

**THE RIDGE  
HOMEOWNERS' ASSOCIATION, Inc.**

**COMMUNITY RULES**

**Adopted June 7<sup>th</sup>, 2023**

**Effective: July 15, 2023**

**Last Amended: November 13, 2024**

## **INTRODUCTION**

The Ridge Homeowners' Association (HOA) is a mandatory membership, Washington non-profit corporation dedicated to protecting the desirability and to enhance the value of member's property and the natural beauty of the common areas. The Association's secondary role is to foster a sense of community among members. All Ridge homeowners are members of the Ridge HOA and are subject to adhere to the Ridge's governing documents including these Community Rules.

## **HOW TO USE THIS DOCUMENT**

This document, the Community Rules of The Ridge, outlines in a more detailed fashion the principles found in The Ridge Covenants, Conditions and Restrictions (CC&Rs). It is not meant to replace that governing document, but rather to provide a clear set of instructions for implementing them. Throughout the Community Rules, you will see numbers in brackets, which refer to specific sections of the CC&Rs.

## **HOMEOWNER & ASSOCIATION RESPONSIBILITIES**

The Governing Documents of The Ridge are specifically designed to protect the desirability, and therefore, the value of all members' property. Association board members, and the professional staff that they contract with for support, work to educate residents to the provisions of the Covenants to minimize the need for enforcement. If necessary, the Association will act to bring actions into compliance. Copies of these rules should be provided to each homeowner at the time of purchase.

Any member of Association may file a complaint in writing with regards to rule violation(s), either by regular mail or by e-mail to the addresses provided in the cover letter (and its successors) to these Community Rules. With the CC&Rs as a guide, the Board of Directors and its support staff will work with all concerned parties to assess whether a rule violation has occurred and, if so, how to remedy the situation.

As a Ridge Homeowner you are obligated to fully comply with the provision of the Declaration of Covenants, Conditions and Restrictions of The Ridge, and the Community Rules adopted by the Board of Directors.

In the event a Homeowner fails to comply, the Association (through the Board of Directors) may fine the Homeowner (CC&Rs Article 7, Section 2). See Violations & Fine Policy below.

If any Homeowner is uncertain as to whether they are in violation of the CC&Rs, By-Laws or the Community Rules, they should contact the Board of Directors or The Ridge's current property management company at the address provided in the cover letter (and its successors) for this document.

## **ASSESSMENT POLICY**

The successful operation of the Association is for the benefit of all homeowners and relies, in part, on timely collection of dues and other assessments. The Board of Directors for The Ridge, by resolution, adopted a policy regarding assessments and collection, a portion of which is reiterated below. The full language is included in Article 8 of the CC&Rs.

**Amount of Dues:** The amount of dues to be paid annually by each homeowner will be computed as stipulated in Article 8, Section 2 of the CC&Rs.

**Payment of Dues:** Dues are to be paid, twice a year, on or before January 1<sup>st</sup> and July 1<sup>st</sup>. Dues will be overdue if payment in full is not received one (1) month from the due date. Dues payments should be made using the Payment Portal, our on-line payment system (or any successor system.) The link to that system can be found on the Ridge's website [www.theridge-hoa.com](http://www.theridge-hoa.com). **Late Charges and Legal Fees -** A \$50 per month late payment fee shall be placed on each homeowner's account that is not brought into balance by the end of each month. This \$50 late fee will apply to any account that exceeds \$99.99 in overdue balance after the last day of each month. Overdue accounts with a balance of \$99.99 or less will be assessed a \$10 per month late fee. Dues will be considered late if not paid in full by the first business day of the succeeding month. The initial application of this late fee will be the 3<sup>rd</sup> of February 2025. All unpaid dues, fees and fines are treated in the same manner as the assessment (dues), and will accrue the same late fee.

**Transfer of Membership:** When a house is sold, the seller or their agent must notify the Association in writing of the date of closing and the name(s) of the buyer(s) within seven (7) calendar days of closing. The selling Homeowner is responsible for the payment of any remaining account balance, whether or not the residence is occupied, until ownership is transferred to a new owner. A \$250 transfer fee will be collected from the purchasing homeowner upon settlement.

**Suspension of Voting Rights:** The Association will suspend the voting rights of an Owner if the Owner's account is delinquent for a period of thirty (30) days prior to any vote of the Association. (CC&R s Article 9, Section 3)

### **VIOLATIONS & FINE POLICY**

As Ridge Homeowners, you are obligated to fully comply with the provisions of the Declaration of Covenants, Conditions and Restrictions of The Ridge (CC&Rs), and the Community Rules adopted by the Board of Directors.

In accordance with the Washington State Homeowners' Association Act, a Homeowner who fails to comply with the provisions of the CC&Rs, the By-Laws and the Community Rules of The Ridge may be fined as follows:

**First Notice:** Written notification of violation(s) and corrective action(s) needed for compliance. Remediation(s) must be done within thirty (30) days from date of said notice delivery (unless another date is specified by The Board of Directors, such as the need to mow, weed or maintain landscaping). The Homeowner will be asked and encouraged to respond to the Board of Directors with their plan to resolve the violation(s).

**Second Notice:** The Association will provide a second written notice of violation(s) and corrective action(s) needed, and inform the Homeowner that non-compliance within a newly set timeframe will result in the levying of a fine. The Homeowner will again be asked to respond to the Board of Directors with their plan to resolve the violation(s).

**Third Notice:** The Association will provide written notice that a fine of \$50 per day will be assessed against the Homeowner beginning on a specified date, and will continue each day until such time that the violation(s) have been corrected. Fines will be capped should they reach \$5,000, except for any fines related to not obtaining prior approval where required,

and for any violation of painting, construction, alterations, additions, or roofing which are not subject to the \$5K limit. Any fine for those violations will continue to accrue without limit until such time as they violation is remedied. Unpaid fines will accrue interest in the same manner as unpaid assessments.

#### **APPEAL OF FINES (Adopted as an Amendment March 25, 2024)**

Any Ridge homeowner who has been fined by the Board of Directors shall be afforded an opportunity to appeal. The appeal request must be submitted to the Board President, IN WRITING, within forty-five (45) days of the date of notification that they have been fined for a single non-recurring fine, and forty-five (45) days from the initial notification that they have been/are being fined for a continuing and/or recurring violation. Any appeal after those dates will not be considered. In the case where there is notification of multiple violations, a separate appeal must be submitted for each violation, and must be submitted within the aforementioned timeframes. The Board President's contact information can be found on the Ridge's website [www.theridge-hoa.com](http://www.theridge-hoa.com) under the Board of Directors link.

The Ridge homeowner making the appeal must provide the Board with specific documented evidence as to why they believe the fine was misapplied. Simple lack of knowledge of the Ridge Community Rules, as in "I did not know", does not constitute such evidence and will not be favorably considered by the Board. The Ridge Community Rules are provided to all homeowners at time of purchase, are distributed by mail and/or email annually, and are posted on the Ridge website.

The Ridge Board has the final say on whether to remove, reduce or leave standing the fine that has been imposed on and communicated to, in writing, the homeowner that was in violation.

**ENTRY OF PROPERTY - Related to Violation(s):** Violation(s) of any of the provisions of the CC&Rs, By-Laws or CR&Rs shall give the Association or its authorized agent(s), the right to enter upon the Homeowner's property as to which such violation(s) exist and abate, remedy or remove, at the expense of the Property Owner thereof, any erection, thing or condition that may be or exists thereon contrary to the provisions of the CC&Rs, By-Laws or Community Rules. Such entry shall be made only after three (3) days' notice to the Homeowner and with as little inconvenience to the Homeowner as possible, and any damage caused thereby shall be repaired by the Association. The Association or its authorized agent(s) shall not be deemed guilty of any manner of trespass by such entry, abatement or removal. (CC&Rs Article 7, Section2)

If any Homeowner is uncertain as to whether there are in violation of the provisions of the CC&Rs, By-Laws, or Community Rules, they should contact the Board of Directors.

#### **LEINS**

Once a Ridge homeowner's account reaches an unpaid balance of \$1,000.00 or more; through unpaid dues, fines, move-in fees, or any combination of those or other costs, the HOA will take action through their attorneys to file a lien on that homeowners property. All legal costs associated with the filing and removal of any lien will be added to the homeowner's outstanding balance and will be the sole responsibility of the homeowner to repay. The HOA will notify the homeowner prior to the filing of a lien, giving the homeowner a set time to make payment (or payments if agreed upon by the HOA) before instructing counsel to proceed with the lien. Once the lien has been filed, there will be no waiving of any

legal fees.

#### **AIR CONDITIONING & HEATING UNITS (must be approved by the Ridge HOA Board)**

The location of external cooling or heating units must be approved by the Ridge HOA Board PRIOR to installation. AC units shall be located out-of-sight from the street and where it does not create a noise issue for their neighbors. Portable window AC units are not allowed. (CC&Rs Article 10, Section 8)

#### **ADDITIONS, ALTERATIONS & EXTENSIONS (must be approved by the Ridge HOA Board)**

**LACK OF AUTHORIZED APPROVAL** - Any Ridge homeowner who undertakes the construction, alteration, addition, reroofing, painting or fencing on their property without having submitted an architectural or roofing application and obtaining Ridge HOA Board approval PRIOR to undertaking the start of such work shall be fined \$500.00. This fine does not relieve the homeowner from being subject to additional fines for unauthorized work, and it does not count toward the \$5,000.00 fine limitation for daily non-compliance with the Community Rules. This \$500 fine is for having failed to follow the established Ridge HOA process. Once levied, this fine will not be waived. It is each Ridge homeowner's responsibility to fully understand and comply with the Ridge's Community Rules and CC&Rs. Ignorance of Ridge's guiding documents is not a valid excuse. Those documents are provided to new Ridge homeowners at settlement, and can be found on the HOA's website [www.theridge-hoa.com](http://www.theridge-hoa.com).

All additions, alterations and extensions to, including but not limited to, houses, sheds, greenhouses, additional rooms, concrete or masonry walls, foundations, awnings, generators, heat pumps, hot tubs, spas, gazebos and other structures, require the submission of an Architectural Application and written approval of the Board of Directors PRIOR to proceeding with any such activity. Additions may require a building permit issued by the City of Federal Way. It is the homeowner's responsibility to determine whether a permit is required, and if so, to obtain the permit and to provide a copy of the approved permit to the Ridge HOA PRIOR to the start of construction (or other such work). (CC&Rs, Article 10) A shed will be considered only if it blends with the house and maintains continuity of materials and color with the house, and does not restrict the view lines of neighbors. (CC&Rs Article 10, Section 2)

#### **ANTENNAE**

External short wave or citizen's band antennae, freestanding antennae towers or satellite reception dishes over one meter (39") in diameter shall not be permitted in The Ridge. Satellite dish antennas not exceeding one meter (39") in diameter may be attached to the house. Homeowners should attempt to install their satellite dishes as not to disrupt the architectural appearance of the house and not to be in clear view from the street. (CC&Rs Article 10, Sections 8 & 9)

#### **ARCHITECTURAL CHANGES (must be approved by the Ridge HOA Board)**

**LACK OF AUTHORIZED APPROVAL** - Any Ridge homeowner who undertakes the construction, alteration, additions, reroofing, painting, fencing, without having submitted an architectural or roofing application and obtaining Ridge HOA Board approval PRIOR to undertaking the start of such work shall be fined \$500.00. This fine does not relieve the homeowner from being subject to additional fines for unauthorized work, and it does not count toward the \$5,000.00 fine limitation for daily non-compliance with the Community Rules. This \$500 fine is for having failed to follow the established Ridge HOA process. Once levied, this fine will not be waived. It is each Ridge homeowner's responsibility to fully understand and comply with the Ridge's Community Rules and CC&Rs. Ignorance of Ridge's guiding documents is not a valid excuse. Those documents are provided to new Ridge homeowners at settlement, and can be found on the HOA's website [www.theridge-hoa.com](http://www.theridge-hoa.com).

Any action to construct, erect, modify, replace, repaint, or otherwise alter the exterior of a Homeowners' Property must have advance written approval of the Ridge Board of Directors. Application(s), including all plans and specifications (product data and renderings), must be submitted in writing to the Ridge's property management firm (for approval by the Board of Directors) at least thirty (30) days Prior to the proposed start of construction, exterior alteration, painting or repair. Applications can be obtained at <https://www.theridge-hoa.com>. (CC&Rs Article 10, Section 2)

The Ridge HOA does not obtain City or County approval, nor does Ridge HOA approval constitute City or County approval on a resident's behalf. Each resident is responsible for determining if their project requires City or County approval and, if necessary, for obtaining that approval.

#### **AWNINGS (must be approved by the Ridge HOA Board)**

Awnings must be compatible with the architectural character of the house in terms of style, color and material. The location of any awning should not adversely affect views, sunlight or natural ventilation of adjacent properties. (CC&Rs Article 10, Section 7)

#### **BASKETBALL HOOPS, BACKBOARDS AND POLES**

Basketball hoops and backboards may not be attached to the house. Only portable hoops, backboards and poles are allowed in drive ways. All hoops, backboards and poles must be maintained in good condition.

#### **BUSINESS USE**

No business of any kind shall be conducted on any lot within The Ridge, with the exception of home occupations which do not create excess traffic, parking problems, noise, or otherwise violate the CC&Rs. Home Child or Elder Care, as a business, is not permitted within The Ridge. The lot owners shall comply with all of the requirements of the appropriate local government. (CC&Rs Article 10, Section 4 and Article 15)

#### **COMPLETION OF IMPROVEMENTS**

Any improvements constructed on any lot in The Ridge shall be completed as to external appearance, including finish painting, within six (6) months from the commencement of construction except for natural disasters (such as earthquakes, tornados, etc.) in which case, upon request, a longer period may be granted by the Board of Directors. (CC&Rs Article 10, Section 7)

#### **DECKS (are additions and must be approved by the Ridge HOA Board)**

Decks must be compatible in material and color with the house and are to be located primarily in the backyard. Other locations will be evaluated according to their respective merits. Stains are encouraged for enduring quality appearance. The placement of a deck requires an application and written approval by the Board of Directors PRIOR to proceeding with any construction. (CC&Rs, Article 10)

#### **DOG HOUSES, RUNS & ENCLOSURES**

The construction of any Dog Houses, Runs and Enclosures must be approved, in writing, by the Board of Directors prior to their placement. (CC&Rs Article 10, Section 2)

#### **DRIVEWAYS (alteration and any painting must be approved by the Ridge HOA Board)**

**LACK OF AUTHORIZED APPROVAL** - Any Ridge homeowner who undertakes replacement, repair or repainting of their driveway without having submitted an architectural application and obtaining Ridge HOA Board approval PRIOR to undertaking the start of such work shall be fined \$500.00. This fine does

not relieve the homeowner from being subject to additional fines for unauthorized work, and it does not count toward the \$5,000.00 fine limitation for daily non-compliance with the Community Rules. This \$500 fine is for having failed to follow the established Ridge HOA process. Once levied, this fine will not be waived. It is each Ridge homeowner's responsibility to fully understand and comply with the Ridge's Community Rules and CC&Rs. Ignorance of Ridge's guiding documents is not a valid excuse. Those documents are provided to new Ridge homeowners at settlement, and can be found on the HOA's website [www.theridge-hoa.com](http://www.theridge-hoa.com).

Driveways shall be maintained in proper condition and appearance. Driveways shall be free of a significant build-up of moss. Driveways with large cracks, broken pieces and/or uneven areas shall be patched or replaced. When repairing cracks and patching pieces, every effort shall be made to match the existing color and texture. Approval of the Board of Directors is required in advance for the replacement or overlay of a driveway, in full or in section. The placing of concrete ramps or curb supplements in the gutter line of a street is in violation of Federal Way City code. The City does not allow any permanent ramps to be placed on City streets. The only ramps the City does allow are temporary and movable ramps that allow storm water to run through them. Solid or concrete ramps will not be approved by the HOA or the City.

#### **FENCING (construction or alterations must be approved by the Ridge HOA Board)**

All fencing actions require the submission of an architectural application and written approval by the Board of Directors PRIOR to proceeding with the installation, replacing, painting or staining of any fence. The maximum fence height allowed in King County is six (6) feet from the ground level. The height and design of the fence should be compatible with the scale and colors of the house. All fencing must be constructed on or within a homeowner's property line. Failure to do so will require the removal and relocation of the fence. The HOA may require the homeowner to obtain a property survey, at the homeowner's expense, prior to approval and construction. (CC&R, Article 10)

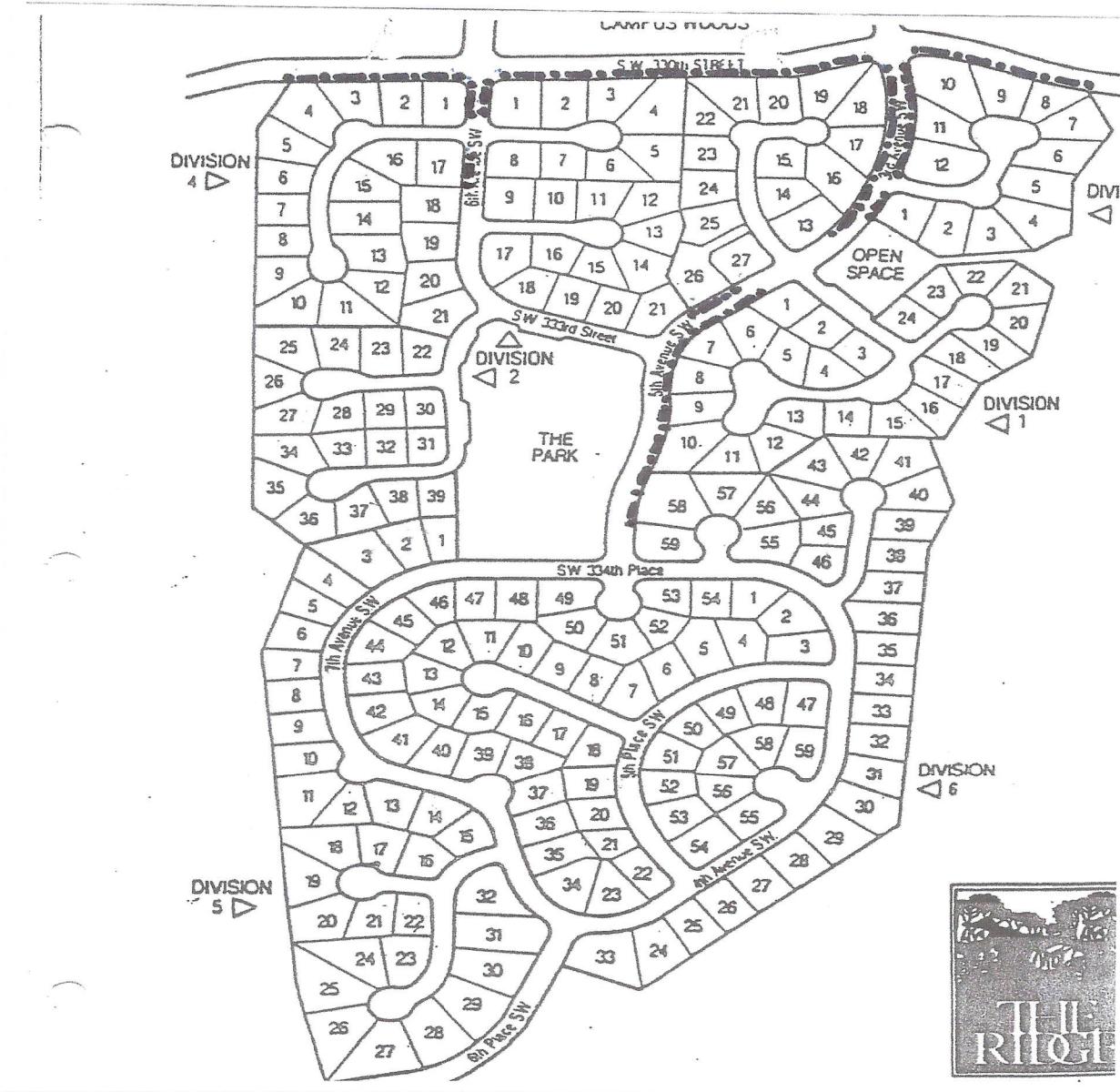
All fences shall be maintained in a clean, upright and complete manner. Broken, leaning and/or mismatched fences (including those being supported or propped up), and fences missing boards, must be repaired or replaced and painted in a timely (45 days from notice) fashion. If fences are to be painted or stained, they must be painted or stained in an earth tone color, and board approval must be obtained prior to the painting or staining.

**COMMON FENCES** are those fences located along SW 330<sup>th</sup> Street, SW 10<sup>th</sup> Avenue, SW 3<sup>rd</sup>, SW 5<sup>th</sup> or SW 6<sup>th</sup> Avenues within The Ridge in Federal Way, WA, that are parallel to street and within twelve (12) feet (as the crow flies) of the inside of the nearest sidewalk. Common Fences are the responsibility of each homeowner with a Common Fence on their property; however, the Association reserves the right to wash and/or repaint the exterior of any Common Fence. If a Common Fence is in need of repair or replacement, the homeowner must take action to repair or replace that Common Fence, at the homeowner's expense. Any damage to weathered or aged Common Fencing which results from the washing or painting by the Association will be the homeowner's responsibility to repair or replace. Not having a matching Common Fence is not acceptable. If a homeowner repairs or replaces a Common Fence, they must repair or replace it in kind (as to match their existing Common Fence), and they must paint the exterior of any Common Fence, at the homeowner's expense, using the HOA approved color and finish for Common Fences in The Ridge.

Any repairs or replacements made to Common Fences shall be painted to match the existing color of the Common Fence within 60 days of completion of the repair or replacement to any fence or post.

Extensions due to inclement weather (the rainy season) may be granted by the Board of Directors upon written request. Common Fences may be stained on the inside of the fence, but their outsides must be painted to match the other Common Fence

**COMMON FENCES** are identified with thick dots and dashes on the map below.



Note - Prior to painting a Common Fence, owners should check with the Ridge's Property Manager to ensure they use the correct paint color and finish. **As of publication of this revision**, the color being used on all Common Fences is Behr Elephant Skin (#5013), with a FLAT finish.

## **GARAGE DOORS**

When replacing garage doors with pre-painted ones, the new doors should match as close as possible the color of either the house's base or trim. If that match is not possible the garage doors shall be white or an off-white color.

## **GARAGE SALES**

One community garage sale will be held each year. The date will be established by the HOA and posted on the website by April 1<sup>st</sup>. In addition to the community garage sale, each homeowner is allowed to have one private garage sale (per house) per year.

## **GARBAGE, YARD WASTE & RECYCLE BINS**

Garbage, refuse or rubbish shall not be deposited or left in common areas or greenbelts, unless placed in a suitable covered container. Trash cans, recycle bins, and yard waste containers **shall not be permitted to remain in view from the street except on the afternoon/evening prior to and the day of trash collection. Containers shall be placed out of sight from the street the same day as pick up.** Refuse shall never be allowed to accumulate on a homeowner's property. (CC&Rs Article 10, Section 8)

## **GREENBELTS & COMMON AREAS**

Greenbelts and parks may not be damaged, altered or littered. No bicycle riding is allowed on common area lawns, greenbelts, or plant beds. Homeowners are responsible for ensuring that their children, guests and tenants understand and comply with this rule.

## **HOLIDAY & SPECIAL OCCASION EXTERIOR DECORATIONS**

All exterior Holiday/Special Occasion decorations must be removed no later than thirty (30) days after the Holiday/Special Occasion. Decorative lighting is allowed.

## **LANDSCAPING**

Each homeowner, at their expense, shall promptly and continuously maintain, repair and restore their lot (including their yard and landscaping). The Ridge maintains a high pride of ownership, which in turn is reflected in the values of our properties. The mowing and weeding of yards shall be done in a manner which maintains a manicured/well-groomed appearance. Any changes or additions to the landscape, including but not limited to, patios, decks, walls, and landscape art(including those represented by figures or symbols) require PRIOR approval of the Board of Directors prior to installation.(CC&Rs Article 7, Section 2)

## **YARDS:**

Any grass on lawns visible from the front of a Ridge house just be maintained such that it is mowed to within 6" and be free of weed and moss. Keeping weeds and moss to a minimum is a challenge in the Northwest; hence, moss may accumulate during late fall and winter months. By the first (1) day of April, homeowner shall have attended to the removal of moss and weeds from their lawns, flower beds, mulched and rocked areas. Grass is allowed to go dormant during the summer dry season; however, if the grass dies it is the homeowner's responsibility to reseed all bare areas that fall. If notified by the HOA (or its property manager), the homeowner will have SEVEN (7) DAYS to remedy their situation before a fine notice is sent. The notice will include a precise date upon which a fine of \$50/day will be levied until the situation is remedied. The HOA does not seek to profit from fines levied against homeowners, and will work with any homeowner that has extenuating circumstances; however, it is the HOA's responsibility to ensure that Ridge houses are maintained with a high pride of ownership.

### **TREES and SHRUBS**

All trees and shrubs shall be trimmed back so that they do not grow onto or over any Ridge sidewalk or curb line. Trees also need to be trimmed so that no branches or limbs overhang sidewalks or curb lines by less than 8' in height. Any dead or dying tree or shrub shall be removed immediately whether in the front, side or back yard. When planting trees, shrubs, flowers or ground cover, consideration should be given to their growth patterns. They should be planted as to avoid eventual overhang onto sidewalks, curb lines, obstructing street lighting and street signs, and encroaching over or onto neighbor's yards.

### **LEASE RESTRICTIONS**

As the owner of a house within The Ridge, be aware that no lot or living unit may be leased or rented by any party for a period of fewer than thirty (30) days, nor shall less than the whole of any lot or living unit be leased or rented. If you lease your house, as the owner, you are responsible for any violations and penalties incurred by your tenant.

### **MAINTENANCE RESPONSIBILITY**

Each owner, at the Owner's expense, shall promptly and continuously maintain, repair and restore their property, including the yard and landscaping, fences, the house, the driveway, the appearance of painted surfaces and other improvements located thereon, in a well maintained, clean, attractive, safe and sanitary condition and in full compliance with all applicable governmental laws, rules and regulations and the provisions of the CC&Rs, and these Community Rules. (CC&Rs Article 7, Section 2)

### **MOWING & OPERATING OTHER MECHANICAL EQUIPMENT**

Mowing, edging, weed-whacking of yards, and any other activity that produces noise from mechanical equipment, shall not be done prior to 9AM on weekends and 8AM on weekdays, or after 5PM on weekends or 7PM on weekdays, as to allow neighbors to enjoy their back yard patios in the relative quiet of the evening.

### **NUISANCES PROHIBITED**

Nuisances and offensive activity shall not be permitted to exist or operate upon any lot or house. Violations of King County Noise Ordinance (i.e. loud music, loud cars, barking dogs, fireworks, etc.) should be reported to the Federal Way Police Department. (CC&Rs Article 10, Section 4)

### **PAINTING (must be approved by the Ridge HOA Board)**

**LACK OF AUTHORIZED APPROVAL** - Any Ridge homeowner who undertakes the painting of their house's siding, stucco, trim, driveway, shed, fence or other permanent areas without having submitted a Painting Application and obtaining Ridge HOA Board approval PRIOR to undertaking the start of such work shall be fined \$500.00. This fine does not relieve the homeowner from being subject to additional fines for unauthorized work, and it does not count toward the \$5,000.00 fine limitation for daily non-compliance with the Community Rules. This \$500 fine is for having failed to follow the established Ridge HOA process. Once levied, this fine will not be waived. It is each Ridge homeowner's responsibility to fully understand and comply with the Ridge's Community Rules and CC&Rs. Ignorance of Ridge's guiding documents is not a valid excuse. Those documents are provided to new Ridge homeowners at settlement, and can be found on the HOA's website [www.theridge-hoa.com](http://www.theridge-hoa.com).

**ALL PAINT PROJECTS, whether painting the EXISTING COLOR or a NEW COLOR, MUST HAVE PRIOR APPROVAL by the HOA.**

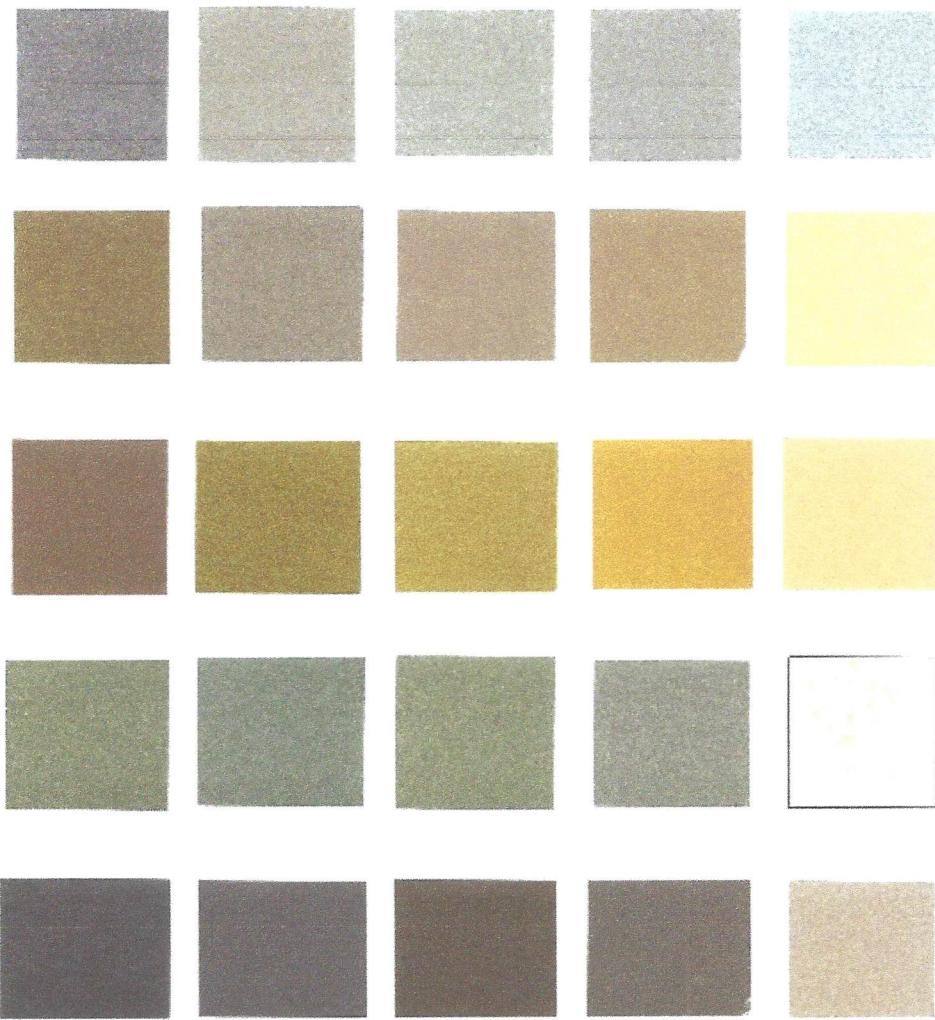
**PRIOR to painting**, homeowners must submit, as part of the Ridge Painting Application, the proposed colors of all exterior surfaces, including samples of the actual colors to be used. Also **PRIOR to approval**, samples of each color to be used shall be painted on each type of surface. Each surface of the base (siding, stucco, concrete, etc.) shall have a painted sample of at least 24" by 24" (4SQFT). Trim and doors will have a painted sample of 12" (1FT) at least in length. These samples will be reviewed by the HOA as part of the approval process.

Any exterior repainting of a house, trim, driveway, fence, deck, roof or any other permanent fixture must be approved in writing by the Ridge HOA Board **PRIOR** to the start of any work. **This requirement is in place regardless of whether the new paint is the same as the exiting color** or it is a new color. The color of paints and stains should be compatible with the color of the majority of other houses in The Ridge. Color chips of proposed paints and stains should be submitted as part of the Painting Application. Painting Application forms can be found at [www.theridge-hoa.com](http://www.theridge-hoa.com).

No Ridge house shall be painted more than three (3) different colors. Base, trim and doors (excluding garage doors) and shutters may be of varying colors, provided that they do not exceed a total of three (3). Garage doors must match the color of the house's base or trim and can be painted only a single color. In no case will garage doors be allowed to have their panels form a checkerboard pattern. The house's base color must be painted with a flat, eggshell or satin paint. Gloss, semi-gloss and high-gloss paint shall only be used on trim, doors and shutter surfaces. Again, all surfaces to be painted, including any front door, must be identified in the Painting Application, must have samples painted and must receive HOA approval **PRIOR** to the start of painting.

**Paint Color Palette:** Homeowners should use the following paint color palette as a guide when choosing their proposed paint colors. This palette should be thought of as examples of colors that will most likely be approved. These colors are not meant to serve as the exact colors or the only colors that will be approved, but rather as a guide to the range of colors that are acceptable. **The Ridge HOA allows muted earth tones**, and while the palette serves as a starting point for any repainting, any painting without **PRIOR** HOA approval will be subject to the aforementioned fine. If your set of these Community Rules is in black and white, you should go to the Ridge's website at [www.theridge-hoa.com](http://www.theridge-hoa.com) and find the Painting Color Palette (Ridge Guidelines for Approved Paint Colors). This color palette can be significantly distorted by computer monitors, printers and other electronic devices, so be sure to follow the process detailed above. **TO BE CLEAR, NO BOLD OR BRIGHT COLORS** such as red, green, blue, yellow, orange, purple, pink or lavender will not be approved and **ARE NOT TO BE USED WHEN PAINTING ANY EXTERIOR SURFACES** in the Ridge.

# The Ridge Guidelines for Approved Paint Colors



---

Should a Ridge homeowner paint their house, either base (siding or stucco), trim, doors (front, rear, side or garage) shutters, shed, deck, driveway or any other permanent fixture with a non-approved color, that

homeowner will be subject to a \$50/day fine, for which the \$5,000.00 fine limit does not apply, until repainted with a HOA approved color.

### **PARKING**

No oversized trucks, commercial vehicles, or trucks with ladders are permitted to be parked overnight or on a daily basis on driveways within The Ridge. Commercial vehicles shall only be allowed to park in Ridge driveways while actually performing work. Inoperable or severely damaged vehicles shall not remain in a driveway for more than one week. Inoperable vehicles and severely damaged should be towed away or moved into a garage. No vehicles shall be parked on unpaved surfaces or be parked as to block access to mailboxes or sidewalks. No trailers, storage containers or construction waste containers shall remain in a driveway or cul de sac for more than forty-eight hours without PRIOR approval of the Ridge HOA Board. (CC&Rs Article 10, Section 10) See the Recreation Vehicles section below for other parking restrictions.

### **PARKS & SPORTS COURTS**

Parks may be used by residents from dawn to dark. The pavilion in the Big Park may be used after dark, provided those using the pavilion do not make noise that can be heard by the neighboring houses. Parks use by residents is on a first come basis, unless the resident has reserved it for a private use. Reservations are made through the Ridge's property management firm, for which a partially refundable usage fee and clean-up is required. Any damage caused which exceeds the amount of the total fee will be charged to the reserving homeowner. Reservations for HOA sponsored events do not require a fee.

The following rules apply to the Big Park's Sports Courts, which also are closed at dark:

**TENNIS COURT** - The Tennis Court is exclusively for tennis and pickleball play by residents, who may bring non-resident guests, provided they remain accompanied by a resident for the duration of their play. If other players are waiting, play shall be limited to one (1) hour. Any other activity on the tennis court requires the prior approval of the Board, and may require a usage fee and security deposit. Noise on the court shall be held to a level as not to disturb residents beyond the area of the court.

**BASKETBALL COURT** - The Basketball Court is for the exclusive use by basketball players, unless volleyball poles are in place, in which case the court can be used by volleyball players. Noise on the court shall be held to a level as not to disturb residents beyond the area of the court.

### **PETS**

No animal, livestock, or poultry of any kind shall be raised, bred, or kept, with the exception of dogs, cats or other conventional household pets, provided that they are not kept, bred or maintained for any commercial purposes. All pets must be on a leash whenever they are off their owner's property. In addition, the owner is responsible for immediate clean-up of their pet's waste (whether that be on common property of The Ridge or on another Homeowner's property.) Dog owners shall not leave any continually barking dog(s) outdoors. (CC&Rs Article 10, Section 5)

### **RECREATION AND PLAY EQUIPMENT**

Play equipment (other than portable basketball standards) can only be placed in back yards.

## **RECREATION VEHICLES**

Any form of Recreation Vehicle (i.e. motor homes, trailers, campers, boats, junk vehicles, boat trailers, jet skis, etc.) that are kept in The Ridge for more than forth-eight (48) hours must be parked or stored in a garage. Special consideration may be given to visiting motor homes with PRIOR notice and approval of the Ridge HOA Board. (CC&Rs Article 10, Section 10)

## **RENTAL OF RIDGE HOUSES**

Any homeowner that elects to rent their home must inform the HOA (through the Ridge's property manager) that they have rented their house at the time of initial rental and any subsequent rental or renewal. They must provide the physical address, email address and phone number where they (the owner) can be reached in the event that their rental house (or renters) violates Ridge Community Rules. The homeowner shall provide the HOA with the name(s), email address(es) and phone number(s) of the primary renter(s), and any subsequent renter(s), in case there is an emergency and they need to be contacted.

Any homeowner that rents their house shall provide a copy of the Ridge Community Rules to their initial renter(s), and any subsequent renter(s), as it is the homeowners' responsibility that their tenants abide by the Ridge Community Rules.

## **ROOFING**

**LACK OF AUTHORIZED APPROVAL** - Any Ridge homeowner who undertakes the reconstruction or alteration of their roof without having submitted Roofing Application and obtaining Ridge HOA Board approval PRIOR to undertaking the start of such work shall be fined \$500.00. This fine does not relieve the homeowner from being subject to additional fines for unauthorized work, and it does not count toward the \$5,000.00 fine limitation for daily non-compliance with the Community Rules. This \$500 fine is for having failed to follow the established Ridge HOA process. Once levied, this fine will not be waived. It is each Ridge homeowner's responsibility to fully understand and comply with the Ridge's Community Rules and CC&Rs. Ignorance of Ridge's guiding documents is not a valid excuse. Those documents are provided to new Ridge homeowners at settlement, and can be found on the HOA's website [www.theridge-hoa.com](http://www.theridge-hoa.com).

The Ridge Roofing Policy requires that any roof replacement meet minimum standards for weight, color and appearance. These standards, along with a Roofing Application, can be found at [www.theridge-hoa.com](http://www.theridge-hoa.com). (CC&Rs Article 10, Section 2)

## **SIGNS**

No signs shall be displayed in public view on any lot or house, with the exception of one professional real estate sign advertising the house for sale or rent, or election campaign signs, which may be placed starting six (6) weeks prior to the election and are to be removed the day following the election. (CC&Rs Article 10, Section 6)

### **WILDLIFE**

For the safety of all, do not feed any wildlife as it encourages other wildlife, such as rodents and other vermin, which could endanger pets, children or yourself.

### **CONCLUSION**

The Ridge is a desirable and appreciated neighborhood. The Association wishes to thank you for complying with the CC&Rs and these Community Rules so that we can maintain our reputation for quality. If you have any questions, please contact the Board of Directors or our property manager.

Adopted: June 7, 2023

Effective Date: July 7, 2023