

# **Maple Ridge Homeowners Association**

## **Rules and Regulations**

### **Multi Family**

Pursuant to the Bylaws, the Board of Directors has set down appropriate Rules and Regulations to be followed by all homeowners and residents. Whereas homeowners are ultimately responsible for their property, renters must follow these Rules and Regulations. Throughout this document when the term "Homeowner" is used, it also applies to renters.

These Rules and Regulations cover the areas of Streets and Parking, Association Dues, Safety, Dogs, Loitering, Nuisance, For Sale Signs, Renting of Residences, Exterior Maintenance Responsibility, Architectural Control, Landscaping, Garbage and Trash Removal, and Storage of Firewood.

While it is not the intention of the Board of Directors to stifle the creativity of homeowners, it is necessary to have consistency at Maple Ridge. In that way, we can have a more desirable property for everyone to enjoy, our neighborhood will be attractive, and home values will be maintained.

### **STREETS AND PARKING**

1. The speed limit for all streets in the property is 15 MPH.
2. No unlicensed driver is allowed to operate a motor vehicle within the Maple Ridge community.
3. Parking of non-licensed or expired inspection sticker vehicles is prohibited and will be towed at the owner's expense. Owners shall not store inoperative vehicles on their lots or in common parking areas except within completely enclosed garages. Recreational vehicles or trailers may not be parked in the community. Homeowners will be given notice to remove vehicles or they will be towed at the owner's expense.
4. Two parking spaces are allowed per residence. There are no assigned parking spaces so please be courteous to your neighbors
5. No street parking is allowed. All vehicles must be in designated parking spaces or in driveways.
6. No skateboards, bicycles, or vehicular traffic are allowed on grassy common areas.
7. Streets will be plowed when hazardous conditions warrant.

## **ASSOCIATION DUES**

Association dues are payable by the first (1<sup>st</sup>) of the month. If dues are not received within thirty days, a late fee will be charged.

## **SAFETY**

For safety reasons, children should not be allowed to play around or climb upon mailboxes, dumpsters or dumpster fences, roofs, or yard fences. The Association will not be held responsible for accidents of this nature.

## **DOGS**

Dogs must be leashed when outside. Pets may not be outdoors within the common areas or along the streets unless directly supervised. Owners are responsible for the actions of their pets.

When you walk your dog(s), please clean up behind your pet. The Board reserves the right to fine violators

Stray or loose animals should be reported to the Animal Control Office at 641-5990.

## **LOITERING**

Maple Ridge is a "Community Watch" neighborhood. Any suspicious vehicle or suspicious activities by residents or non-residents should be reported to the Greensboro Police Department, by calling the non-emergency phone number (373-2222).

## **NUISANCE**

No obnoxious or offensive activity shall be allowed within the community nor shall anything be done that may become an annoyance or nuisance to the neighborhood. If you observe any such activity, call the Greensboro Police Department at the non-emergency phone number (373-2222). Fines may be imposed.

## **FOR SALE OR FOR RENT SIGNS**

The Association provides "Home Available" signs placed at each entrance of Maple Ridge.

For Sale or For Rent signs of any type shall not be permitted on common areas. This includes entrance areas and common areas along Old Oak Ridge Road. "For Sale or

For Rent” signs shall be allowed in front of a home, but only in a mulched area. Signs are not permitted in the grassy areas.

### **RENTING OF RESIDENCES**

Homeowners must notify the Management Company when renting their unit. In such cases, the homeowner will be required to complete a Renters Information sheet and submit a copy of the lease agreement with your tenant. Owners will be responsible for the failure of their tenants to comply with all rules and regulations of the Association. The Board reserves the right to request eviction of tenants who habitually create problems for other homeowners.

### **EXTERIOR MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION**

Complete information on the exterior maintenance responsibilities of the Association may be found in the Declaration of Covenants, Conditions and Restrictions, page 6, Article VII.

The Association shall provide exterior maintenance to include: paint, repair, replace and care for the roof, gutters, downspouts, trees, shrubs and walks. The Association shall provide two gutter cleanings per year – once in the spring and once at the end of the fall season.

Exterior maintenance does not include windows, garage doors and entry doors and fences because they are not deemed a building surface.

### **ARCHITECTURAL CONTROL**

Any resident wishing to make any architectural change or addition to their townhome must first get approval from the Architectural Committee of the Board of Directors. The Committee will consider only written requests. If the proposal is rejected, the applicant is free to request that the Committee take their request to the Board for reconsideration. Homeowners are encouraged to provide new or additional information which might clarify the request or demonstrate its acceptability. The Committee will answer all requests within thirty days.

1. Additions or changes must be compatible with the design character of the original building. Examples include, but are not limited to:
  - a. Decks
  - b. Patios
  - c. Garages
  - d. Driveways
  - e. External Attic Fans
  - f. Entry Doors/Windows/Storm Doors
  - g. Handicap walk ramps

2. Outside radio or television antenna are not permitted. Satellite dishes must have the approval of the Architectural Committee, and may be erected only on roofs, fences, chimneys or patio areas. Satellite dishes cannot be visible from the street.
3. Exterior lighting shall be directed in such a manner that it does not cause an annoyance to any neighbor.
4. The Association does not install, repair or maintain fences. If the homeowner wishes to install a fence within their back property line, they may do so at their own expense. However, in order to maintain continuity throughout the community, an Architectural Request Form must be submitted for design approval. Continued maintenance of all fences is at the homeowner's expense. If the homeowner no longer wants to keep their fence, it may be removed at the homeowner's expense. If fences are not maintained by the homeowner and become unsightly, the homeowner will be notified in writing.
5. No color changes may be made to the exterior of the units. Exterior colors are chosen and approved by the Board.
6. Storm doors in the odd and even sections of Grantland Place must be full-view metal.
7. Storm doors for the homes on Little Grantland, Glen Raven, and Heathridge must be individually approved. Various styles and colors will be allowed as long as, in the opinion of the Architectural Committee, the styles and colors complement the existing residence and neighborhood.

## **LANDSCAPING**

The Association contracts with a landscaping company to maintain all common areas of the Maple Ridge Community. "Common Area" is defined as any area in front of or on the side of units and beyond patios, decks or outside of fenced back yards. Assistance is needed from all owners to keep the Common Area clear so as to not impede the work of our landscaping company.

1. All homeowners and residents must obtain approval from the Landscaping Committee before any planting, decorating, or any other noticeable change to the exterior landscaping of the residence is begun.
2. Planting of shrubs and flowers in existing mulched beds need not be approved by the Landscaping Committee, but must comply with the following guidelines for planting:
  - a. Plants shall be set sufficiently off the walls of buildings so that no growth will be closer than 18" from a brick or painted wall.

- b. Except in specified areas, no vines, ivy, or other plants with climbing or spreading habits will be permitted to grow over common grassed areas, sidewalks, mulched beds or up buildings.
  - c. Trees, shrubs, or vines planted behind units – whether it is fenced in or not – must be pruned or trimmed on a regular basis. They may not infringe on any neighbor's property by growing over or through fences. All vines should be kept off the ground.
  - d. At the end of each season, all dead flowers and/or plants shall be removed and the bed re-mulched by the homeowner or resident.
  - e. Installation of plantings shall be completed within a reasonable time.
  - f. Any planting that does not meet these criteria when installed, or ceases to meet these criteria, may be removed by the Association. After receipt of written notice from the Board, the homeowner or resident will have 30 days to bring plantings into compliance or the cost to have them removed will be the responsibility of the homeowner or resident.
3. General Guidelines are as follows:
- a. Exterior ornaments and accessories are allowed as long as, in the opinion of the Landscaping Committee, they complement the area and neighborhood.
  - b. Dumping any trash on common ground in front of or behind units is prohibited. All landscape materials including grass clippings, leaves, shrub trimmings, dead flowers, etc. must be put in the dumpsters. If it is too much for the dumpster, leave the clippings on the curb in front of your townhome and we will have the landscaping company pick them up when they are mowing.
  - c. The Management Company and the Board should be notified in writing of dead trees and dead limbs that could damage a unit. Any damage from unreported limbs or trees is the responsibility of the homeowner/resident.
  - d. The Chairman of the Landscaping Committee may give approval of most grounds projects. However, large or unusual projects may require the approval of the Board. Rejections may be appealed in writing to the Board, but must be accompanied by a full sketch with a description of the project.

### **GARBAGE/TRASH DISPOSAL**

Compliance with the Rules and Regulations for garbage and large trash disposal is necessary to prevent unsanitary and unsightly conditions within the Maple Ridge Community.

- 1. Garbage is to be put into closed trash bags and placed inside the dumpster. When possible, toss your trash bags well into the dumpster. There are two sliding doors on the dumpsters; if one side is full, please check the other side and place your trash into the dumpsters. **DO NOT** leave trash beside the dumpster.
- 2. All bulk trash items should be placed in the designated area located on Glen Raven Court. This will be serviced every other week by the City. There are restrictions as to what can be placed in this area, and signs are posted, so

please be considerate of your neighbors and place only the accepted items in this area. Items not accepted in this bulk trash area, can be scheduled for pickup at your residence by calling the City's Contact Center at 336-373-2489. We ask that everyone please comply with this trash pickup process.

[A detailed listing of accepted items and the process can be found on the Maple Ridge website.](#) **Do Not place any items along Old Oak Ridge Road**

### **STORAGE OF FIREWOOD**

Homeowners should store their firewood inside a fence, on a deck, or directly adjacent to a patio. Placement must be so that it will not cause the mowing crew any hardship. Any firewood stored anywhere else may be removed by the Association and the owner will be billed for the cleanup. To prevent termite infestation, wood rot, or rodent nesting, wood should not be stacked against buildings or fences and should be kept off the ground.