

RIDGEWOOD HEIGHTS DESIGN REVIEW STANDARDS

This list is a clarification and elaboration of Articles 10 & 11 in the Covenants.

FRONT YARDS & FRONT YARD ORNAMENTATION	<p>We encourage you to keep items on the front porch and front yard to a minimum in order to keep our neighborhood looking attractive. All front patio furniture must be attractive and kept in good repair. No artificial flowers or plants may be kept in the front yards. You do not need permission to have them in the backyard. <u>Live plants in pots are OK and do not need an application. All front stair handrails must be approved.</u></p> <p>ANY ornamentation in front yards such as figurines, bird baths, flags, solar lights, additional rocks, driftwood, antlers, skulls or anything that wasn't part of your original landscaping must be approved.</p> <p><i><u>Nothing may be installed in the grass</u></i>—this includes lights, flags, signs etc. or anything that would interfere with the ability of the maintenance crew to mow & edge lawns.</p>
LANDSCAPING	<p>Any additional plants, shrubs, trees you wish to add to your yard must be approved. The HOA is responsible for maintenance & replacement of all plant materials, thus the necessity of a detailed sketch plan showing what you want to add and where. This helps the HOA make sure your plantings will survive in our soil plus it protects common underground utilities including sprinkler systems, electrical, cable, sewer & water lines and keeps you from putting something in a restrictive easement area.</p>
FENCING	<p><u>All fencing must be approved before it can be installed.</u> Front and side yards may not be fenced. All fencing must extend from the rear corner of the house to the end of your lot and must be 4', 5' or 6' tall solid tan vinyl. You may install 4' – 6' tall solid or picket style tan vinyl fencing across the back of your lot. A minimum of a 4' wide gate must be installed to allow maintenance access. Fencing is a homeowner maintenance responsibility.</p>
PATIOS	<p>A new or expanded front or rear patio must be approved. A sketch plan showing size, location and installer information is required.</p>
PERGOLAS	<p>No pergolas or any other sun protection structure may be attached to the stucco. All pergolas must be anchored in concrete. A detail including color, dimensions, materials and where you want to install it plus a picture showing what it will look like must accompany your application.</p>
SATELLITE DISHES	<p><u>All dishes must be approved before they can be installed.</u> No dish may exceed 24" in diameter. No towers or antennae even if not attached to a structure are permitted. No satellite dishes may be located on the front of your house and no wires may be visible. All satellite dishes must be professionally installed and they <u>must be removed</u> if you switch to cable or sell your home. <u>To prevent unsightly satellite cable being attached to the stucco, a committee member must be present for Satellite Dish installation.</u></p>

STUCCO & SOFFIT	Nothing may penetrate the stucco. Nothing may be hung from or attached to the soffit. Any addition of stone or brick to the stucco requires an application. Any change in color of the stucco or the pop outs requires an application. The installer must be licensed.
WIND CHIMES	NO wind chimes are allowed on any lot per section 10.1.6 in the Covenants.
SHEDS	No sheds that may be seen from another lot may be installed on a lot. Any storage container that can be seen from another lot must be approved.
TRASH CANS	All trash containers must be stored inside the residence per section 10.1.7 in the Covenants. Trash cans may be set out the night before pick up and must be brought back inside before the end of the day on the day of pick up.
ROOFS	Anything that might penetrate your roof (solar tubes, skylights, solar panels, etc.) MUST have an application and the application must include information on the installer. These applications may be approved with the condition that the HOA is no longer responsible for maintenance of your roof. The HOA will not be responsible for any damage caused to your roof or gutters by the installer.
SCREEN/STORM DOORS	Approval is required before installing a screen/storm door. The only type of screen/storm door allowed in the neighborhood includes those with either full view glass or partial glass/screen: <u>no other type of screen/storm door is allowed.</u> Professional installation is highly recommended to prevent damage to your front door or stucco. Any damage caused by installation will be the sole responsibility of the homeowner.
FRONT DOORS	Any change to your front door (except the installation of a peep hole) must be approved. If you wish to install a different door you must submit an application and it must include information on materials, color and a picture of the proposed new door plus information about the installer. Any damage to your front entry caused by installation is the sole responsibility of the homeowner.
PARKING	In order to keep our neighborhood looking attractive and uncluttered we encourage everyone to park at least one vehicle in your garage before parking overnight in the driveway. No vehicles may extend into or block the sidewalk. NO vehicles may be parked overnight on the street.
DRIVEWAYS	All driveways must be kept clean and free of mud and oil stains. Oil stains in driveways must be removed without damaging the surface of the driveway.
HOLIDAY DECORATIONS	Holiday decorations may not be attached to the stucco. All holiday decorations must be removed no later than 2 weeks after the holiday. No application is necessary for holiday decorations.

Please don't forget, the 1st requirement of your application is a SKETCH PLAN showing what you want to do, where you want to do it and includes the request for materials, color and dimensions.

Updates as of 10/17