

## Rules and Regulations

### The Ridges Maintenance Association, Inc.

1. The community has limited hours of access for Commercial vehicles, delivery trucks, and workman. The following are the hours in which they are permitted:

Monday-Friday	8:00AM-7:00PM
Saturday	9:00AM-6:00PM
Sundays and Holidays	10:00AM-5:00PM

2. The Community has limited hours of access for vendor vehicles. The following are the hours in which they are permitted:

Monday-Friday	8:00AM-7:00PM
Saturday	9:00AM-6:00PM
Sunday and Holidays	10:00AM-5:00PM

3. The Common areas and facilities, if any shall not be obstructed nor used for any purpose other than the purpose intended therefore. No carts, bicycles, carriages, chairs, tables, or any other similar objects shall be stored thereon.
4. The personal property of owners must be stored in their respective homes and garages.
5. No garbage cans, supplies, milk bottles, or other articles shall be placed on the exterior portions of any Unit or Lot and no linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be hung from or on the unit, the lot or any of the windows, doors, fences, balconies, patios, or other portions of the unit or lot, except as provided in the Declaration with respect to refuse containers.
6. Garbage may placed at the curb, no earlier than 4PM the evening before the regular trash pick-up days. All containers must be returned to the garage no later than 10:00 p.m. on the day of pickup. Currently these days are Tuesdays and Friday. Garbage must be placed in sturdy cans and lids. The only exception to this rule is recycling bins.
7. No motor vehicle which cannot operate on its own power shall remain on the properties for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon.
8. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefore, such as the parking lots at the pool area and tot lot.

9. There shall be no over-night parking on common areas
10. On-Street parking is prohibited. See Parking Rules.
11. Parking on grass and swales is prohibited.
12. Pick-up trucks of all kinds, including pick-up trucks used for personal use are prohibited to park on the driveway overnight, unless used for workman performing services to the home during the permitted hours for workman. If you have a pickup truck it must be parked in the garage.
13. No boats, trailers, recreational vehicles, and the like are permitted to be parked outside of the garage.
14. No ATV's, go carts, go-peds, golf carts or other un-registered vehicles may be driven on any part of the properties, including roadways, sidewalks, and lots, at any time.
15. Garage doors must be kept closed when not being used for ingress or egress. Garage conversions are prohibited unless in a 3-car garage. Garage conversions must have HOA approval and can only be in the single garage. Garages must provide parking for one vehicle at all times.
16. No owner shall make or permit any disturbing noises in the Unit or on the Lot by himself or his family, servants, employee agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other owners. No owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, or sound amplifier or any other sound equipment in his Unit or on his Lot in such a manner as to disturb or annoy residents (applying reasonable standards). No Owner shall conduct nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
17. No electronic equipment may be permitted in or on any Unit or Lot which interferes with the television or radio reception of another unit.
18. No loud music or noises from automobiles or motorcycles, this includes mufflers, exhaust systems, and sound systems.
19. No awning, canopy, shutter, enclosure or other projection shall be attached to or placed upon the outside walls or roof of the Unit or on the Lot, except as approved by the Architectural Control Board.
20. No owner may alter in any way any portion of the Common Areas, including, but not limited to, landscaping.

21. No vegetable gardens shall be permitted except in fully enclosed patio areas.
22. No commercial use shall be permitted in the development even if such use would be permitted under applicable zoning ordinances.
23. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, or on a Lot or on the Common Areas, except as to gas cylinders permitted under the Declaration.
24. An Owner who plans to be absent during the hurricane season must prepare his Unit and Lot prior to his departure by designating a responsible firm or individual to care for his Unit and Lot should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.
25. Hurricane shutters may not be placed upon the home or otherwise closed, until 48 hours before a hurricane watch is issued.
26. An Owner shall not cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies, or windows of his Unit without the prior written approval of the Architectural Control Board.
27. Pool Rules:
  - No lifeguard at pool, swim at your own risk.
  - No Diving
  - No climbing on aquatic equipment.
  - No skateboards, bicycles, roller blades, go-peds, or rough play permitted.
  - Photo identification is required for homeowners wishing to use the pool. Only residents and their guests may use the pool.
  - All visitors to pool must register with Pool Monitor.
  - Adult supervision required for children. No persons under the age of 13 are allowed in the pool area unless accompanied by a homeowner age 16 or older.
  - Children must be the direct responsibility of their parents or legal guardians, including full supervision of them while within the pool and clubhouse area.
  - Homeowners must obtain weekly pass for their guests to use the pool in their absence.
  - No children wearing diapers are allowed in the pool. They must wear a tight fitting swim diaper.
  - Pets are not permitted in the pool area.
  - Food and Beverages are NOT allowed within 12 feet from the pool area.
  - No glass containers of any kind are allowed in the pool area.
28. All Persons using the pool on the common areas shall do so at their own risk. All children under sixteen (16) years of age must be accompanied by a responsible adult. Bathers are required to

wear footwear and cover over their bathing suits in any enclosed recreation facilities (if any). Bathers with shoulder-length hair must wear bathing caps while in the pool or on the pool deck, if any. Pets are not permitted in the pool area (if any) under any circumstances.

29. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within The Properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noise will not be tolerated. All children under sixteen (16) years of age must be accompanied by a responsible adult when entering and/or utilizing recreational facilities (if any).

30. Pets and other animals shall neither be kept or maintained in or about the properties except in accordance with the Declaration and the following:

No pets shall be permitted outside of its Owners Unit unless attended by an adult or child of more than ten (10) years of age and on a leash of reasonable length. Said pets shall only be walked or taken upon those portions of the Common Areas designated by the Association from time to time for such purposes. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities (if any) contained within the Common Areas.

31. No hunting or use of firearms or any type of weapon, including bow and arrows shall be permitted anywhere in The Properties.

32. Every owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws, and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for, action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of recreation facilities, if any, in the event of failure to so comply. In addition to all other remedies, in the sole direction of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees, or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.

33. All these rules and regulations shall apply to all Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of, and conditions on time limitations imposed by the Board.