

Rules and Regulations

Ridgeway Ranches

Property Owners Association, Inc.

Updated: 01/27/2023

Rules and Regulations
Ridgeway Ranches Property Owners Association
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1. PURPOSE & INTENT

- a. These Rules and Regulations shall govern the Board of Directors of the Ridgeway Ranches Property Owners Association (hereinafter “Board of Directors”) in accordance with the “Declaration of Covenants and Conditions, Restrictions, and Easements for Ridgeway Ranches Property Owners Association, Inc.” (hereinafter “Covenants, Conditions, Restrictions, and Easements”).
- b. The Rules and Regulations shall facilitate the fulfillment of the purposes as stated in the Covenants, Conditions, Restrictions, and Easements.
- c. The Board of Directors shall assure that all installation of new housing is in conformity and harmony with the neighborhood-wide standard.
- d. It is not the intent of the Rules and Regulations to inhibit or restrict creativity, but rather to provide general parameters to create a harmonious community.
- e. The intent of the Rules and Regulations is to ensure quiet enjoyment for the residents, minimize problems and expenses for the POA, provide for the integrity of the neighborhood, and protect and enhance property values.

2. MEMBERSHIP

- a. See Article 4 of the Covenants, Conditions, Restrictions, and Easements.

3. DUTIES

- a. The Board of Directors shall adopt and maintain the Rules and Regulations and shall publish changes to the members before they are enforced.

4. EFFECT OF THE RULES AND REGULATIONS

- a. The Rules and Regulations shall be read in conjunction with the Covenants, Conditions, Restrictions, and Easements. If any conflict arises herein, the Covenants, Conditions, Restrictions, and Easements shall take priority.
- b. The Rules and Regulations in conjunction with the Covenants, Conditions, Restrictions, and Easements are a part of the deed to each homeowner’s property and are legally enforceable.
- c. Each homeowner shall comply with the Rules and Regulations herein.
- d. Failure to comply with the Rules and Regulations shall subject the homeowner to the provisions of Subsection 10 Non-Compliance, herein.
- e. The Rules and Regulations do not grant or confer approval from Federal, State or Local agencies and authorities. It is the homeowner’s responsibility to be aware of and to comply with all applicable building codes, standards, laws, and regulations including, but not limited to federal, state and local agencies and authorities.

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5. WHEN APPROVAL IS REQUIRED

- a. A homeowner shall seek Board of Directors approval for all construction of housing.

6. HOUSING REQUIREMENTS

- a. Only Single-Family Residential Housing is permitted.
- b. Only the following types of construction are permitted:
 - i. Modular Housing built on a permanent foundation of concrete block or poured concrete, or
 - ii. site-built construction.
- c. All housing must be built in compliance with the Universal Building Code in effect at the time of construction.
- d. Multiple homes may be built on a single lot so long as the property owner obtains a water report detailing the ability of the water table to support the water needs of the additional home(s) without impacting the water supply of the property owner or any other members. No more than four homes may be built on a lot. Title to all homes built on the lot must remain with the lot owner. The lots may not be further subdivided pursuant to Article 2.1 of the Covenants, Commitments, Restrictions, and Easements.

7. APPROVAL PROCESS

- a. Prior written approval shall be obtained before any actions, in accordance with subsection 5.a, herein, are undertaken. Failure to obtain prior written approval shall subject the homeowner to the provisions of Subsection 8: Non-Compliance, herein.
- b. The homeowner shall submit a written application prior to the Board of Directors' monthly meeting, in order to be considered for the month in question. The Board of Directors meets on the fourth (4th) Tuesday of the month – excluding holidays.
- c. The submission deadline is at noon on the Friday prior to the Board of Directors' monthly meeting.
- d. Complete applications shall be submitted by either:
 - i. Mail or overnight delivery to:
Jonathan Foy
Ridgeway Ranches Property Owners Association
1004 W Marvin Ave
Waxahachie, TX 75165, or
 - ii. By email to: Jonathan@PrimeLandBuyer.com.
- e. Homeowners are encouraged to submit as much information and documentation as possible including Modular Home certification or a set of plans in conformance with the Universal Building Code then in effect for site-built construction. The Board of Directors prefers to have “too-much” information and documentation for its consideration as opposed to “not-enough” information and documentation.

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- f. The Board of Directors reserves the right to visit your lot and inspect the improvement(s). This will be done for two specific reasons:
 - i. To ensure that the application details were followed; and/or
 - ii. To note any problems that were encountered and to learn any pointers that may help other homeowners more easily complete similar projects.
- g. The Board of Directors will act on complete and timely submitted applications within forty-five (45) days of the date of receipt.
- h. The Board of Directors' decision will be noted on the application. The homeowner will then be notified of the decision. The application will show one of the following decisions:
 - i. APPROVED: The application is approved as submitted;
 - ii. DENIED PENDING LOCAL REPRESENTATIVE APPROVAL (Under Review): The overall application is accepted but must be signed off by your local representative who will contact the homeowner directly to schedule an on-site inspection, pose questions or obtain verification.
 - iii. DENIED: The application is denied. The reason(s) for denial will be provided to the property owner. The owner can then submit new plans or certifications in compliance with these Rules and Regulations.

8. EMERGENCY APPROVALS

- a. Emergency situations will arise that are out of the homeowner's control, but still require Board of Directors approval before they can be remedied.
- b. Emergency situations will meet the following criteria:
 - i. Immediate/imminent danger to life or property
 - ii. Cannot wait until the next Board of Directors meeting to be reviewed/approved.
- c. Emergency Approval Process
 - i. Homeowner will
 - 1. Notify the RRPOA Office and Board of Directors by
 - a. Calling Jonathan Foy (903) 353-1337
 - b. Email at Jonathan@primelandbuyer.com
 - ii. Homeowner will provide as much detail as possible:
 - 1. Detailed description of the situation
 - 2. Supporting pictures

****Note: Providing as much information as possible will ensure that a decision is made in a timely manner
 - iii. Once the Board of Directors has been informed of the situation, they will:
 - 1. Review the information provided.
 - 2. If more detail is required, they will assign a representative of the Board of Directors to gather more information for the committee to make a decision.
 - 3. Provide the homeowner with a decision within 48 hours of having all information necessary.

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9. EFFECT OF APPROVAL

- a. Upon approval, the homeowner has twelve (12) months to complete the project, as submitted and approved.
- b. Failure to complete an approved project within twelve (12) months shall result in revocation of the Board of Directors' prior approval. The homeowner shall resubmit an application to the Board of Directors for approval if the original approval was granted more than 12 months earlier.
- c. Any additional work completed, not in the original scope of work, shall subject the homeowner to the provisions of Subsection 10: Non-Compliance, herein..
- d. Any deviation from the Board of Directors' prior approval requires a resubmission to the Board of Directors.

10. NON-COMPLIANCE

- a. Any problems, concerns, questions, complaints or reports of non-compliance must be submitted to the Board of Directors for appropriate action.
- b. The Board of Directors will notify the homeowner of any violation observed and specific actions required to remedy the condition.
- c. If a homeowner fails to obtain prior written approval from the Board of Directors before undertaking a project subject to the Rules and Regulations, the homeowner shall be subject to the following:
 - i. Immediate cessation of non-compliant residential construction until the project is brought back into compliance.
 - ii. Immediate removal of a non-compliant Mobile Home.
- d. If the homeowner does not take measurable steps to correct the violation within 30 days, the homeowner shall be subject to daily fines of \$100.00 per day, per violation:
- e. Single Occurrence Violations: fines regarding single occurrence violations of the Covenants, Conditions, Restrictions, and Easements.
 1. Examples include but are not limited to the following: improper handling of trash, nuisance or noxious activity; impermissible fires.
 2. Single Occurrence Fines shall range from \$25.00 to \$100.00 per incident, subject to the following terms:
 - a. First Occurrence: \$25.00 per incident;
 - b. Second Occurrence of Same Violation: \$50.00 per incident;
 - c. Third Occurrence of Same Violation: \$75.00 per incident; and
 - d. Fourth Occurrence of Same Violation: \$100.00 per incident;
 3. Single Occurrence Violations may be imposed in combination with Continuing Daily Violations.
- f. Severe Violations: fines for actions taken by a homeowner that the Board of Directors

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deems as “severe.”

1. Examples include but are not limited to the following: neglect of lot maintenance.
 2. Severe Violation Fines shall range from \$100.00 to \$500.00 per violation.
 3. Severe Violation Fines may be imposed in combination with Single Occurrence Violations and/or Continuing Daily Violations.
- g. Habitual Violations: fines for habitual violations, willful violations, any unapproved significant exterior modification, any significant structural modification, or any significant landscape modification, as determined by the Board of Directors. Habitual Violations Fines are not limited by the Rules and Regulations.
- h. The Rules and Regulations regarding fine schedules shall not bind the Board of Directors. The Board may deviate as they see fit from the fine schedules proposed by the Rules and Regulations.
- i. All fines shall be imposed as regular assessment of the non-compliant owner pursuant to Article 7, Section 7.1(a) of the Covenants, Conditions, Restrictions, and Easements.

11. EXTERIOR ADDITIONS, MODIFICATION & LOT RULES AND REGULATIONS

- a. Prior to occupation, all homes shall:
- i. Be “completely finished” on the exterior. The Board of Directors defines “completely finished” as Permitted for Occupancy by Law;
 - ii. Have grass planted in all areas visible from the street or suitable ground cover; and
 - iii. Have a paved driveway.
- b. All lots, whether vacant or occupied, together with the exterior of all improvements shall be maintained in a neat attractive condition, which includes but is not limited to the following: painting, staining, repairing, replacing, and caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, grass, walks, and other exterior improvements; provided, however, that any such painting or staining shall be compatible in appearance and quality within the range of colors and materials existing on other residences in the neighborhood.
- c. The following are not permitted on any lot at any time:
- i. House trailers.
- d. Building materials or mechanical devices shall not be stored on any lot for longer than the reasonable time necessary for use and construction, as determined by the Board of Directors in its sole discretion.

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12. LANDSCAPING

- a. Generally
 - i. Leaving or placing yard clippings, yard debris, leaves, or pine straw in the culverts, street gutters, common areas, or greenspace is prohibited.
- b. Trees
 - i. No trees should be planted on any property in a location where their growth would interfere with the effectiveness of solar devices on an adjacent property.

13. FENCES, RETAINING WALLS, AND SIGNS

- a. Signs
 - i. All signs must be approved by the Board of Directors with the following exceptions:
 - 1. Traditional real estate signs;
 - a. Shall no exceed the approved size (18"x24").
 - 2. All campaign signs relating to public vote;
 - a. 1 per lot per seat;
 - b. Shall be removed within 24 hours of the election.
 - 3. Congratulatory signs;
 - a. Shall not exceed the approved size (18"x24");
 - b. Shall be removed within two (2) weeks.
 - 4. Contractor signs;
 - a. May be installed one (1) week before the start of the project;
 - b. Shall be removed within two (2) weeks of the end of the project;
 - 5. Private property or no trespassing signs;
 - a. Shall not exceed the approved size (18"x24");
 - ii. All signs shall be attached to a standard metal or wooden stake;
 - iii. No more than two signs will be permitted on any lot at a time;
 - iv. Signs are not permitted within the right of way, on private property without permission, or on utility poles, traffic signposts or trees;
 - v. Signage shall comply with State and Local requirements.

14. AUTOMOBILES, BOATS, RVs, CAMPERS, TRAILERS AND COMMERCIAL VEHICLES

- a. No vehicles or trailers may be parked in common areas.
- b. Vehicles are expressly prohibited from being parked such that their location results in obstructing access to a mailbox or a fire hydrant.
- c. An RV or camper may be used as a temporary residence while a permanent home is under construction, such temporary use not to exceed the completion of home construction or the 12 months allowed for construction.

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- d. Up to 5 working automobiles, boats, RVs, campers, trailers or commercial vehicles weighing less than 26,000 pounds may be stored at each home on a property.

15. SOLAR ENERGY SYSTEMS AND OTHER RENEWABLE ENERGY SYSTEMS

- a. Solar Energy Systems will include any device/system that uses the sun's energy to generate power or heat for a property. This includes solar panels, solar water heaters, etc.
- b. The Solar Energy System shall be professionally installed by a licensed and bonded contractor in accordance with all federal, state and local regulations and codes.

16. MISCELLANEOUS ITEMS

- a. The following are not permitted on any lot at any time:
 - i. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices in any visible from any street or an adjoining property;
 - ii. Four or more domestic dogs, kept by the home owner;
 - iii. Unfenced or unleashed animals;
- b. Mailboxes of a type consistent with the character of the neighborhood shall be selected and maintained by the owners to compliment the residences and the neighborhood. It is highly encouraged to have your house number visible on the mailbox and/or curb.
- c. Firewood is to be stored in a neat manner in the rear of the house or in a location not visible from the street.
- d. All trash cans, recycle bins and refuse bins are to be stored in an area not readily visible from the street and should be removed from the curbside in a timely manner.
- e. Appropriate holiday decorations and lights are allowed to be displayed one (1) month in advance of the holiday and shall be removed no later than two (2) weeks following the holiday.

17. VARIANCES

- a. Variances to any Board of Directors Rules and Regulations must be submitted to and approved by the Board of Directors.