

## Pine Ridge Good Neighbor Policy

It is the intention of the following guidelines to aid the growth of the Pine Ridge Community Association and to help bring forth mutual respect of our neighbors. Neighbors shall be mindful and respectful of mutual rights as outlined in our community's: By-Laws; Rules and Regulations; Policy and Procedures; Schedule "A"; as well as, other applicable local, state and/or federal laws.

In addition, each Property owner **shall**:

- 1) Keep their lot/property in a reasonably clean fashion.
- 2) Lots with homes built on them shall take care as to maintain their property with reasonable care, so as not to "devalue" the surrounding properties.
- 3) Where lawns have been established, as well as properties with "natural growth", the property owner shall take care as not to let the property become overgrown and unsightly.
- 4) Storage Sheds that are erected or installed are not permitted to be "unfinished". Sheds must either be pre-fabricated, or if built by the homeowner (or contracted to be built for the homeowner), the shed must be painted or stained to match the home in similar fashion and color, or sided with vinyl or aluminum siding. Roofs must be covered with proper roofing materials such as shingles or metal roofs.
- 5) It is not permitted to store more than one vehicle that is: "not in operating condition"; uninsured; and/or not inspected. Only one properly stored car per property may be allowed. No undeveloped lot may be used for storage of any vehicles. Any stored vehicle shall be stored with a proper "car cover". Tarps are not acceptable.
- 6) Garbage shall not be put-out until the day of collection. Homeowners shall make all reasonable efforts to put all household refuse in proper garbage containers (this does not refer to plastic bags, but "can" type receptacles). Garbage receptacles shall not be left-out in front of homes more than 24 hours after garbage collection. Excessive refuse may not be stored on a homeowner's property where it may cause an "eye sore" or public health or safety hazard. Should household garbage be knocked-over or dragged-out of containers (or garbage bags) from an owner's property, it is the responsibility of the homeowner to properly clean-up the refuse within 12 hours of the incident.
- 7) Reasonable care shall be taken with the operating of machines and stereo systems, so as not to disturb neighbors. It is understood that a homeowner may have an "event" or party when they may be entertaining – which shall be taken into consideration should a situation arise regarding a complaint filed with Public Safety. Any noise complaints will follow the established time/hour of the day limits for operating machines or other noise complaints when it is mandated that noise must be minimal.
- 8) Laundry lines may not be visible from the front of homes, or toward any road. Laundry lines must be cleared within 8 hours after the laundry is put-out to line dry.

9) Windows in homes that a property owner wishes to cover, may not be covered by using Bed Sheets or Towels.

10) The use of portable basketball backboards will be allowed, but must be removed from the 10 (ten foot) right-of-way during the winter months to allow for snow removal. Portable backboards must also be removed if requested by the Pine Ridge Community Association, or by a utility company to perform maintenance work

If a complaint is filed against a neighbor or fellow member under these guidelines, the offending member will first receive a written notice to resolve the stated problem (except for Item # 7, when Public Safety shall respond during a noise complaint). If the complaint is not resolved, the offending member shall receive a Public Nuisance assessment. The First Offense shall be a \$100.00 assessment. Second Notification shall be a \$200.00 assessment. After the Second Notification, there will be an additional daily assessment of \$25.00 per day until the situation is resolved.

Regarding Item # 6: Should the homeowner not clean-up the property, the assessment shall be considered littering, with a fine of \$500.00, and a \$50.00 daily assessment thereafter. If refuse is not cleaned-up within 5 business days, the Board of Pine Ridge, or the Community Manager (office manager) may request that the Maintenance Department clean-up the refuse at the property owner's expense, which will consist of the original assessment, plus \$250.00, plus an additional \$30.00 charge per man hour, until the clean-up job is completed. Should this occur, the Grievance Committee will not accept any appeal to reduce the \$250.00 clean-up fee. However, the Grievance Committee will be required to hear an appeal on the original assessment.

Regarding Item # 7 - Noise complaint: The homeowner shall be notified by Public Safety that a complaint has been filed. Should the noise complaint be unresolved after notification by Public Safety and/or a Pine Ridge Board Member, a \$100.00 assessment shall be filed against the property owner. Should additional complaints be filed and the situation is not resolved, each additional complaint investigated by Public Safety and/or a Pine Ridge Board member shall require an additional \$200.00 assessment per incident. The offending member shall have the right to appeal an assessment through the Grievance Procedure.

**Adopted by the Board of Directors - July 19, 2008  
(Revised - July 28, 2008)**