

RULES IN EFFECT as of June 7th, 2007

Rules for The Forest at Ridgewood Homeowners Association

The Rules in these articles are adopted by The Board of Directors of The Forest at Ridgewood Homeowners Association (The Forest HOA) to clarify and make more enforceable conditions, covenants, restrictions and rules that are contained in a variety of Association documents for The Forest HOA and Ridgewood Lakes Master Association (the Master Association), to attend to omissions that may have occurred in those documents and to assure that our neighborhood remains safe, appealing and attractive to all.

1) Trash, Trash Cans & Yard Refuse

- a. Trash must be placed at the street for collection no earlier than 4:00 p.m. on the day prior to collection, and trash cans shall be removed and stored out of sight of any street no later than 10:00 p.m. on the day of collection. At this writing the trash pick up days are early Monday and Thursday mornings except Holidays. Items to be recycled are picked up on Thursday and are to be placed in a yellow recycle tub provided for that purpose, except papers which are to be bundled and tied, then placed beside the yellow recycle tub. *Tip: owners who are hiring management firms to maintain their property must gain the cooperation of these firms because it is the owners that we shall hold accountable for these violations. Have those firms hauling the trash away is probably the best alternative.*
- b. Yard debris must be placed in a neat pile for collection as required by the waste collection services. Debris must be placed in such a manner that it will not become scattered. Any yard debris that is placed in plastic bags or cans may not be placed at curbside before 4:00 pm of the day prior to collection. At this writing the yard debris is picked up early Wednesday mornings except Holidays. *Tip: if you are setting out a relatively small amount of small yard debris, it may get skipped (because it was not noticed) by the refuse hauler, so place it into a trash bag so it is more noticeable.*
- c. When not placed at curbside for collection, trash cans and yellow recycle tubs must be stored out of sight in a garage, fenced enclosure, behind camouflaging shrubbery or plants, or in some other location where they are not visible from any street.
- d. A violation for this section carries a zero (0) tolerance and the special assessment shall be \$50.00 per occurrence.

2) Exterior Maintenance

- a. Exteriors of houses should be cleaned or repainted when necessary to present a neat and well-groomed appearance. Mold, mildew and insect nests or webs should be removed when it becomes visible from the street.
- b. Fences, driveways and walkways must be kept clean and in good repair. If fences are painted, paint must be the color of the house or trim and must be reapplied as needed. Mold, mildew, or other marks and discolorations that are visible from the street must be removed or repainted as necessary.

- c. Violation for this section carry a thirty (30) day grace period for correcting the problem after the HOA has a record that a forwarding of the Violation Notice was made to the Lot Owner.

3) Landscape Maintenance

- a. Grass must be mowed and edged on a regular basis so as to present a neat and well-groomed appearance. Dead or diseased patches must be corrected. Weedy areas in grass must also be corrected. Only one variety of grass shall be maintained in the sodded area; any additional varieties shall be regarded as weeds, the only exception to this being a rye grass over seeding during the winter is acceptable.
- b. Weeds must be removed from flower beds and open areas around trees. This includes weed type vines growing on fences, buildings and shrubs. Dead plants must be removed.
- c. Violation for this section carry a thirty (30) day grace period for correcting the problem after the HOA has a record that a forwarding of the Violation Notice was made to the Lot Owner.
- d. In the event of a dispute as to the determination of a weed(s) the decision of the Board of Directors shall control. The Board of Directors shall use advice and definitions as provided by the Polk County Extension Horticulturist which is an extension of the horticultural services operated by the University of Florida.
- e. The mowing of lawns must include removal of any grass clippings, trimmings, litter or other debris from the roadways, curbs, gutters, driveways and walkways during the same day that the grass clippings, trimmings, litter or other debris were placed onto these surfaces. A violation for this item carries a zero tolerance and the special assessment shall be \$50.00 per occurrence.

4) Athletic Apparatus and Equipment

- a. All portable athletic and recreation equipment is subject to approval by the Architectural Review Board that is operated by The Master Association. An Owner must make certain they obtain this written approval before erecting or using any apparatus or equipment of this type. This item does not include any balls, bicycles or scooters.
- b. Athletic and recreation equipment may not be placed on or adjacent to a street in such a way that it creates a safety hazard or obstructs traffic.
- c. Games and recreation shall not be allowed to create a nuisance to the neighborhood. The games must be confined to the Owner's Lot. Carryover of this to neighboring property is trespassing and also subjects the violator to responsibility for any property damage they may cause.
- d. When not in use, athletic and recreation equipment, including any type of ball, basketball nets and backboards, bicycles, scooters, golf driving nets, or other similar equipment, must be stored out of sight of all streets. The "not in use" time limit shall be sixty (60) minutes of non-use.
- e. Athletic and recreation equipment, including any type of ball, basketball nets and backboards, golf driving nets, or other similar equipment, may not be used before 8:00 a.m. or after 8:00 p.m.

- f. Violation for this section carry a three (3) day grace period for correcting the problem after the HOA has a record that a forwarding of the Violation Notice was made to the Lot Owner.

5) Pets & Other Animals

- a. No livestock or other animals shall be kept in The Forest, except domestic animals such as cats, dogs or birds. No animals shall be kept for purposes of breeding or raising for sale.
- b. Pets shall not be allowed to create a nuisance to the neighborhood. In the event of a dispute as to the type or number of pets maintained on a Lot, or whether a pet is creating a nuisance, the decision of the Board of Directors shall control.
- c. Violation of the above items (a) or (b) carry a three (3) day grace period for correcting the problem after the HOA has a record that a forwarding of the Violation Notice was made to the Lot Owner.
- d. Permitted pets shall be kept on the Owner's Lot and shall not be allowed off that Lot except on a leash.
- e. Pet owners are responsible for cleaning up after their pets when a pet defecates in places other than on the Owner's Lot. This restriction also includes all the common property of The Forest and the entirety of the Ridgewood Lakes golf course.
- f. A violation of the above items (d) or (e) carries a zero (0) tolerance and the special assessment shall be \$50.00 per incident. An unlimited number of violation occurrences can be sited occur during any period of time.

6) Recreational Vehicles (Except Golf Carts), Yard Care Equipment.

- a. Recreational vehicles and yard care equipment includes house trailers, horse trailers, travel trailers, campers, motor homes, motor coaches, boats, canoes, kayaks, personal water craft, all terrain vehicles, motorcycles, trail bikes, bicycles, yard care equipment and all utility trailers; or any such similar vehicles.
- b. Any unit described in (a) above shall not be permitted to remain or park on any Lot unless entirely concealed from view from any public or private street.
- c. Any unit described in (a) above shall not be placed on or adjacent to a street in such a way that it creates a safety hazard, a nuisance or obstructs traffic.
- d. Any unit described in (a) above shall not be allowed to be operated or stored in an unsafe manner or create a nuisance to the neighborhood.
- e. Any unit described in (a) above which is intended to be towed must remain hitched to its towing vehicle at all times while in The Forest unless it is entirely secured in a garage or behind a fence. Any unit described in (a) above which is intended to be mounted or hauled must remain aboard its hauling vehicle at all times while in The Forest unless it is entirely secured in a garage or behind a fence.
- f. Whenever any unit described in (a) above is not in violation of the above restrictions, the amount of time such unit is permitted to be present within The Forest cannot exceed 36 total hours during a continuous 7 calendar day period and it is further restricted to the unit cannot be present for more than 2 calendar days or portions of 2 calendar days during that same 7 day period. This restriction does not apply when the unit is entirely concealed from view from all streets.

- g. Violation for this section carry a five (5) day grace period for correcting the problem after the HOA has a record that a forwarding of the Violation Notice was made to the Lot Owner. There is only a single 5 day grace period allotted per owner for any Section 6a violations, after that these Section 6a violations are administered with a zero (0) tolerance.
- h. The Forest at Ridgewood is designated as vehicles being subject to towing. None of the stipulations in this Section 6 shall nullify the aspect of this Association, or any of its members, using the option of towing an offending vehicle.
- i. No unit described in (a) above is allowed any night time parking in the parking lot or the grassed areas adjacent to The Forest swim pool. This restriction shall be enforced with zero (0) tolerance and the offending vehicle or unit shall be towed.

7) Portable or Temporary Storage Units.

- a. Included are any portable or temporary storage units and shipping containers whether they are mounted on wheels/axles or not.
- b. Any unit described in (a) above shall not be placed on a street at any time or stored in an unsafe manner.
- c. Only one (1) unit per lot is allowed at any one time.
- d. Whenever any unit described in (a) above is not in violation of the above restrictions, the amount of time such unit is permitted to be present within The Forest cannot exceed 7 continuous calendar days and this cannot occur but once during any 30 calendar day period for a given owner.
- e. Violation for this section has a zero tolerance after the above 7 days have elapsed.

8) Operation of Motor Vehicles and Golf Carts

- a. The operation of any motor vehicles and golf carts within The Forest does NOT include the right to drive on other owner's lawns, driveways, walkways or flower beds. Keep the motor vehicles and golf carts on the roadways.
- b. Motor vehicles and golf carts shall not be placed on or adjacent to a street in such a way that it creates a safety hazard, a nuisance or obstructs traffic.
- c. Motor vehicles and golf carts shall not be operated in an unsafe manner or create a nuisance or safety hazard to the neighborhood.
- d. Any motor vehicle or golf cart violation carries a zero (0) tolerance and the special assessment shall be \$50.00 per incident. An unlimited number of violation occurrences can be sited during any period of time.

9) Use of The Forest Community Center (Swim Pool, Cabana and Recreation Areas).

- a. Use of this community center is restricted to The Forest owners/renters and their immediate families plus any guests the owners/renters actually accompany at this facility.
- b. Persons must gain access to this facility by using the lock mechanism on the gates. Any other manner of access shall be treated as trespassing and subject to law enforcement actions.
- c. The gates must be kept closed and locked at all times except for the moments of actual moving through any gate. This requirement affects insurance and licensing matters as well as liability and unauthorized use issues.

- d. The facility has restricted hours of use as regulated by a Polk County government license. The opening hours are always dawn to dusk . No use of the facility is permitted outside those daytime hours.
- e. There is no provision to reserve this facility for exclusive use of a group(s).
- f. Other rules or restrictions:
 - i. Persons under 18 must be accompanied and supervised by an adult
 - ii. No lifeguard is on duty
 - iii. No diving, no running or rough play
 - iv. Entering this premise at your own risk, all activities at your own risk
 - v. Bathing load 22 persons
 - vi. Shower before entering pool
 - vii. No animals allowed
 - viii. No food or drink allowed in pool
 - ix. No glass allowed on the premises.

10) Overnight Parking at The Forest Community Center.

- a. No vehicles or trailers of any type or any type of equipment are allowed any nighttime parking in the parking lot or on the grassed areas adjacent to The Forest Swimming pool. This restriction shall be enforced with a zero (0) tolerance and the offending vehicle or unit shall be towed.

11) Rules Enforcement Policy.

- a. From time-to-time, the board can adopt a rules enforcement policy that exempts the enforcement of a specific rule(s). This section shall contain two (2) sub-sections:
 - i. Rule Exemptions Adopted:
 - 1. For roofing shingles, the exterior maintenance that includes discoloration from natural causes shall be exempted from this association's violation procedures. This shall include mold and natural weathering.
 - 2. Rule Exemptions Suspended: Presently there are no exemptions that have been suspended.

End of **RULES IN EFFECT** document (June 7, 2007 edition).