

CONDOMINIUM GOOD NEIGHBOR POLICIES FOR

SADDLE RIDGE

JUNE 2022

Welcome to Saddle Ridge. All of your friendly new neighbors hope that your living with us will be a cordial and pleasant experience. We are proud of the natural beauty of the area and strive to maintain that beauty and friendly atmosphere. There are certain rules and regulations for all residents of Saddle Ridge that have been established to help make this possible.

First we want to share with you some general information:

A monthly newsletter "The Deer Tales" will be delivered to your newspaper box to keep you posted on activities of the Saddle Ridge community.

The Sewer System should be protected from fibrous materials and grease that cause clogging of sewer pipes and floats. Care must be taken not to introduce into the system paper towels, sanitary napkins or tampons, disposable diapers and rags. Grease should be solidified and disposed of in the garbage.

Antennae/dish should be located so as not to be offensive and still allow for good reception. If your board finds them installed in an offensive location you may be asked to relocate them at your expense. If possible you may want to clear your location with the board before installation.

Garbage and Recyclables: are picked up every Wednesday after 7:00 AM. Please place garbage at the end of the driveway, away from the mailbox. Occasionally pick up days are delayed until Thursday due to holidays that fall before that Wednesday. Garbage must not be

placed outside the night before pickup because of the presence of wildlife that may tear open the container and scatter the contents. You are responsible for picking up garbage if this occurred.

Community Activities: Community activities are planned by volunteers who make up the Associations Social Committee and the Saddle Ridge Women's group of which every woman who lives in Saddle Ridge are automatically bona fide member. Ladies luncheons are held the second Thursday of each month. All Saddle Ridge women are invited to attend.

Recreational Memberships: Golf Course membership is available at the Saddle Ridge Clubhouse. Call 742-2181 for information. For the Marina, boat slip rental or use of the recreation area Please check SRA website saddleridgeassociationltd.com

Snow plowing: The main roads of Saddle will be plowed and salt-sanded as needed to keep them safe. The side roads and driveways will be plowed after 2 inches or more of snow has accumulated as measured by the county highway shop of southern Columbia County. It is the unit owners or renters responsibility to remove the snow from their sidewalks and the apron in front of their garage.

It is advisable to leave a key to your unit with a neighbor in case of an emergency while you may be away.

Please check your website for your association's special rules.

Good Neighbor Polices for Saddle Ridge

- 1 Use. No unit owner shall occupy or use his unit or the limited common areas appurtenant thereto, or permit the same or any part thereof to be occupied or used for any purpose other than as a private or recreational residence for the owner, the owner's family, or the owner's lessees or guest.
- 2 Obstructions. There shall be no obstruction of the common areas and facilities. Lawn ornaments can be displayed only on limited common areas. Trees, shrubs and flowers may not be planted in any common area without written consent of the Board of Directors.
- 3 Increase of insurance rates; nothing shall be done or kept in any unit or in the commons which will increase the rate of insurance on the commons, without the prior consent of the Association. No unit owner shall permit anything to be done or kept in his/her unit or in the commons which will result in the cancellation of insurance on any unit or any part of the commons, or which would be in violation of any law or ordinance.
- 4 Signs, No sign of any kind shall be displayed to the public view on or from any unit or commons except reasonable signs showing a unit "For Sale" without the prior consent of the Association. "For Sale" signs shall be allowed (but not attached to the unit), but the Board reserves the right to designate placement within the Association.
- 5 Animals, No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or in the commons, except dogs, cats, or other household pets may be kept in units, subject to the rules and regulations which may be adopted by the Association regarding the same. Pets are permitted (maximum of two) with the understanding that all pets are to be

on a hand held leash when outside, and pooper-scoopers must be used by the owners. Pets are not to be left to run in the undeveloped areas, golf course, marina/recreation areas, or other public areas. Chronic barking dogs will not be tolerated. Dog houses and dog runs are not permitted. If lawns are damaged by pets, repairs will be made at the unit owner's expense.

6 Noxious Activity. No noxious or offensive activity shall be carried on in any units or the commons, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

7 Alteration, Construction or Removal, Nothing shall be altered or constructed in or removed from the common areas and facilities, except upon written consent of the Association.

8 Traffic Laws, Speed Limits and Parking on Grassy Areas, It shall be the policy of the Association to utilize every means available to encourage and obtain compliance with established traffic control signs and posted speed limits. These means may include but not be limited to radar speed measuring devices, physical observations, and roadway impediments to limit speed. The speed limit in Saddle Ridge is 20 miles per hour.

9 Recreational Vehicles, Snowmobile and ATV use is not permitted in any area of Saddle Ridge.

10 Golf Carts, Golf carts are welcome, provided they are not used or parked in lawn areas outside the golf course. Please use roads and paths provided. Golf carts are not to be driven by anyone under age 16 unless accompanied by an adult.

11 Noise, Noise abatement is necessary for the peace and comfort of all. Noisy vehicle, loud music, and other noise emanating from units or surrounding areas will not be permitted.

12 Stop and Yield to Walkers on all Saddle Ridge Roads.

13 **Garage sales.** Garage sales must have the approval of the Board of Directors.

14 **Firewood,** Firewood storage is not permitted outside of units,

15 **Cooking grills,** Outside cooking grills must not be used on enclosed porches. Care shall be used in disposing of hot ashes. Picnic tables or other tables and lawn furniture are not to remain in the common or limited common areas after use.

16 **Outdoor equipment,** Outdoor equipment such as permanent tents, playground equipment, windmills, etc. are not allowed.

17 **Laundry,** Laundry must not be hung outside to dry in public view from the street , golf course or other units.

18 **Garages,** Garages with unsightly storage or hanging laundry must have doors closed.

19 **Porches,** Porch areas visible to public or other units must be maintained in a neat and orderly fashion.

20 **Structural changes,** A unit owner shall not , without first obtaining the written consent of the Association (two weeks prior to action), make or permit to be made any structural alterations or changes to the unit or the exterior or the building, common or limited common area or facilities. Request must include drawings, dimensions, material lists and must conform to existing appearance of the unit.

21 **Hunting and Public display of weapons,** Firearms, bows and arrows, BB guns, pellet guns, cross bows and slingshots are strictly prohibited through the entire Saddle Ridge area.

22 **Lease or rental agreement:** Within 5 business days after entering into or renewing a written condominium rental agreement, the

unit owner shall provide a copy of the agreement to the Association. The Association shall keep on file a copy of any condominium rental agreement of file while that agreement is in effect. The unit owner shall also provide to the renter or occupant a copy of the Declaration and By Laws. Any rental agreement shall include a statement from the renter or occupant that they understand the Declaration and By Laws and they will live by its terms and conditions.

23 **Chimney cleaning:** The unit owner is solely responsible for chimney cleaning. Good fire protection requires yearly inspection if the fire place is used frequently. Unit chimneys will be inspected by competent, authorized personnel. The cost of cleaning is borne by the owner. No pine, green wood, or railroad ties should be burned in a fireplace, since resulting creosote buildup can cause chimney fires.

24 **Parking areas:** Owners should use their driveway, garage, and other designated areas authorized by the Board of Directors to park vehicles. Guest may park on the roadway on limited basis. No guest parking shall interfere with lawn maintenance, mail delivery, garbage pickup, or snow removal. Recreational vehicles, boats, and trailers will be allowed to park for a maximum of three days for cleaning and/or stocking. Arrangements for a guest to park an RV vehicle for more than three days must be made with the Board of Directors. Any vehicle exceeding the time limit may be towed away.

25 **Building Occupancy and use:** No unit owner shall occupy or use their unit or limited common areas around them or permit the same or any part of the unit to be occupied or used for any purpose other than as a private residence for the owner's, family, the owner's lessees or guest. Owners who lease or permit others to occupy their unit are responsible that these persons are in compliance with the rules and regulations established by the Board of Directors.

26 **Watering Policy:** In an effort to conserve water and to exercise prudent management of resources, the Board of Directors may, at its discretion, establish a watering policy for unit owners of the Association. The Board of Directors may, at its discretion, institute penalties and fines for failure to comply with established watering policy.