

Ridgeview at Sweetwater Hills Homeowner's Association, Inc.

Rules and Regulations

Owner Responsibility for Upkeep of Property

As a means of clarifying the directives in the Ridgeview RRC's about annoyances, nuisances and disturbances, the HOA Board of Directors has adopted the following regulations regarding upkeep of property in the Ridgeview neighborhood.

Exterior maintenance, upkeep and repair to the dwelling on each Lot, as well as the walkway, driveway, landscape, fencing and recreational equipment, shall be the sole responsibility and expense of the Owner of the Lot subject to such reasonable requirements as may from time to time be established by the Board of Directors to insure the continuity and harmony of exterior standards in Ridgeview.

Should the Board of Directors determine that any Lot Owner has failed or refused to discharge properly his/her obligations with respect to such maintenance, upkeep and repairs, the Ridgeview Homeowner's Association may provide same as it may deem necessary and the Owner will be charged for upkeep/repair services provided. Such charges shall become an assessment on the Lot.

**Promulgated and Adopted by
Ridgeview HOA Board of Directors
March 11, 2013**