

**MAPLE RIDGE HOMEOWNERS ASSOCIATION
LOITERING - NUISANCE – ILLEGAL ACTIVITIES POLICY**

Policy Purpose: To ensure that every homeowner has the right to expect quiet and safe enjoyment of their property. In addition, it is the desire of the Board of Directors to ensure a safe, healthy, and happy community for our homeowners. Loitering, nuisance or any illegal activities by residents or non-residents will not be tolerated.

Maple Ridge is a Community Watch neighborhood. This policy is not intended to prevent anyone from notifying the police where personal safety may be at risk.

Loitering – Nuisance:

The incidents covered by this policy include, but are not exclusively limited to:

- Obnoxious or offensive activity or any illegal activity shall not be allowed within the community, nor shall anything be done that may become an annoyance or nuisance or dangerous threat to the neighborhood and the homeowners.
- Any suspicious vehicles or suspicious activities by residents or non-residents should be reported to the Greensboro Police Department (336-373-2222).
- Be always considerate of your neighbors and particularly during nighttime hours (10 p.m. to 7:00 a.m.). Unreasonable noise will not be permitted.

Illegal Activities:

- All illegal activities, such as drug dealings or drug usage, will not be tolerated.
- As a Community Watch neighborhood, we will talk with neighbors and work with other property owners in the area to identify any illegal activity.
- We urge homeowners to call Police -- If you observe or have suspicion of any illegal and criminal activity, go to a safe location, and **immediately** call the Greensboro Police Department at the non-emergency phone number (336-373-2222).
- We strongly encourage homeowners to read the information on Community Watch, which gives instruction on how to keep you safe while also keeping the community safe.

The board reserves the right to hold hearings and impose fines of one hundred dollars (\$100) for each incident reported against the homeowner for any rule's violations committed. If the Association determines any illegal activity represents a threat to the safety of residents, we reserve the right to demand eviction and can take legal action against the homeowner for all such illegal activities, with all attorney fees paid by the homeowner.

Refer to the **Reporting Suspicious Activity** brochure from the Greensboro Police Department found on the Lambeth Management website -- www.lambethmanagement.com -- under Maple Ridge.