

NEIGHBORHOOD WATCH

For those of you that are new to our Ridgeline Homes Community I would like to start by saying, WELCOME!!!

I am sure that you have noticed the "Neighborhood Watch" signs posted within our community. We have been part of the Madera County "Neighborhood Watch" program for the past several years now.

Even though we have had very little crime take place within our community, it is still important to watch out for one another and this is where "Neighborhood Watch" is involved.

For new comers to Ridgeline Homes and for those that have been a part of our community for many years, it is important to get to know your neighbors. A great way to get to know your neighbors and your Board of Directors is to attend our Monthly Homeowners Meetings and our Annual Community Barbeque which usually takes place in late September or early October. If all else fails, knock on your neighbor's door and introduce yourself.

Looking out for your neighbors best interest is the way that "Neighborhood Watch" works best.

There are many things that you can do to help protect your homes while you are away, but the best way to protect your home is to have a neighbor or friend paying attention to what is going on in and around your home and taking action as necessary.

We have had the Madera County Sheriff's Department come to Ridgeline to explain how "Neighborhood Watch" works and how YOU can reduce crime.

Our "Neighborhood Watch" committee is made up of Chuck and Diane Emrick who oversee our "Neighborhood Watch" program, keep in touch with Madera County and are the Street Captains for Saddleback Road (West) - Big Pine Trail and Foxboro Court, Larry and Judy Capsel who are the Street Captains for Smoke Tree Trail, Sue Ridenour who is Street Captain for Saddleback Road (East) and Donna Wolfe who is Street Captain for Road 222 (West).

Anyone seeing any suspicious activity in our community should call the Sheriff's Department as your first step, next would be to contact your closest Street Captain or a Board of Director Member and call our Property Manager Jarrett Sagouspe with Sagouspe Management, Inc.

If you would like to become a Street Captain or get involved with "Neighborhood Watch" in any way, contact Chuck or Diane Emrick at (559) 907-6857

OTHER CONTACT PHONE NUMBERS

SHERIFF'S DEPARTMENT (559) 642-3201 Larry and Judy Capsel (559) 642-3056,
Sue Ridenour (559) 683-4728, Donna Wolfe (559) 641-5947

Owners Maintenance and Repair Policy

(Policy Adopted by Ridgeline Board of Directors 2/12/2011)

The purpose of this policy is to define the Owner's responsibility for maintenance and repair of their property. It is a mutually beneficial goal for every home within Ridgeline to be kept in a condition that will cause each resident to be proud to live in such a community and to maintain good property values.

Annual Home Inspections

- A. **Frequency**: Every home in Ridgeline will be inspected every October by two Board Members and the Property Manager working as a team.
- B. **Paint**: Every home will be inspected for worn or peeling paint on all exterior surfaces including the decks, railings, trim and the siding of the homes.
- C. **Fire Safety**: Chimneys will be inspected to determine if a spark arrestor appears to be visible and in place from the ground. Fireplaces that are used frequently should be cleaned annually by a qualified chimney sweep at which time; the spark arrestor should be inspected as well.
- D. **Structural Integrity**: A cursory inspection of decks, steps, rails and wooden access walkways will be done to give each owner an alert that they will need to have a licensed inspector or contractor inspect these areas as a matter of safety. The Board/Manager inspection does not relieve the Owner of their responsibility to inspect their own decks, steps and rails on a regular basis.
- E. **Damage**: Every home will be inspected for damaged decks, railings, trim, siding and walkways from among other things. ***Woodpecker damage.**

*Woodpecker caused damage: When a home is inspected at the annual home inspection and the Owner is informed of Woodpecker damage that warrants repair, then the owner is obligated to repair the damage. If, after the Woodpecker damage has been repaired and the subsequent inspection of the completed repair clears that issue and Woodpeckers cause damage afterward, then the Owner will not be obligated to repair the new damage until the Owner is informed of the need to repair after the next annual inspection.

Annual Home Inspection Reports

- A. **Notification of Homeowner**: Every home will receive notification of the results of the annual inspection *after the October Inspection.*
 - 1. **Compliance Letter**: Homes that are found to be in compliance with will receive a letter certifying that as of the date of the inspection, their home was in compliance.
 - 2. **Non-Compliance Letter**: Homes that are found not to be in compliance with this policy will receive a letter with a narrative of the particular areas that are not in compliance. Photographs will be taken of an example of the area(s). Photographs may not include all of the area described in the narrative. The Owner is responsible for the whole house repair and maintenance. *A reminder letter will be sent in March of the following year to homes that were NOT in compliance the previous October.*
- B. **Repair/Maintenance Deadline**: All repairs or maintenance issues noted must be completed by the first September 30th following the October Annual Home inspection report.

1. **Repair/Maintenance Compliance:** The architectural committee or the property manager must be notified either in writing, email or telephone when the repairs are completed. The repairs will be inspected and if found to be in satisfactory repair/maintenance, a letter will be issued that the home is now in compliance.
2. **Repair/Maintenance Non-Compliance:** If all repairs or maintenance issues are not repaired and maintained by the September 30th deadline, then monetary fine will be imposed until the repair and maintenance issue is corrected.

If the Owner is unable to complete the repairs/maintenance noted prior to the September 30th deadline and notifies the architectural committee or the property manager in writing prior to the deadline, then the Board of Directors will make a decision on a case by case basis as whether or not to impose a fine. Note: *The Owner will know a year ahead of time of the repairs/maintenance needed to comply with this policy. Procrastination is not a valid reason for the waiver of a monetary fine. The Owner will need to provide documentation of efforts to comply with this policy and logical reasons for failure to comply.*

- C. **Monetary Fine:** Owners that have not complied with this policy will be subject to monetary fine of \$50.00 per month until the repairs/maintenance has been completed.
- D. **Inspection review with Owner:** After having received their Annual Inspection notification letter, an Owner may request that they personally be shown the area of the unit that is not in compliance. That Owner must contact the Architectural committee or the Property Manager in writing, by email or telephone within 21 days of the date of the Annual Inspection notification to schedule a joint Owner/Board Member/Manager inspection. The Owner will be shown the area of the unit not in compliance. If the Owner does not agree with the findings as shown by this team, then the Owner may appeal the findings of the team to the Board of Directors. The Board of Directors decision regarding the repair/maintenance issue will be final.

If you have any questions about this policy, contact a Board Member or the Property Manager. You may also write to:

**Ridgeline Homeowners Association
PO Box 2231
Los Banos, CA 93635**

ATTENTION ALL RIDGELINE HOMEOWNERS AND RENTERS

ONGOING CONCERNS WITH PET OWNERS

Many of our Homeowners and Renters have expressed concern over the increasing amount of "Dog Poop" that is being left by Pet Owners while they are walking their Dogs in our Ridgeline Homes Community. Dogs not on a leash has also a concern for many Homeowners and Renters.

Your Board of Directors has been asked to address these concerns and implement a solution.

The concern with "Dog Poop" and the "Dog Leash Policy" have been mentioned in the Ridgeline Reporter for the past couple of years, but the concerns continue. We have had a Pet Policy here at Ridgeline Homes for several years.

Effective January 15, 2016, anyone caught **NOT** picking up after their pet, or a dog not on a leash will be given a written notice. Any following infractions of these rules will result in a \$50 fine. *(The Homeowner on record will receive the warning notice and any fines will be added to their Homeowners dues).* **HOMEOWNERS ARE RESPONSIBLE FOR THOSE RENTING THEIR HOMES.**

Your Board of Directors hope that all our pet owners will do their share to keep Ridgeline Homes free of Dog Poop and safe with all dogs on leashes so that everyone can enjoy our beautiful Community.

Thanks in advance for your willingness to comply with the "Pet Policy".

3/1/2017 DATE

GLENN DAVIS (BOARD PRESIDENT)

JARRETT SAGOUSPE (PROPERTY MANAGER)

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01/09/2016 (Date)

Glenn Davis (Board President)

Joe Topper (Property Manager)

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RIDGELINE HOMEOWNERS ASSOCIATION RULES

(Revised September 2011)

1. PETS ARE ALLOWED ONLY IF PERMITTED BY PROPERTY OWNER. PETS MUST BE LEASHED WHEN OUTSIDE OF THE HOUSE AND ANIMAL WASTE MUST BE REMOVED IMMEDIATELY WHEN THE PET IS BEING WALKED. THERE MUST BE NO ANIMAL WASTE LEFT ON RIDGELINE COMMON AREA. THIS APPLIES TO PET AREAS AS WELL. (4.05. Animals)
2. NO EXTERIOR DRYING OF CLOTHES, BEDDING OR BEACH TOWELS IS ALLOWED UNLESS DRYING IS DONE ON THE RESIDENTS HOUSE DECK AND THEN FOR NO MORE THAN A TWELVE (12) HOUR PERIOD. WHEN POSSIBLE, POSITION DRYING ARTICLES SO THAT THEY ARE NOT VISIBLE FROM THE STREET. (4.13. Clotheslines)
3. WHEN FIREPLACE ASHES OR COALS ARE COLD, THEY ARE TO BE DEPOSITED IN SPECIAL CONTAINERS PROVIDED BY TRASH DUMPSTERS. (**ASHES OR COALS ARE NEVER TO BE DUMPED ON RIDGELINE GROUNDS**). (4.06. Trash; Storage of Materials)
4. FREE STANDING BASKETBALL HOOPS OR OTHER FIXED SPORTS EQUIPMENT SHALL NOT BE ATTACHED TO THE EXTERIOR OF ANY HOME OR GARAGE IN RIDGELINE. SKATEBOARDING IS NOT ALLOWED IN PARKING AREAS OR ON STREETS FOR EVERYONES SAFETY. (4.17. Sports Fixtures, 4.18. Nuisances)
5. IN-HOME COMMERCIAL BUSINESSES ARE NOT PERMITTED IN RIDGELINE. (4.01 Use of Lots)
6. RESIDENTS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN YARD CUTTINGS AND PLANT TRIMMINGS, INCLUDING CHRISTMAS TREES. ALL ITEMS PLACED IN DUMPSTERS MUST BE NO LONGER THAN 4 FEET IN LENGTH. (4.06. Trash; Storage of Materials)
7. HOMEOWNERS MUST APPLY TO RIDGELINE COMMON AREA COMMITTEE AND GAIN RHOA BOARD APPROVAL PRIOR TO REMOVING TREES LOCATED ON OWNERS PROPERTY. TREES LOCATED ON COMMON AREA ARE NEVER TO BE REMOVED BY HOME OWNERS. (4.12. Trees)
8. TRASH SHOULD BE PLACED IN BAGS AND DEPOSITED IN DUMPSTERS. **IF YOUR TRASH WILL NOT FIT IN THE DUMPSTER AND/OR ALLOW THE LID TO CLOSE COMPLETELY, THEN FIND ANOTHER DUMPSTER.** AT NO TIME MUST TRASH BE ALLOWED TO ACCUMULATE WITHIN VIEW OF THE PUBLIC. FLATTEN ALL BOXES THAT ARE PLACED IN DUMPSTERS. DO NOT ABANDON FURNITURE NEXT TO DUMPSTERS. (4.06. Trash; Storage of Materials)
9. **AT NO TIME** WILL EXCESSIVE NOISE OR NOXIOUS ACTIVITY BE ALLOWED IN RIDGELINE. (NOISE OR ACTIVITIES WHICH DISRUPT NEIGHBORS - NO EXCEPTIONS - SHERIFF'S DEPARTMENT WILL BE CALLED WHEN NECESSARY). (4.18. Nuisances)
10. FIREWOOD SHOULD BE STACKED NEATLY. (4.06. Trash; Storage of Materials)
11. THE POSTED SPEED LIMIT OF **15 MILES PER HOUR** SHALL BE OBSERVED AT ALL TIMES IN RIDGELINE. (7.01. Adoption of Rules)

12. **PARK ONLY IN THE CARPORT SPACE THAT IS ASSIGNED TO YOUR HOME.** ALL VEHICLES PARKED IN RIDGELINE MUST FIT IN THE PARKING SPACE IN WHICH THEY ARE PARKED AND MUST NOT IMPEDE EMERGENCY EQUIPMENT. (3.04. Parking/Garages, 4.02. Vehicle Restrictions as amended 05/02/1995)
13. UN-LICENSED OFF-ROAD VEHICLES OR VEHICLES WITH EXPIRED REGISTRATIONS ARE NOT ALLOWED ON ANY RIDGELINE ROAD, PARKING SPACE, DRIVEWAY OR ON COMMON AREA. (4.02. Vehicle Restrictions as amended 5/2/1995)
14. RECREATIONAL VEHICLE STORAGE SPACE IN THE RV YARD IS FOR OWNERS AND RESIDENTS ONLY. **CONTACT PROPERTY MANAGER BEFORE PUTTING ANYTHING INTO THE RV YARD.** (4.03 Garages and Parking)
15. RECREATIONAL VEHICLES AND TRAILERS ON RIDGELINE PROPERTY ARE NEVER TO BE USED AS TEMPORARY OR PERMANENT RESIDENCES. (4.09. Temporary Residence)
16. BOATS, JET-SKIS AND TRAILERS MAY BE PARKED IN PARKING SPACES OUTSIDE OF THE RV YARD BETWEEN MAY 1ST AND SEPTEMBER 30TH ONLY. ALL TRAILERS MUST BE IDENTIFIED WITH THE OWNERS SPACE NUMBER OR NAME. NO COMMERCIAL VEHICLE OR TRUCKS LARGER THAN A STANDARD PICK-UP TRUCK SHALL REMAIN UPON ANY AREA OF RIDGELINE. MOVING VANS AND DELIVERY TRUCKS ARE ALLOWED ONLY DURING MOVING PERSONAL BELONGINGS OR DELIVERING PACKAGES. (4.02. Vehicle Restrictions as amended 5/2/95, & 7.01 Adoption of Rules)
17. NO HOMES IN RIDGELINE MAY BE USED AS "VACATION RENTALS". (MINIMUM LENGTH OF RENTING IS 30 DAYS WITH A SIGNED CONTRACT ON FILE WITH PROPERTY MANAGER OF RIDGELINE HOMES). (4.07 Right to Lease)
18. ALL HOMES **MUST** GET APPROVAL OF COLORS BY THE ARCHITECTURAL COMMITTEE BEFORE RE-PAINTING THEIR HOMES - NO EXCEPTIONS - (APPROVED COLOR SAMPLES ARE AVAILABLE FROM ARCHITECTURAL COMMITTEE). (4.08. Architectural Approval)
19. WHEN PARKING ON ANY ROAD THROUGHOUT THE RIDGELINE COMPLEX, THE VEHICLE MUST BE FACING THE SAME DIRECTION AS THE FLOW OF TRAFFIC (EXCEPT MARKED DESIGNATED PARKING SPACES). (PARK ONLY IN DESIGNATED PARKING SPACES DURING WINTER MONTHS TO ALLOW FOR SNOW REMOVAL EQUIPMENT). (3.04. Parking and Garages)
20. IT IS THE HOMEOWNERS RESPONSIBILITY THAT ANYONE IN THEIR HOME UNDERSTAND THE ABOVE RULES AND REGULATIONS AND ABIDE BY THEM. (PROPERTY MANAGERS AND HOMEOWNERS THAT RENT **MUST** GIVE A COPY OF THESE RULES AND REGULATIONS TO THE RENTER). (SEE #17 ABOVE ABOUT RENTING YOUR HOME.)

Adopted by unanimous consent of the Board of Directors at the September, 2011.

If you have any questions concerning these Rules and Regulations, please contact Sagousse Management, Inc. (Property Manager) or a Board of Directors Member and they will be happy to answer any questions you may have. Copies of the Ridgeline C.C. & R.'s are available upon request from the Ridgeline Homeowners Association Property Manager.

RECREATIONAL VEHICLE STORAGE AREA RULES

(Revised August 2017)

STORAGE FEE: \$120.00 per year - October 1st thru September 30th

- 1. PARKING OF ALL RECREATIONAL VEHICLES IS ON A FIRST-COME BASIS AND ARE TO BE REGISTERED WITH RIDGELINE HOA'S PROPERTY MANAGER AT (209) 769-7562. THE HOMEOWNER'S NAME, PHONE NUMBER AND LOT NUMBER IS REQUIRED IN CASE OF AN EMERGENCY.**
- 2. A HOMEOWNER OR THEIR DESIGNATED RENTER IS ALLOWED ONLY ONE SPACE FOR STORAGE OF THEIR RECREATIONAL VEHICLE IN THIS STORAGE AREA.**
- 3. A STORAGE SPACE CAN ONLY BE RENTED IF THE HOMEOWNER IS CURRENT ON THEIR HOA DUES (INCLUDING ANY OUTSTANDING FINES). IF THEIR DUES BECOME DELINQUENT, THE HOMEOWNER WILL BE REQUIRED TO REMOVE THEIR RECREATIONAL VEHICLE FROM THE RV AREA (AT OWNER'S EXPENSE) AND NO REFUND OF THE STORAGE FEE WILL BE RETURNED TO THE HOMEOWNER.**
- 4. ALL RECREATIONAL VEHICLES MUST BE KEPT CLEAN, HAVE NO STANDING WATER IN BOATS OR ON TARPS, AND HAVE INFLATED TIRES AT ALL TIMES. THE RV'S ARE TO BE IN WORKING ORDER AND COVERS ARE TO BE IN GOOD CONDITION. NO REFUND OF THE STORAGE FEE WILL BE RETURNED TO THE HOMEOWNER IF THESE RULES ARE NOT FOLLOWED.**
- 5. ALL RECREATIONAL VEHICLES MUST HAVE CURRENT REGISTRATION TAGS WITH PROOF SUPPLIED TO THE PROPERTY MANAGER.**
- 6. NO RECREATIONAL VEHICLE MAY TAKE UP MORE THAN ONE SPACE.**
- 7. ALL RECREATIONAL VEHICLES MAY BE PARKED IN A PARKING SPACE OR CARPORT +AREA WITHIN RIDGELINE AFTER MAY 1ST AND PRIOR TO SEPTEMBER 30TH OF EACH CALENDAR YEAR.**
- 8. ALL RECREATIONAL VEHICLES MUST BE REMOVED FROM ALL CARPORTS AND OPEN PARKING SPACES AFTER SEPTEMBER 30TH.**
- 9. VEHICLES IN VIOLATION OF RHOA C.C.&R.'S (SECTION 4.02 AND 4.03, AMENDED MAY 3, 1995) OR ANY OF THESE POSTED RULES WILL BE SUBJECT TO THE REMOVAL FROM THE RV LOT.**
- 10. STORAGE OF RECREATIONAL VEHICLES IS AT YOUR OWN RISK. RHOA IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY ACCIDENTAL DAMAGE, VANDALISM OR ACTS OF GOD OR NATURE.**

**SIGNED: RIDGELINE HOMEOWNERS ASSOCIATION, BOARD OF DIRECTORS
FOR INFORMATION CALL: JARRETT SAGOUSPE @ (209)769-7562**

ATTENTION RIDGELINE HOMEOWNERS
AND PROPERTY MANAGERS

It has been brought to the attention of your Ridgeline Homeowners Association Board of Directors that homes in our Ridgeline complex are or have been used as "Vacation Rentals".

This practice is in violation of the CC&R's of Ridgeline Homes.

It is very clear in our CC&R's that homes **MAY NOT** be used as "Vacation Rentals". A "Vacation Rental" is a home used as income property being rented for a period of less than 30 days.

You may rent your home here at Ridgeline Homes, but it must be rented for at least a 30 day period with a signed and dated contract on file with the Property Manager of Ridgeline Homes.

If you are the Property Manager of a home in Ridgeline Homes, it is important that our Property Manager has all necessary information about the renters of the home that you are managing on file in his/her office.

The Board of Directors will be enforcing the CC&R's of Ridgeline Homes and will be imposing a fine to anyone who disregards the rule pertaining to renting a home at Ridgeline Homes or violation of any CC&R rules.

Thanks in advance for your cooperation in this matter,

Glenn Davis (President), Clyde Shaffer (Vice President), Larry Sisk (Treasurer), Frank Gaspar (Board Member), Sue Ridenour (Board Member).

Jarrett Sagouspe (Secretary/Property Manager) of Ridgeline Homes

(Contact Jarrett Sagouspe or any Board Member if you have any questions)

RIDGELINE HOMEOWNERS ASSOCIATION: FINE SCHEDULE (2019)

1st Violation: Verbal warning

2nd Violation: Notice with a \$50.00 fine

3rd Violation: Notice with a \$200.00 fine

4th Violation: Notice with a \$300.00 fine

5th Violation: Notice with a \$500.00 fine

6th Violation: Notice with a \$1,000.00 fine

Subsequent Violation: Court Judgment and violator will pay all court costs

Daily fines can be assessed for certain violations until said violations are corrected.

If a homeowner has a repeat offense year after year, the verbal/warning notice can be eliminated and a daily fine will be assessed until the violation has been corrected. (Example: not removing recreational vehicle off of parking area after September 30th).

Regarding yearly inspections by the Architectural Committee: A correction letter will be sent out regarding any repair work needed. Homeowners will have one year from the date of inspection to make all necessary repairs. If at the end of one year the repairs have not been made, a \$500.00 fine will be assessed. An additional monthly fine of \$50.00 per month will also be assessed until all corrective work has been completed.

Homeowners must provide property manager with contact information. Homeowners must provide a copy of the rental agreement and tenant contact information if home is a rental. A \$250.00 fine will be assessed if this information has not been provided with an additional monthly fine of \$100.00 per month until information has been received.

The Property Manager will keep copies of all violation notices for future reference of noncompliance.

Assessment Schedule

1st Quarter: \$240.00 Due - January 1st

2nd Quarter: \$240.00 Due - April 1st

3rd Quarter: \$240.00 Due - July 1st

4th Quarter: \$240.00 Due - October 1st

A late fee of \$50.00 is applied after the 15th of the month in which that quarter's assessment is due. An interest fee of 10% on the assessment balance is incurred at the end of each month after the late fee.

Monetary fines may be assessed for violation of any of the CC&R's and By-Laws of the HOA.

PARKING RULES

(Revised October 2018)

Note: Each home has one assigned carport (if no garage) and one open parking space. If a lot has a garage, they do not have an assigned carport.

1. Each lot with a garage and driveway **MUST** park in their garage first, then use their driveway for parking prior to utilizing an open parking space. Any lot without a driveway may use any open parking space. Homeowners need to use their assigned carport first before an open parking space.
2. Each homeowner shall be entitled to the exclusive use of the driveway serving their garage and shall keep said driveway clean and free of debris.
3. If a vehicle is parked in an open parking space or in a driveway, the vehicle **MUST** be fully operational with current registration and tags.
4. Our community does not have enough open parking spaces for the 114 homes. The open parking spaces are **NOT** to be used as a storage facility. We will be limiting the number of vehicles that are parked on our common area to 2 vehicles per household with an additional vehicle allowed for each additional licensed resident. This will allow the open parking spaces to be used for visitor parking. If a homeowner/tenant has more vehicles they must be parked outside the community.
5. During the summer period (May 1st to September 30) all vehicles, recreational vehicles and trailers parked in an open parking space should not infringe on a neighbor's parking area nor protrude beyond the marked parking space. Also they may not be parked which would cause a safety hazard to the normal flow of traffic.
6. All recreational vehicles and trailers are to be identified with the boat owner's lot number, name and phone number in case the owner needs to be notified of an emergency.
7. All recreational vehicles **MUST** be removed from all carports, driveways and open parking spaces after September 30th.
8. All vehicles **MUST** park in designated parking spaces during winter months (November 1st to April 30th) to allow for snow removal equipment.
9. **VEHICLES IN VIOLATION OF RHOA C.C.&R.'S (SECTIONS 3.04, 4.02 AND 4.03, AMENDED MAY 3, 1995) OR ANY OF THESE POSTED RULES WILL BE SUBJECT TO THE REMOVAL FROM OUR PROPERTY.**

HOME PAINTING POLICY FOR RIDGELINE HOMES

The following policy was written to clarify and define the rules and regulations that are contained in our current C.C.&Rs of Ridgeline Homes.

Beginning March 10, 2012, all homeowners MUST be approved in writing from the Ridgeline Homeowners Association Board of Director's PRIOR to doing ANY painting on their home. You may NOT, as in the past, repaint or touch-up the paint on either the siding or trim of your home without getting written permission, even if you are repainting the same color (*many homes have been painted unapproved colors in the past*).

Approved color samples and combinations will be available through the "architectural committee" of the "Property Manager" on request. (You may submit a color combination to the "architectural committee" for their approval. If approved, the color combination may be added to the list of "approved" colors and combinations for everyone to choose from in the future). *A color or combination may be approved for a home in a specific location and NOT be on the list of approved colors or combinations for everyone to use. This would be done on a home-by-home basis.*

Time to process your request will be 3 weeks or less (*normally about 1 week*).

Painting your home without getting approval will result in a \$1000.00 fine. If you paint your home a color combination that the Board did not approve, you will need to repaint your home an approved color combination and also pay the \$1000.00 fine.

Homes painted prior to March 10, 2012, will NOT be fined or required to repaint their homes with color combinations approved by the Board of Directors. (*ALL painting and touch-ups done after March 10, 2012, must comply with the painting Rules and Regulations listed above*).

This clarification of policy was needed, because some homeowners were NOT following the Ridgeline Homeowners Association C.C.&Rs. The Board of Director's needed a clear and defined policy that would be fair to all Homeowners at Ridgeline Homes.

The Ridgeline Homeowners Association Board of Directors and Property Manager voted on and adopted the above policy on March 10, 2012.

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The purpose of this policy is to define the Owner's responsibility for maintenance and repair of their property. It is a mutually beneficial goal for every home within Ridgeline to be kept in a condition that will cause each resident to be proud to live in such a community and to maintain good property values.

Annual Home Inspections

- A. **Frequency**: Every home in Ridgeline will be inspected every October by two Board Members and the Property Manager working as a team.
- B. **Paint**: Every home will be inspected for worn or peeling paint on all exterior surfaces including the decks, railings, trim and the siding of the homes.
- C. **Fire Safety**: Chimneys will be inspected to determine if a spark arrestor appears to be visible and in place from the ground. Fireplaces that are used frequently should be cleaned annually by a qualified chimney sweep at which time; the spark arrestor should be inspected as well.
- D. **Structural Integrity**: A cursory inspection of decks, steps, rails and wooden access walkways will be done to give each owner an alert that they will need to have a licensed inspector or contractor inspect these areas as a matter of safety. The Board/Manager inspection does not relieve the Owner of their responsibility to inspect their own decks, steps and rails on a regular basis.
- E. **Damage**: Every home will be inspected for damaged decks, railings, trim, siding and walkways from among other things. ***Woodpecker damage.**

*Woodpecker caused damage: When a home is inspected at the annual home inspection and the Owner is informed of Woodpecker damage that warrants repair, then the owner is obligated to repair the damage. If, after the Woodpecker damage has been repaired and the subsequent inspection of the completed repair clears that issue and Woodpeckers cause damage afterward, then the Owner will not be obligated to repair the new damage until the Owner is informed of the need to repair after the next annual inspection.

Annual Home Inspection Reports

- A. **Notification of Homeowner**: Every home will receive notification of the results of the annual inspection *after the October Inspection.*
 - 1. **Compliance Letter**: Homes that are found to be in compliance with will receive a letter certifying that as of the date of the inspection, their home was in compliance.
 - 2. **Non-Compliance Letter**: Homes that are found not to be in compliance with this policy will receive a letter with a narrative of the particular areas that are not in compliance. Photographs will be taken of an example of the area(s). Photographs may not include all of the area described in the narrative. The Owner is responsible for the whole house repair and maintenance. *A reminder letter will be sent in March of the following year to homes that were NOT in compliance the previous October.*
- B. **Repair/Maintenance Deadline**: All repairs or maintenance issues noted must be completed by the first September 30th following the October Annual Home inspection report.

1. **Repair/Maintenance Compliance:** The architectural committee or the property manager must be notified either in writing, email or telephone when the repairs are completed. The repairs will be inspected and if found to be in satisfactory repair/maintenance, a letter will be issued that the home is now in compliance.
2. **Repair/Maintenance Non-Compliance:** If all repairs or maintenance issues are not repaired and maintained by the September 30th deadline, then monetary fine will be imposed until the repair and maintenance issue is corrected.

If the Owner is unable to complete the repairs/maintenance noted prior to the September 30th deadline and notifies the architectural committee or the property manager in writing prior to the deadline, then the Board of Directors will make a decision on a case by case basis as whether or not to impose a fine. Note: *The Owner will know a year ahead of time of the repairs/maintenance needed to comply with this policy. Procrastination is not a valid reason for the waiver of a monetary fine. The Owner will need to provide documentation of efforts to comply with this policy and logical reasons for failure to comply.*

- C. **Monetary Fine:** Owners that have not complied with this policy will be subject to monetary fine of \$50.00 per month until the repairs/maintenance has been completed.
- D. **Inspection review with Owner:** After having received their Annual Inspection notification letter, an Owner may request that they personally be shown the area of the unit that is not in compliance. That Owner must contact the Architectural committee or the Property Manager in writing, by email or telephone within 21 days of the date of the Annual Inspection notification to schedule a joint Owner/Board Member/Manager inspection. The Owner will be shown the area of the unit not in compliance. If the Owner does not agree with the findings as shown by this team, then the Owner may appeal the findings of the team to the Board of Directors. The Board of Directors decision regarding the repair/maintenance issue will be final.

If you have any questions about this policy, contact a Board Member or the Property Manager. You may also write to:

**Ridgeline Homeowners Association
PO Box 2231
Los Banos, CA 93635**

ATTENTION ALL RIDGELINE HOMEOWNERS AND RENTERS

ONGOING CONCERNS WITH PET OWNERS

Many of our Homeowners and Renters have expressed concern over the increasing amount of "Dog Poop" that is being left by Pet Owners while they are walking their Dogs in our Ridgeline Homes Community. Dogs not on a leash has also a concern for many Homeowners and Renters.

Your Board of Directors has been asked to address these concerns and implement a solution.

The concern with "Dog Poop" and the "Dog Leash Policy" have been mentioned in the Ridgeline Reporter for the past couple of years, but the concerns continue. We have had a Pet Policy here at Ridgeline Homes for several years.

Effective January 15, 2016, anyone caught **NOT** picking up after their pet, or a dog not on a leash will be given a written notice. Any following infractions of these rules will result in a \$50 fine. *(The Homeowner on record will receive the warning notice and any fines will be added to their Homeowners dues).* **HOMEOWNERS ARE RESPONSIBLE FOR THOSE RENTING THEIR HOMES.**

Your Board of Directors hope that all our pet owners will do their share to keep Ridgeline Homes free of Dog Poop and safe with all dogs on leashes so that everyone can enjoy our beautiful Community.

Thanks in advance for your willingness to comply with the "Pet Policy".

3/1/2017 DATE

GLENN DAVIS (BOARD PRESIDENT)

JARRETT SAGOUSPE (PROPERTY MANAGER)

RECREATIONAL VEHICLE STORAGE AREA RULES

(Revised August 2017)

STORAGE FEE: \$120.00 per year - October 1st thru September 30th

- 1. PARKING OF ALL RECREATIONAL VEHICLES IS ON A FIRST-COME BASIS AND ARE TO BE REGISTERED WITH RIDGELINE HOA'S PROPERTY MANAGER AT (209) 769-7562. THE HOMEOWNER'S NAME, PHONE NO. AND LOT NUMBER IS REQUIRED IN CASE OF AN EMERGENCY.**
- 2. A HOMEOWNER OR THEIR DESIGNATED RENTER IS ALLOWED ONLY ONE SPACE FOR STORAGE OF THEIR RECREATIONAL VEHICLE IN THIS STORAGE AREA.**
- 3. A STORAGE SPACE CAN ONLY BE RENTED IF THE HOMEOWNER IS CURRENT ON THEIR HOA DUES (INCLUDING ANY OUTSTANDING FINES). IF THEIR DUES BECOME DELINQUENT, THE HOMEOWNER WILL BE REQUIRED TO REMOVE THEIR RECREATIONAL VEHICLE FROM THE RV AREA (AT OWNER'S EXPENSE) AND NO REFUND OF THE STORAGE FEE WILL BE RETURNED TO THE HOMEOWNER.**
- 4. ALL RECREATIONAL VEHICLES MUST BE KEPT CLEAN, HAVE NO STANDING WATER IN BOATS OR ON TARPS, AND HAVE INFLATED TIRES AT ALL TIMES. THE RV'S ARE TO BE IN WORKING ORDER AND COVERS ARE TO BE IN GOOD CONDITION. NO REFUND OF THE STORAGE FEE WILL BE RETURNED TO THE HOMEOWNER IF THESE RULES ARE NOT FOLLOWED.**
- 5. ALL RECREATIONAL VEHICLES MUST HAVE CURRENT REGISTRATION TAGS WITH PROOF SUPPLIED TO THE PROPERTY MANAGER.**
- 6. NO RECREATIONAL VEHICLE MAY TAKE UP MORE THAN ONE SPACE.**
- 7. ALL RECREATIONAL VEHICLES MAY BE PARKED IN A PARKING SPACE OR CARPORT +AREA WITHIN RIDGELINE AFTER MAY 1ST AND PRIOR TO SEPTEMBER 30TH OF EACH CALENDAR YEAR.**
- 8. ALL RECREATIONAL VEHICLES MUST BE REMOVED FROM ALL CARPORTS AND OPEN PARKING SPACES AFTER SEPTEMBER 30TH.**
- 9. VEHICLES IN VIOLATION OF RHOA C.C.&R.'S (SECTION 4.02 AND 4.03, AMENDED MAY 3, 1995) OR ANY OF THESE POSTED RULES WILL BE SUBJECT TO THE REMOVAL FROM THE RV LOT.**
- 10. STORAGE OF RECREATIONAL VEHICLES ARE AT YOUR OWN RISK. RHOA IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY ACCIDENTAL DAMAGE, VANDALISM OR ACTS OF GOD OR NATURE.**

**SIGNED: RIDGELINE HOMEOWNERS ASSOCIATION, BOARD OF DIRECTORS
FOR INFORMATION CALL: JARRETT SAGOUSPE @ (209)769-7562**

ATTENTION RIDGELINE HOMEOWNERS AND PROPERTY MANAGERS

It has been brought to the attention of your Ridgeline Homeowners Association Board of Directors that homes in our Ridgeline complex are or have been used as "Vacation Rentals". This practice is in violation of the CC&R's of Ridgeline Homes.

It is very clear in our CC&R's that homes **MAY NOT** be used as "Vacation Rentals". A "Vacation Rental" is a home used as income property being rented for a period of less than 30 days.

You may rent your home here at Ridgeline Homes, but it must be rented for at least a 30 day period with a signed and dated contract on file with the Property Manager of Ridgeline Homes.

If you are the Property Manager of a home in Ridgeline Homes, it is important that our Property Manager has all necessary information about the renters of the home that you are managing on file in his/her office.

The Board of Directors will be enforcing the CC&R's of Ridgeline Homes and will be imposing a fine to anyone who disregards the rule pertaining to renting a home at Ridgeline Homes or violation of any CC&R rules.

Thanks in advance for your cooperation in this matter,

Glenn Davis (President), Clyde Shaffer (Vice President), Larry Sisk (Treasurer), Frank Gaspar (Board Member), Sue Ridenour (Board Member).

Jarrett Sagouspe (Secretary/Property Manager) of Ridgeline Homes

(Contact Jarrett Sagouspe or any Board Member if you have any questions)

Ridgeline Homeowner Association Retaining Wall Policy

The purpose of this policy is to define who is responsible for the repair and maintenance of retaining walls. This includes retaining walls that have been installed on common area, owner's lots, and in some cases, retaining walls that are located jointly on common area and on owner's lots.

This policy addresses retaining walls that were installed by either the original developer, the original builder or by an owner.

Retaining walls were installed either to, 1) construct a more level building site, or 2) to create a tiered hillside for building sites, or 3) to protect the road bed or utilities from erosion either onto the road or to protect the road bed, or 4) to protect sidewalks or walkways accessing homes from hillside erosion. Sometimes, retaining walls can serve multiple purposes (1, 2, 3 & 4 above).

Responsibility for Repair and Maintenance:

Retaining walls that are completely on an owner's lot are the sole responsibility of that owner.

Retaining walls or portions of retaining walls that are shared between two owners are the responsibility of the two sharing owners. It is up to the two owners to determine who will be responsible for what portion of the retaining wall.

Retaining walls or portions of retaining walls that are shared by or between an owner's property and the common area that are the sole purpose of providing a building site for the lot of the owner will be the sole responsibility of the lot owner.

A retaining wall that was built on common area in order to enlarge a building area or to provide sidewalk or walkway access to an owner's lot is the responsibility of the lot owner. If a sidewalk is shared by more than one lot owner, then the responsibility for maintenance or repair is shared between the multiple lot owners.

Retaining walls that serve only the protection of the roadbed and in some cases the immediately adjacent utilities will be repaired and maintained by the Homeowners Association.

If there is some question with regard to the responsibility of maintenance or repair of any retaining walls within the subdivision, then the Board of Directors will make the final determination of responsibility.

Ridgeline Homeowners Association Tree/Shrub Policy

The purpose for this policy is to resolve an issue with regard to who is responsible for the maintenance of trees and shrubs growing on common area, on owners lots and in some cases growing on both common area and owner's lots.

Trees and shrubs were either planted by the developer of the subdivision, the lot owner or volunteered by nature.

Trees and shrubs that are on the owner's lot are the sole responsibility of the lot owner. If there is a question as to where the lot lines are located, contact the Board or the manager to provide the measured drawing for clarification. Ultimately, if there is disagreement as to the location of the lot boundaries and the lot corner markers are missing, the lot owner is responsible to have property corners installed at the lot owner's expense in order to settle any disagreement.

Trees and shrubs that are growing on common area that is also part of the exclusive use easement of a lot owner are the sole responsibility of that lot owner.

Trees and shrubs having trunks or stems growing with the lot line bisecting the trunk or stem are considered shared between either the two lot owners or if the lot line is adjacent to common area, the association and the lot owner. The responsibility for maintenance is shared between the two sharing owners or owner and association.

If a lot owner wants trees or shrubs growing on common area removed or trimmed then that request must be made to the Board of Directors. The request must include a reason for the removal. If the reason for removal or trimming is that the tree or shrub is a hazard and the majority of the Board of Directors agrees, then the association will pay for removal or trimming. If the tree or shrub is not a hazard and the majority of the Board of Directors agrees to allow the tree or shrub to be removed or trimmed, then the expense to remove or trim the tree or shrub will be the responsibility of the lot owner.

The Board of Directors has had a liberal policy regarding allowing lot owners to plant and irrigate trees and shrubs near their lot on common area. In some cases, trees and shrubs have been planted on common area by a lot owner and then sold to a new owner. The new owner then becomes the responsible party for the maintenance of trees and shrubs planted by a previous owner as well as any irrigation system installed by the previous owner.

If maintenance of a tree or shrub that was planted by an owner on common area is necessary, then that current lot owner will be contacted and will be responsible for the maintenance of that tree or shrub.

Artificial plants will not be allowed on the common area, artificial turf excepted.

RIDGELINE HOMEOWNERS ASSOCIATION RULES

(Revised September 2011)

1. PETS ARE ALLOWED ONLY IF PERMITTED BY PROPERTY OWNER. PETS MUST BE LEASHED WHEN OUTSIDE OF THE HOUSE AND ANIMAL WASTE MUST BE REMOVED IMMEDIATELY WHEN THE PET IS BEING WALKED. THERE MUST BE NO ANIMAL WASTE LEFT ON RIDGELINE COMMON AREA. THIS APPLIES TO PET AREAS AS WELL. (4.05. Animals)
2. NO EXTERIOR DRYING OF CLOTHES, BEDDING OR BEACH TOWELS IS ALLOWED UNLESS DRYING IS DONE ON THE RESIDENTS HOUSE DECK AND THEN FOR NO MORE THAN A TWELVE (12) HOUR PERIOD. WHEN POSSIBLE, POSITION DRYING ARTICLES SO THAT THEY ARE NOT VISIBLE FROM THE STREET. (4.13. Clotheslines)
3. WHEN FIREPLACE ASHES OR COALS ARE COLD, THEY ARE TO BE DEPOSITED IN SPECIAL CONTAINERS PROVIDED BY TRASH DUMPSTERS. (**ASHES OR COALS ARE NEVER TO BE DUMPED ON RIDGELINE GROUNDS**). (4.06. Trash; Storage of Materials)
4. FREE STANDING BASKETBALL HOOPS OR OTHER FIXED SPORTS EQUIPMENT SHALL NOT BE ATTACHED TO THE EXTERIOR OF ANY HOME OR GARAGE IN RIDGELINE. SKATEBOARDING IS NOT ALLOWED IN PARKING AREAS OR ON STREETS FOR EVERYONES SAFETY. (4.17. Sports Fixtures, 4.18. Nuisances)
5. IN-HOME COMMERCIAL BUSINESSES ARE NOT PERMITTED IN RIDGELINE. (4.01 Use of Lots)
6. RESIDENTS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN YARD CUTTINGS AND PLANT TRIMMINGS, INCLUDING CHRISTMAS TREES. ALL ITEMS PLACED IN DUMPSTERS MUST BE NO LONGER THAN 4 FEET IN LENGTH. (4.06. Trash; Storage of Materials)
7. HOMEOWNERS MUST APPLY TO RIDGELINE COMMON AREA COMMITTEE AND GAIN RHOA BOARD APPROVAL PRIOR TO REMOVING TREES LOCATED ON OWNERS PROPERTY. TREES LOCATED ON COMMON AREA ARE NEVER TO BE REMOVED BY HOME OWNERS. (4.12. Trees)
8. TRASH SHOULD BE PLACED IN BAGS AND DEPOSITED IN DUMPSTERS. **IF YOUR TRASH WILL NOT FIT IN THE DUMPSTER AND/OR ALLOW THE LID TO CLOSE COMPLETELY, THEN FIND ANOTHER DUMPSTER.** AT NO TIME MUST TRASH BE ALLOWED TO ACCUMULATE WITHIN VIEW OF THE PUBLIC. FLATTEN ALL BOXES THAT ARE PLACED IN DUMPSTERS. DO NOT ABANDON FURNITURE NEXT TO DUMPSTERS. (4.06. Trash; Storage of Materials)
9. **AT NO TIME** WILL EXCESSIVE NOISE OR NOXIOUS ACTIVITY BE ALLOWED IN RIDGELINE. (NOISE OR ACTIVITIES WHICH DISRUPT NEIGHBORS - NO EXCEPTIONS - SHERIFF'S DEPARTMENT WILL BE CALLED WHEN NECESSARY). (4.18. Nuisances)
10. FIREWOOD SHOULD BE STACKED NEATLY. (4.06. Trash; Storage of Materials)
11. THE POSTED SPEED LIMIT OF **15 MILES PER HOUR** SHALL BE OBSERVED AT ALL TIMES IN RIDGELINE. (7.01. Adoption of Rules)

12. **PARK ONLY IN THE CARPORT SPACE THAT IS ASSIGNED TO YOUR HOME.** ALL VEHICLES PARKED IN RIDGELINE MUST FIT IN THE PARKING SPACE IN WHICH THEY ARE PARKED AND MUST NOT IMPEDE EMERGENCY EQUIPMENT. (3.04. Parking/Garages, 4.02. Vehicle Restrictions as amended 05/02/1995)
13. UN-LICENSED OFF-ROAD VEHICLES OR VEHICLES WITH EXPIRED REGISTRATIONS ARE NOT ALLOWED ON ANY RIDGELINE ROAD, PARKING SPACE, DRIVEWAY OR ON COMMON AREA. (4.02. Vehicle Restrictions as amended 5/2/1995)
14. RECREATIONAL VEHICLE STORAGE SPACE IN THE RV YARD IS FOR OWNERS AND RESIDENTS ONLY. **CONTACT PROPERTY MANAGER BEFORE PUTTING ANYTHING INTO THE RV YARD.** (4.03 Garages and Parking)
15. RECREATIONAL VEHICLES AND TRAILERS ON RIDGELINE PROPERTY ARE NEVER TO BE USED AS TEMPORARY OR PERMANENT RESIDENCES. (4.09. Temporary Residence)
16. BOATS, JET-SKIS AND TRAILERS MAY BE PARKED IN PARKING SPACES OUTSIDE OF THE RV YARD BETWEEN MAY 1ST AND SEPTEMBER 30TH ONLY. ALL TRAILERS MUST BE IDENTIFIED WITH THE OWNERS SPACE NUMBER OR NAME. NO COMMERCIAL VEHICLE OR TRUCKS LARGER THAN A STANDARD PICK-UP TRUCK SHALL REMAIN UPON ANY AREA OF RIDGELINE. MOVING VANS AND DELIVERY TRUCKS ARE ALLOWED ONLY DURING MOVING PERSONAL BELONGINGS OR DELIVERING PACKAGES. (4.02. Vehicle Restrictions as amended 5/2/95, & 7.01 Adoption of Rules)
17. NO HOMES IN RIDGELINE MAY BE USED AS "VACATION RENTALS". (MINIMUM LENGTH OF RENTING IS 30 DAYS WITH A SIGNED CONTRACT ON FILE WITH PROPERTY MANAGER OF RIDGELINE HOMES). (4.07 Right to Lease)
18. ALL HOMES **MUST** GET APPROVAL OF COLORS BY THE ARCHITECTURAL COMMITTEE BEFORE RE-PAINTING THEIR HOMES - NO EXCEPTIONS - (APPROVED COLOR SAMPLES ARE AVAILABLE FROM ARCHITECTURAL COMMITTEE). (4.08. Architectural Approval)
19. WHEN PARKING ON ANY ROAD THROUGHOUT THE RIDGELINE COMPLEX, THE VEHICLE MUST BE FACING THE SAME DIRECTION AS THE FLOW OF TRAFFIC (EXCEPT MARKED DESIGNATED PARKING SPACES). (PARK ONLY IN DESIGNATED PARKING SPACES DURING WINTER MONTHS TO ALLOW FOR SNOW REMOVAL EQUIPMENT). (3.04. Parking and Garages)
20. IT IS THE HOMEOWNERS RESPONSIBILITY THAT ANYONE IN THEIR HOME UNDERSTAND THE ABOVE RULES AND REGULATIONS AND ABIDE BY THEM. (PROPERTY MANAGERS AND HOMEOWNERS THAT RENT **MUST** GIVE A COPY OF THESE RULES AND REGULATIONS TO THE RENTER). (SEE #17 ABOVE ABOUT RENTING YOUR HOME.)

Adopted by unanimous consent of the Board of Directors at the September, 2011.

If you have any questions concerning these Rules and Regulations, please contact Sagousse Management, Inc. (Property Manager) or a Board of Directors Member and they will be happy to answer any questions you may have. Copies of the Ridgeline C.C. & R.'s are available upon request from the Ridgeline Homeowners Association Property Manager.