

# **Ridgeview at Sweetwater Hills Homeowner's Association, Inc**

## **Rules and Regulations**

### **Storm Water Drainage**

Lot Owners are specifically **not authorized** to modify any of the storm water drainage features owned as Common Property by Ridgeview at Sweetwater Hills Homeowners Association, Inc.

The Restrictions, Reservations, and Conditions for Ridgeview at Sweetwater Hills Subdivision contain the following provisions:

- Section 15 – No fence ... shall be constructed in front of any residence.
- Section 27 – The subdivision streets or roadways ... shall be constructed by the Developer. ...the obligation, cost, expense, and assessments for upkeep, repairs, and maintenance of said subdivision streets or roadways shall be assumed, shared, and paid on an equal prorata basis by all the owners of subdivision lots ...Each lot owner by acceptance of a deed to a lot or lots within Ridgeview at Sweetwater Hills Subdivision shall automatically ... become a member of the Association, and as such covenants and agrees to abide by these Restrictions and to the rules and regulations of the Association as may be established from time to time and any Bylaws or any amendments thereto.
- Section 30 – Easements for installation and maintenance of utilities and drainage facilities are reserved as set out below, or as heretofore granted and conveyed by the Developer and are a part of the public records of Henderson County, North Carolina. 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, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flood water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible.  
The Developer, reserves to itself, its successors and/or assigns, a perpetual, alienable and releasable easement and right on, over and underground to erect, maintain and use electric telephone poles, wires, cables, conduits, sewers, water mains and other suitable equipment for the conveyance and use of electricity, cable television, security cable equipment, telephone equipment, gas, sewer, water of either public or private conveniences or utilities on, over and under the rear and front 15 feet of each Lot ...
- Section 32(B) ... “Common Property” shall also mean easements or fee title to subdivision streets or roadways as shown on the plats of said subdivision which may be conveyed or assigned to it by the Developer, but only for purposes of upkeep and maintenance of same ...

Plat Slides 5978A and 5978B recorded in the Henderson County Registry provide a 50 foot right of way for all roads in the Subdivision except 45 foot for Benhurst Court.

**Adopted and Promulgated by:  
Ridgeview HOA Board of Directors  
October 30, 2017**