

North Ridge HOA Community Rules

Approved by the board on March 19, 2025

1. Quiet hours are between 10 pm and 6 am. (For additional information about noise restrictions see CC&Rs 10.10)
2. The speed limit on streets within the HOA community is 15 mph.
3. No smoking within 25 feet of any Unit or within 25 feet of any patios, driveways, pavilion, or playground. (see CC&Rs 10.4)
4. Vehicles may only be parked in driveways, garages, or visitor parking stalls—not on the community streets. Vehicles may be parked in visitor parking for no more than 72 consecutive hours. All vehicles in visitor parking must be in operable condition and have a current registration displayed. No motorcycles, trailers, campers, vans, recreational vehicles or boats shall be parked, stored or located on the property. (See CC&Rs 10.6)
5. Owners and occupants are responsible for picking up their own garbage and debris. All trash must be removed regularly and disposed of properly. Trash bags and pet waste may not be stored, even temporarily, on porches or patios. Residents' garbage cans are not to be stored outside for more than 24 hours. (See CC&Rs 10.12)
6. No more than three (3) animals may be kept in one unit. Animals kept for breeding or maintained for commercial purposes are not permitted. If outside the owner's unit area, all dogs must be on a leash and under the control of a responsible person OR wearing an operable electric collar and accompanied by and under the control and direction of a responsible person so as to be effectively restrained by a leash. Animals will not be permitted if they cause a nuisance, threat of injury, or anxiety for other owners or occupants. All fecal matter will be immediately cleaned up. (See CC&Rs 10.13)
7. Owners and occupants may not attach anything to the exterior of any building or make adjustments to landscaping without prior approval from the HOA board. This includes antennas, satellite dishes, flag poles, clotheslines, writing, air conditioning equipment, water softening equipment, fences, awnings, ornamental screens, enclosures, sunshades, lighting fixtures, landscaping, plants, etc. (See CC&Rs 10.7)
8. Only window coverings specifically designed for windows (e.g. blinds, curtains, drapes) may be installed as window coverings. Foil, paint, bedsheets, or similar items are not allowed. (See CC&RS 10.8)
9. Toys/equipment left out in common areas for more than 48 hours will be disposed of.
10. Owners and occupants are responsible for weeding the front and back porch areas.

11. Noxious or offensive activities are not permitted. Any activity that might be or become a nuisance to owners or occupants as well as activities that might increase insurance or decrease the value of the units are not permitted. (See CC&Rs 10.3)
12. Non-owner occupancy is permitted with certain stipulations. All non-owner occupancy must have a written agreement with an initial term of at least twelve months. A non-owner occupant may not occupy any unit for transient, short-term (less than twelve months), hotel, resort, vacation, or seasonal use. Daily and weekly occupation by non-owner occupants is prohibited. (See CC&Rs 20.5)
13. Homeowners are responsible for the conduct of all guests and minors.

Please see the CC&Rs for a full and complete list of rules and regulations.

Schedule of Fines

- a. **First Violation**. A written notice of violation shall be issued for a first violation.
- b. **Second Violation**. A fine in the amount of \$50 (fifty US dollars) shall be assessed for a second violation that is similar to and occurs within a year of the first violation.
- c. **Third Violation**. A fine in the amount of \$100 (one hundred US dollars) shall be assessed for a third violation that is similar to and occurs within a year of the second violation.
- d. **Fourth Violation**. A fine in the amount of \$150 (one hundred and fifty US dollars) shall be assessed for a fourth or subsequent violation that is similar to and occurs within a year of the third or subsequent violation.