

Ridgeview at Sweetwater Hills Homeowner's Association, Inc

Rules and Regulations

Maintenance of Empty Lots

As a means of clarifying the directives in the Ridgeview RRC's about maintenance of empty lots, the HOA Board of Directors has adopted the following regulations regarding upkeep of unimproved properties in the Ridgeview neighborhood.

1. If construction is not commenced on lots within six (6) months of closing, the lot owner, at his expense, shall clear and keep clear all brush, weeds, junk and dead wood (to include fallen trees). (RRC #17)
2. Owners of empty lots are required to keep clear the 15 foot utility easement along the front of every Ridgeview lot. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. (RRC's #30)
3. To ensure access to telephone terminals, cable transformers and catch basins, owners of empty lots are required to keep these structures trimmed back to be free of weeds and brush.
4. The following lots are considered to be "fully wooded": 37, 38, 49, 51, 52, 53, & 57.
5. Owners of fully wooded lots, while not required to bush hog within the dense layer of the trees, are expected to adhere to RRC #17 and RRC #30 so as to keep a neat, well-maintained appearance.
6. The following lots are considered to be "partially wooded": 4, 5, 7, 10, & 14.
7. Owners of partially wooded lots are required to regularly bush hog/mow between trees so that the lot is always kept clean of brush, weeds, junk and dead wood (to include fallen trees).
8. The following lots are considered to be "open": 2, 24, 25, 30, 41, & 59.
9. Owners of open lots are required to maintain a schedule of mowing throughout the growing season (1 May – 30 Oct) that keeps the lot's vegetation at approximately lawn height.
10. Without exception, empty lots must be kept mowed to lawn height a minimum width of five (5) feet starting at the edge of the road to ensure safe passage for adults and children walking or biking in Ridgeview whose path must not be impeded when they exit the road

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to avoid vehicular traffic. Weed, thorny brush, dead wood and overhanging branches must be kept cleared within the five feet "walking path" by the roadside.

11. Without exception, empty lots are prohibited from becoming an annoyance or nuisance to adjacent residential properties (RRC #13) through encroaching weeds, blowing weed seeds, excessive water drainage, mud runoff or other detriment/damage to nearby landscaped properties.
12. On empty lots with front banks, owners must maintain the bank with sufficient vegetation to prevent erosion and mud runoff, yet not allowing the bank to appear unkempt.
13. To avoid limbs falling on the roadway or on pedestrians, dead trees within thirty feet (30) of the roadway must be removed on all fully wooded and partially wooded lots.
14. Since Ridgeview lots have great variety, the HOA Board is committed to work with owners on a case-by-case basis to determine the most reasonable maintenance policy based on the topography and existing vegetation on the lot.
15. Lot owners with construction underway are also required to maintain a schedule of mowing/bush hogging throughout the growing season (1May-30 Oct) that keeps the lot's vegetation at approximately 4 inches in height.

Adopted and Promulgated by:

Ridgeview HOA Board of Directors

September 10, 2013

Reviewed and Approved 12 January, 2016

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