ridgeshoa.com or upon request.

All construction of any improvements shall be completed with one year from the date of commencement.

Material Requirements

Foundations – Foundations must be constructed of concrete, concrete blocks, brick or stone. All exposed foundation walls must be constructed of or faced with brick or another material approved in writing by the DRB.

Driveways – Driveways shall be constructed of concrete, brick, paving stone or laid stone or other material expressly approved by the DRB. There shall be no asphalt or dirt driveways permitted on any residential property.

Fireplaces – Fireplaces shall be covered with brick or other materials approved in writing by the DRB.

Roof – The roof of any structure on property shall be covered with wood, cedar shake shingles or other material approved in writing by the DRB.

Structures

No carport, trailer, tent, tree house, storage shed, outbuilding or shack shall be erected upon or used on any residential lot at any time, either temporarily or permanently.

No structure or dwelling shall be moved from outside The Ridges to any residential lot without receiving approval from the DRB.

Animal Shelters

No stable or other shelter for any animal shall be erected, altered, placed or permitted to remain on any residential lot, however, one doghouse and attached dog run may be constructed for either one (1) or two (2) dogs provided that the construction is approved by the DRB. A doghouse or

dog run may be placed adjacent to and abutting the rear of the residential structure, concealed from public view.

Signage

No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any residential lot excluding only one (1) sign advertising that the property is "For Sale". A "For Sale" sign shall be no more than eight (8) square feet in dimension.

Antennas, Satellite Dishes and Other Exterior Devices

There shall be no exterior television or radio antennas, satellite receiving dishes or exterior solar heating and cooling devices of any kind on residential lots without the approval of the DRB.

Location of Vehicles and Other Items on Property

No boats, automobiles, motorcycles, trucks, campers or similar vehicles under repair for a period in excess of 48 hours shall be allowed on any residential lot at any time.

Vehicles deemed offensive to the neighborhood shall not be visibly stored, parked or abandoned on any residential lot.

Vehicles may be parked or stored outside if the vehicles are driven on a regular basis by the occupants of the dwelling.

No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck exceeding $\frac{3}{4}$ tons, aircraft, camper-truck, recreational vehicle or similar item shall be maintained or stored on any part of a residential lot (other than in an enclosed structure) for more than three (3) days in any given month.

No heavy equipment including grading or excavating equipment, tractors or semi-tractors/trailers shall be stored, parked, kept or maintained in any yards, driveways or streets excluding equipment, trucks, tractors or commercial vehicles which are necessary for the purposes of construction on the residential lot.

No garden, lawn or maintenance equipment of any kind shall be stored or permitted to remain outside of any dwelling or storage facility except when in actual use.

No garbage, cuttings or other discarded items shall be deposited on any street, road or residential lot.

No unused building materials, junk or rubbish shall be left exposed on a residential lot except during the actual construction process and then only in as neat and inconspicuous a manner as is possible.

No incinerator or trash burner shall be permitted on any residential lot.

No trash can or container or fuel tank shall be permitted on any residential lot, unless completely screened from view (other than days when said items are to be picked up and discarded).

No clothesline shall be permitted outside any dwelling.

An exterior air conditioning condenser unit shall be placed in the rear yard or side yard so as to be concealed from public view.

Exterior lighting

All exterior lighting installed on any residential lot shall either be indirect or controlled focus in intensity so as not to disturb residents on adjacent residential lots.

Gardens, Hedges, Shrubs, Grass, Weeds and Other Vegetation

No hedges or mass planted shrubs shall be permitted more than 10 feet in front of the front building line unless prior approval has been obtained from the DRB.

No tree, with a diameter at the base of its trunk of four (4) inches or greater, shall be removed, cut down, destroyed or otherwise relocated without the approval of the DRB.

Produce or vegetable gardens may be planted and maintained in rear yards and may not exceed 10 feet by 20 feet in size.

No grass, weeds or other vegetation will be grown or otherwise permitted to commence or continue, and no dangerous diseased or otherwise objectionable shrubs or trees will be maintained on any residential lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation or detract from a neat and trim appearance.

Vacant residential lots shall not be used for purposes of dumping yard waste.

No vegetation on any vacant lot shall be allowed to reach a height in excess of 12 inches.

Fences and Walls

Subject to DRB approval, an owner may construct a privacy fence area. The fence may be black vinyl chain link fence or real or simulated black wrought iron of the design approved by the DRB.

Fences or walls constructed on the property shall not exceed a height of six (6) feet nor shall the fence or wall extend beyond the front line of the main residential structure unless approved by the DRB.

Residents of Cherry Ridge may be subject to additional requirements.

Swimming Pools

No swimming pool may extend more than one (1) foot above ground level and the construction and design must be approved by the DRB.

Swimming pools must be fenced in so as to be in compliance with all applicable ordinances and laws and must be approved by the DRB.

Miscellaneous

The premises shall not be used in any way or for any purpose, which may endanger the health of unreasonable disturb the owner or owners of any residential lot or any resident thereof.