

Hunting Ridge

Homeowner's Association

Master Packet of

Policy, Rules & Regulations

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Hunting Ridge Homeowner's Association

1 - Leasing your Condominium Unit

Owners who lease their units are expected to bring tenants into the community that would make good neighbors. To ensure this, as part of our Security Program, Owners that rent their units are required to conduct a Criminal Background Check on each individual (16 years of age and older) on your Lease. Be aware that girlfriends or relatives may try to rent a space on behalf of their boyfriend or son who otherwise would not be the best fit for our community.

THE HUNTING RIDGE HOMEOWNER'S ASSOCIATION REQUIRES THE FOLLOWING INFORMATION BE PROVIDED TO THE MANAGEMENT COMPANY BEFORE ANY NEW TENANT(S) MOVE IN. THE TENANCY SHOULD NOT BEGIN UNTIL THEN.

- **Hunting Ridge HOA prohibits renting of any Condominium without prior submission of 3 documents:**
 - ✓ A copy of the Current Lease.
 - ✓ A copy of the Criminal Background checks for all persons 16 years or older.
 - ✓ A Signed Copy of the Crime Free Lease Addendum for all persons 16 years or older.

THESE 3 ITEMS NEED TO BE SUBMITTED TO OUR MANAGEMENT COMPANY IN JANUARY OF EVERY YEAR.

- Any Owner not following this process is subject to a Fine of \$250.00 per month delayed, beginning January 31st, 2017.
- Each Landlord should ensure that the HOA Rules & Regulations are given to tenants as part of their Lease. See following pages.

Hunting Ridge Homeowner's Association

2 - Crime-Free Lease Addendum

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows: The Resident, any members of the resident's household or a guest or other person affiliated with the resident:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance. (As defined in "specific statute")
2. Shall not engage in any act intended to facilitate criminal activity.
3. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in "specific statute", at any locations, whether on or near the dwelling unit premises.
5. Shall not engage in any illegal activity, including prostitution as defined in "specific statute", criminal street gang activity as defined in "specific statute", threatening or intimidating as prohibited in "specific statute", assault as prohibited in "specific statute", including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as defined in "specific statute".
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under "specific statute". Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Keep Illegal Activity Off of Rental Property

Resident Signature: _____ Date: _____ Unit # _____

Resident Signature: _____ Date: _____ Unit # _____

Property Manager/Owner Signature: _____ Date: _____ Unit # _____

Specific Hunting Ridge Address: _____

THIS ADDENDUM IS REQUIRED TO BE RESUBMITTED IN JANUARY OF EVERY YEAR.

Hunting Ridge Homeowner's Association

3 - Parking Permits - Rules and Regulations

The Parking Permit policy has been changed from requiring every car parked in the complex to be associated with a particular unit, to having only those cars of resident owners or tenants being identified.

Owners are responsible for reading and understanding the following regulations, for distributing parking permits to their tenants, and for making sure their tenants understand the following regulations.

Owners will be mailed parking permits in December of every year. You will receive 1 Permit for a 1BR Unit and 2 Permits for a 2BR Unit. These new permits must be displayed in resident automobiles beginning on January 1 of each year. There will be a yearly assessment in December - a one-bedroom unit is \$50; a two-bedroom unit is \$100. There will be NO REFUNDS or reassignment of any unused portion of any Permit. The cost of this program will cover routine parking lot maintenance.

All resident's owner must have a current and valid Hunting Ridge parking permit displayed in the **Driver's side of the FRONT WINDSHIELD**. Any vehicle found on the Association's property without a valid Hunting Ridge Parking Permit parked in an unauthorized location, is subject to being towed at the owner's expense with or without notice. Any vehicle with a valid Hunting Ridge Parking Permit parked in an unauthorized location is subject to being towed at the owner's expense with or without notice.

Additional permits can be purchased depending on the number of cars in the Complex and visitor parking needs. Final decisions will be made by the HOA Board. Please notify the Management Company if you need additional permits. Cost of each additional permit is \$50.

The Hunting Ridge Homeowners' Association does not undertake the responsibility of protecting any vehicle from damage or theft when on the Association's property.

3.1 PARKING PERMITS ARE REQUIRED FOR ALL VEHICLES.

3.2 ALL FINES ASSESSED FOR PARKING VIOLATIONS WILL BE ASSESSED TO THE UNIT OWNER TO WHICH THE PERMIT WAS ISSUED. THE UNIT OWNER IS RESPONSIBLE FOR ANY OF HIS FAMILY, GUESTS AND INVITEES THAT PARK ON HUNTING RIDGE ASSOCIATION PROPERTY. It is the responsibility of each unit owner and his or her tenant(s) or licensee(s) to fully comply with these rules and regulations.

3.3 The unit owner must include in, and attach to all leases, a copy of these rules and regulations.

3.4 The Board shall be authorized, in the manner and to the extent permitted by law and the governing documents of the Association, to enforce these rules and regulations and may call upon the service of municipal law enforcement agencies to assist in achieving compliance or may use the services of qualified towing services to remove any vehicles which may be in violation.

3.5 Visitors are to Park in Visitors Parking Only: YELLOW STRIPED SPACES. ALL FINES ASSESSED TO AN INCORRECTLY PARKED VEHICLE WILL BE ASSESSED TO THE UNIT OWNER TO WHOM THE PERMIT WAS ISSUED. UNIT OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR MANAGING AGENTS AND ALL OTHERS WHO REPRESENT THEM.

3.6 PERMITTED PARKING: Parking of Vehicles will be permitted on Association property only at the following locations:

3.7. Designated Parking Areas: Vehicles must be parked only in their assigned spaces or in the Overflow Parking Area that is for Resident Permits only

3.8. PROHIBITED PARKING: Parking of Vehicles is prohibited in all other locations within the Association, including:

3.9. No Parking Areas: Parking is prohibited in all of the locations within the Association which are designated by "No Parking" signs or yellow curb/street markings for various safety reasons, including but not limited to fire lanes.

3.10. Access Areas: Parking is prohibited in front of walkways and driveways, within thirty (30) feet of a stop sign, within twenty (20) feet of a crosswalk at an intersection, or within fifteen (15) feet of fire hydrants. Parked vehicles should not restrict access to driveways, streets, or pedestrian traffic.

3.11. Other Community Properties: No motor vehicles will be permitted to park or operate on "Green Spaces" or sidewalks within the Association with the exception of emergency or maintenance Vehicles.

3.12. PROHIBITED VEHICLES: Commercial vehicles or trucks, as defined by the NC DMV (including vans used for commercial use and vehicles displaying commercial signage), are prohibited. (Not including light pick-up trucks of three-quarter (3/4) ton capacity or less, less than twenty (20) feet in length, and used for non-commercial purposes). **No unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), vehicles without current tags or registration, trailers, mobile homes, camp trucks, house trailers, recreational vehicles, boat or other similar vehicles, machinery or equipment of any kind or character**, (not including such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and any equipment and machinery as the Board of Directors may require in connection with the maintenance and operation of the Association) shall be kept upon any portion of the Association property (except for bona fide emergencies). Rental trucks, portable storage containers and any and all equipment associated with the moving of items into or out of the unit have a TWO-DAY GRACE PERIOD, beyond which they are subject to being towed off the property at the vehicle owner's / unit owner's expense.

3.13. Nuisance Noise: All Vehicles entering the Hunting Ridge Homeowners' Association property must turn all car stereos, radios, or any other noise emanating devices to a minimum level as to keep sound within the vehicle. Any form of sound emanating from any vehicle is a violation.

4 - ENFORCEMENT PROCEDURES:

4.1. The Board shall be responsible for enforcing these rules and regulations. In fulfilling its obligation to enforce these rules, the Board may engage in private surveillance and enlist the assistance of its managing agent and/or such other agents (private security, confidential informants, towing contractors and others). Unit owners or residents who observe a violation or wish to lodge a complaint should contact a Board member or its Managing Agent and make such complaint in writing or email. Any vehicle found to be parking in violation of these rules and regulations may be immediately towed from the property at the expense of its owner, with or without prior warning.

4.2. TOWING VIOLATIONS: Without limiting the generality of Section 4.1 of these Rules and Regulations, the following violations will result in immediate towing without warning:

4.2.1. Vehicles threatening the safety of the Association residents, including but not limited to parking in designated fire lanes.

4.2.2. Vehicles blocking or improperly impeding access to any portion of the general common elements.

4.2.3. Prohibited vehicles, which shall include commercial vehicles, inoperable or unlicensed vehicles, and covered vehicles.

4.2.4. Any vehicle parked in the common area directly in front of another unit owner's parking space(s). No unit owner, nor any tenants, licensees, visitors, guests, family members, tradesmen, callers, and others, may park any vehicle in the common area directly in front of another unit owner's parking space(s).

4.2.5. Any vehicle backed in must not encroach or block walkways.

4.2.6. All vehicles without an Association issued Resident Vehicle Parking Permit that are in an assigned space.

4.3 Through a Hearing process outlined by law, the Board may fine an owner in violation of these rules and regulations up to \$100.00 for each violation. The Board may then elect to fine an owner in violation of these rules and regulations up to \$100.00 per day for each continuing violation beyond the 5th day of the date of the Hearing Determination Notice. Collection of fines may be enforced against the responsible unit owner. In addition to any other remedies provided by the Association's governing documents and/or applicable law, in the event of a failure by a unit owner to pay any fine assessed within thirty (30) days of written notice of the fine having been given to a unit owner, the Association may initiate a lawsuit against the unit owner for failure to pay the fine. If a lawsuit is filed, the Association may recover its costs and expenses, including reasonable attorney's fees, incurred in connection with the initiation of such legal action.

4.4 If someone is parked in your space without permission, call **Falcon One Properties at 704-447-0159** to report it. If your Vehicle is towed, follow directions on the Towing Signs posted. You can retrieve it from SL Recovery at: 542 Rountree Road, Charlotte, NC 28217. 704-889-2608. When retrieving a Vehicle, please remember to bring a valid driver's license and cash or Credit/Debit card.

5 – FINES

Notice of Fine: Each vehicle found to be in violation of these regulations will be issued a parking citation. A copy will be placed on the vehicle and another copy will be sent with the fine notice to the Owner. A written notice of any fines will be sent to the unit OWNER. All fines will be assessed to the OWNER'S account once incurred.

- Incorrectly parked vehicle. \$25.00
- Incorrectly displayed parking stickers. \$25.00

6 - DEFINITION OF TERMS:

Access Areas: Any area of the complex that's intended use is to enter or exit a particular area of the complex.

Assignment: Permission from Hunting Ridge HOA to use a parking permit for parking in an ASSIGNED SPACE.

Association: The HUNTING RIDGE HOMEOWNERS' ASSOCIATION, LTD.

Board of Directors: The Board of Directors of the Hunting Ridge Homeowners' Association, LTD.

Managing Agent: An agent for the unit owner.

Municipal Law Enforcement Agencies: The Charlotte Mecklenburg Police Department, the Mecklenburg County Sheriff's Dept. and any and all Federal, State and County Law Enforcement Agencies.

SPECIAL USE VEHICLES: NO MOTOR HOMES permitted! Applications for Motorcycles, Mopeds, scooters, trailers and or any other non-traditional vehicle must be accompanied by a Special Circumstances Request Letter.

SPECIAL CIRCUMSTANCES: In the event the resident of any unit does not own a vehicle, does not have a driver's license and would like to apply for a Vehicle Parking Space Use Permit for the purpose of being assigned a space for their guests and visitors to park in, the OWNER may apply for a Use Permit using the Association Approved Application and submit a written request for the **SPECIAL CIRCUMSTANCES** that apply to their particular case. The Administrator will review the request and send a response letter to the OWNER if the request is not acceptable as submitted. If the request is acceptable as submitted, the Administrator will send the Permit with the **SPECIAL CIRCUMSTANCES** described on the Permit and any special instructions that apply, with the use of the Permit, to the owner.

7 - DOGS & other PETS

In reviewing the types of complaints that have been received regarding dogs, cats and other pets, it is the feeling of the Board that the problem is not so much having pets; it's whether or not the owner is a responsible pet owner. Basically, remember not all people are animal lovers. Keep your dogs on a leash and under your control when on the common property, sidewalks or parking lot. Pick up after your pet. Plastic bags are located at the clubhouse. Any animal that the Board of Directors believes to be a possible threat to people or property or other pets is prohibited.

7.1. **Leashes:** Dogs must be leashed and controlled by the owner at all times while in the common areas of the Association.

7.2. **Picking up after Pets:** All dog droppings must be immediately removed by the person walking the dog and deposited in a dumpster or in the unit's trash receptacle. If not picked up, owner faces a **fine of up to \$100.00.**

7.3. **Vicious Dogs:** Any dog, or other animal that the Association's Board of Directors believes to be a threat to people or property, is prohibited for safety reasons.

7.4. **Animal Control** - Cats roaming freely will be considered feral and are subject to animal control. Dogs roaming freely will be subject to the same.

7.5. **Exotic animals and snakes are prohibited**

Hunting Ridge Homeowner's Association

Rules and Regulations

Cultivating a Respectful Community

Living in a multiple unit complex requires that certain guidelines be enforced. If you cannot abide by these rules and regulations, another community or single-family home situation may be better suited for you. This means remembering that people work at different hours and therefore sleep at different times. It means children need a safe space in which to play and a quiet place to do homework. They need adequate sleep to do well in school. Basically, entertain your guests inside your home or patio. No loud partying in the parking areas, on sidewalks or in other common areas. Observe community quiet time from 10pm thru 6am.

If you lease your condominium, please make sure your tenant agrees to abide by the stipulations below. Both you and your tenant will be held responsible for violations. Fines for violations can be up to \$150 per day.

The association does not undertake the responsibility for protecting the residents from criminal conduct. Anyone who suspects criminal activity should report it to the Police by calling 911.

8 - Nuisances And Unreasonable Or Unlawful Conduct On The Common Property

PROHIBITED CONDUCT

The following conduct is prohibited and is a violation of these Rules and Regulations.

8.1. Owners and/or tenants are PROHIBITED from allowing individuals in their Condominium units that are felons, registered sex offenders or have been banned from the complex. If they do, they will be subject to a fine of \$100. NC State statute allows association to fine \$100 per day after hearing is held if situation is not remedied.

8.2. Conduct which tends to annoy, disturb, or threaten others.

8.3. The possession or use of Contraband in the Common Property.

8.4. Conduct in the Common Property or in any unit as follows: lewd, immoral or unlawful activity, detainment or abduction of persons; infliction of physical harm to persons; use of force or violence; threatening to inflict physical harm of to use force or violence; looting, exploitation, intimidation or trespass; theft, robbery, burglary, assault, battery, sexual misconduct, any other activity which can be found to be a crime, or is a crime (as determined by the Board) under the law.

8.5. Disturbing the Peace - Unreasonably loud noise, music, parties, shouting, or other disturbances in the Common Property or emanating from any unit. Cars coming into Hunting Ridge or sitting idly in the parking lot with music blaring is prohibited.

8.6. Reckless or disorderly conduct in the Common Property or in any unit.

8.7. Gangs, gang activity, and gang signs in the Common Property, and possession, painting, affixing or exposing of Gang Signs in the Common Property, display of Gang Signs visible from the Common Property, or display of Gang Signs in or from any window or on any building. Painting, spray painting, or graffiti of any kind on any building or any other part of the Common Property.

8.8. Throwing or playing with materials, lighters, or inflammable devices or liquids in the Common Property, or setting fires, or the burning of materials in the Common Property.

8.9. Disconnection, alteration, or disruption of fire or security systems or alarms, or smoke detectors or interfering with Association's security personnel, Board members or Committee members.

8.10. Fighting or dueling in the Common Property.

8.11. Drinking alcoholic beverages, or the possession of alcoholic beverages (except for carrying sealed and closed containers of alcoholic beverages to units by residents or guests, 21 years of age or older) in the Common Property.

8.12. Climbing on any building or climbing anywhere in the Common Property, tossing objects out of any unit or building, or throwing any objects in the Common Property. Vandalism or damage to the Common Property or to any personal property located in the Common Property.

8.13. Gaming or gambling, games of chance, or any activity related to gambling in the Common Property.

9 - CURFEW, LOITERING

9.1. Minors are prohibited from the Common Property between Curfew Hours unless accompanied by and in the charge of a parent, guardian or other companion of the age of 21 years or older, or unless engaged in or coming to and from some occupation or business in which such person may lawfully engage under the laws of the State of North Carolina.

9.2. It shall be a violation of these Rules and Regulations for any person to loiter in the Common Property. If any police officer, or any officer or agent of the Association orders any person to leave the Common Property, and such person fails or refuses to leave the Common Property, or later returns and resumes loitering in the Common Property, such person shall be conclusively deemed to be in violation of this section of these Rules and Regulations.

9.3. Unnecessary Repetitive Driving shall be considered loitering under these Rules and Regulations, except when expressly permitted by the Board.

10 - DEFINITIONS

For the purpose of these Rules and Regulations, the definitions below shall govern and control:

10.1. “**Contraband**” means any and all controlled substances, narcotics, or intoxicating substances, or paraphernalia thereof; knives, firearms, and weapons of every kind and description, bombs or other noxious or explosive substances, or any other deadly or harmful weapon or device, or ammunition or materials for such weapons, or caustic or harmful substances or inflammable liquids (except such harmful substances or inflammable liquids used and stored for proper and lawful purposes and in compliance with all governmental and manufacturer’s requirements).

10.2. “**Curfew Hours**” mean the times between 11:30 p.m. Fridays to 6:00 a.m. Saturdays, between 11:30 p.m. Saturdays to 6:00 a.m. Sundays; or between the hours of 10:30 p.m. and 6:00 a.m. any other day of the week.

10.3. “**Disorderly Conduct**” means conduct which tends to breach the peace or disturbs the peace and quiet of persons. This conduct includes, but is not limited to, the making of unsolicited remarks of an offensive, disgusting, or insulting nature or which are calculated to annoy or disturb the persons who hear such remarks.

10.3.1 “**Gang**” means any two or more persons conspiring, or assembling for the purpose of acting in concert with one another so as to engage in any Prohibited Conduct, as defined herein.

10.3.2 “**Gang Signs**” means and refers to any insignia, symbol, color, hand-sign, or other assertive conduct or object, adopted by or utilized by a gang: to represent the gang, or signal or communicate with gang members, or to designate gang territory. Gang signs include but are not limited to: color combinations of clothing, stars, hearts, crosses, pitchforks, crowns, backwards or upside-down letters, earrings, and hats cocked at angles or worn backwards.

10.4. “**Loitering**” means remaining idle in essentially one location and shall include spending time idly, loafing, walking about aimlessly, or congregating with other persons. Without limiting the generality of the foregoing, loitering shall include Unnecessary Repetitive Driving as defined herein.

10.5. “**Minors**” means persons who have not reached their eighteenth birthday.

10.6. “**Prohibited Conduct**” means any action or activity in, upon and across the Common Property or in any unit in violation of these Rules and Regulations, and/or the Association’s Declaration, By-Laws, any and all other Rules and Regulations adopted by the Board, or in violation of applicable law.

10.7. “**Reckless Conduct**” means and refers to conduct which endangers persons or property or which is wanton or willful and indifferent to the possible adverse consequences of the conduct.

10.8. “**Resident**” means and refers to any one of the occupants of a unit, including the family members, guests, invitees, tenants, lessees and visitors of the unit owner or Residents.

10.9. “**Unnecessary Repetitive Driving**” means to drive a motor vehicle or motor-driven cycle in or through the Common Property more than four (4) times in any one-half (1/2) hour period between the hours of 6:30 p.m. through 5:30 a.m.

11 – ENFORCEMENT

UNIT OWNERS ARE RESPONSIBLE for their own conduct and the conduct of all Residents of their units. If a non-resident is determined to be a guest, invitee, visitor or family member of the Unit Owner or Resident, the Unit Owner shall be fully responsible for any and all violations committed by the non-resident and shall be subject to fines and/or any other rights or remedies of the Association.

12 - VEHICLE WASHING/SERVICING IN THE COMMON AREA

***ALLOWED FOR HUNTING RIDGE PERMITTED VEHICLES ONLY.
PROOF OF RESIDENCY MUST BE FURNISHED UPON REQUEST.***

- 12.1. Vehicle must display a VALID LICENSE PLATE and a VALID INSPECTION STICKER.
- 12.2. Vehicle must be confined to the RESIDENT'S ASSIGNED PARKING SPACE only.
- 12.3. Must NOT use WATER HOSES. (Trip hazard)
- 12.4. Must NOT use PORTABLE GENERATORS OR PRESSURE WASHING MACHINES.
(Noise disturbance)
- 12.5. Must clean vehicle between the hours of SUNRISE to SUNSET.
- 12.6. Must not allow anyone in support of the vehicle wash activity to INTERFERE WITH PERSONS or vehicles entering or leaving the common area.
- 12.7. Must conduct their activities in a fashion that DOES NOT DISTURB any other resident or their guests.
- 12.8. Must NOT extend the vehicle wash activity longer than ONE HOUR.
- 12.9. Must KEEP SIDEWALKS CLEAR of all items used in the cleaning of the vehicle so as not to impede others.

<u>ALLOWED:</u>	<u>STRICTLY FORBIDDEN:</u>
<ul style="list-style-type: none">1) Replacement or repair of a single flat tire. **2) Replacement of a battery. **3) Jump starting vehicle. **4) Installing or replacing a license plate.5) Installing or replacing of windshield wipers or blades.6) Installing or replacing of light bulbs. <p>**Permitted 24 hours a day.</p>	<ul style="list-style-type: none">5.10. Vehicle oil changes.5.11. Brake repair.5.12. Body work.5.13. Parts replacements.5.14. Speaker or stereo testing.

ALL VIOLATIONS ARE SUBJECT TO A FINE OF UP TO \$150.00 PER OCCURRENCE.

Hunting Ridge Homeowner's Association

12 - Architectural Standards

Living in a multiple unit complex requires that certain guidelines be enforced. If you don't like the guidelines, another community or single-family home situation may be better suited for you.

Architectural standards are established to preserve the value of the community. "Curb appeal" is how prospective buyers determine if the investment in their home will be wise. When a prospective buyer or tenant drives through Hunting Ridge, they will be looking for a well maintained and safe community. The rules and regulations ensure a safe community. Architectural standards ensure a well maintained and attractive community.

One Bedroom Buildings

- Exterior Doors: Color to match shutters (Association maintained)
- Interior Foyers: (Association maintained) Foyer should be a durable floor such as tile.
- Interior Doors: TBD by Remodeler Association Designer
- Windows inside units: Exterior color cream with matching trim (Owner maintained)

Two Bedroom Townhouse style:

- Front Storm Door: Full View, **Sherwin Williams 7634 (Pediment)** with matching trim Owner maintained.
- Front Entry Door: **Sherwin Williams 6992 (Inkwell)** (Owner maintained. Initial Painting by the HOA.)
- Rear Door: Exterior Color: TBD
- All Windows: Exterior color cream matching trim
- Patio Fence: Stained in one of three natural colors TBD (Association maintained)
- Patios are provided for exterior living space not storage bins. They should be kept clean and free of trash.

Window Treatments and Window Air Conditioners

The color of window treatments seen from the common areas should be white or cream. Only items specifically designated as shutters, blinds or curtains are allowed. All window treatments should be maintained in good repair. No Bed Sheets, Plastic or Cardboard is allowed to be placed over a window.

Window Air Conditioners are allowed in REAR FACING WINDOWS ONLY. Window Air Conditioners or Fans must be installed properly and in good condition.

Broken windows must be repaired within 30 days. No open windows without screens are permitted.

Satellite Equipment

No satellite equipment may be attached to the roof or buildings. No Cables can cross over a Sidewalk as this is a Trip Hazard. Until further notice, all satellite dish equipment must be attached to a pole and in a location approved by the Board. Any cable or satellite installation that requires modifications to walls must be preapproved by the Board. You will need to keep in your possession the letter of approval for future boards to review if needed.

(In the Future: The Board will look into the possibility of having one dish installed for use by all units in a building.)

Landscaping and Grounds

- Trees, Shrubs, Grass, natural areas and common grounds are Association maintained.
 - Patio Furniture, Lawn Chairs, Tents & Outdoor Umbrellas are not allowed in the Common Areas without Board Approval.
-

Personal Flower Beds

Planting flowers around your unit or in common property natural areas is permitted as long as what you plant is appropriate for the space, doesn't interfere with mowing and shrub maintenance and you keep it weeded, pruned and mulched. Association is not responsible for their health.

Trash and Recycling

- Large Dumpsters for household trash are serviced twice per week.
 - Recycling Bins for plastic bottles, aluminum cans, cardboard & paper are serviced once week.
 - Groundskeeping clean up in common areas and parking lots once a week.
 - Each resident is expected to pick up trash around their own unit and in the parking lot in front of their unit.
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Using Community Amenities

Clubhouse - The clubhouse is available for rent for owners or tenants living in Hunting Ridge. Download the Rental application from the website, fill it out and send to the management company.

Vegetable Gardens - The vegetable gardens located behind the clubhouse are available for community use.

Community Watch and Activities Project

A strong commitment to security requires resident owners and long-term tenants to be actively involved in Hunting Ridge. If you would like to participate, please drop your contact information thru the Clubhouse mail slot or email: HuntingRidge100@yahoo.com