

TOP TEN DEED RESTRICTION & ORDINANCE ISSUES

The purpose of the Declaration of Restrictions (DoR) is to contribute to the quality of life for all Ridgewood Hills residents, enhance property values, and generally make our subdivision a pleasant and safe place to live. They also create the Ridgewood Hills Subdivision Association, of which every property owner in the subdivision is automatically a member. The Association is required to enforce these Restrictions. They are incorporated into every homeowner's property deed and are legally binding. Several Plymouth Township Ordinances are also included in this list.

1. **No sheds, shacks, out buildings, tents, house trailers, etc., or temporary buildings of any description are permitted.** The only building permitted on any lot is a single family home with an attached garage. (*DoR*)
2. **Fences:** Lots may not be fenced in, except where an in-ground swimming pool exists. **Chain Link fencing** for any purpose is expressly prohibited on all lots in the subdivision. Low ornamental fences incorporated into landscaping are permitted, but not on any lot line. (*DoR - Amendment 2011*)
3. **Swimming Pools:** Only permanent in-ground swimming pools are permitted. Above ground swimming pools are prohibited on all lots in the subdivision. This restriction does not prohibit small children's wading pools (up to 150 gallons) or hot tubs. (*DoR - Amend 2011*)
4. **No RV, Motor home, Boat, Camper, Trailer, Commercial Vehicle, etc.,** can be parked or stored anywhere on any homeowner's property unless garaged. A 48 hour 'grace period' is generally permitted for loading, unloading and cleaning. (*DoR & Twp Ord*)
5. **Landscaping & lawns shall be well maintained at all times.** The 'community standard' for grass height is 5", but under no circumstances can it exceed 8". This includes all grass on berms and all the way to the back or side of any lot that abuts a public sidewalk. (*DoR & Township Ordinance*)
6. **Public sidewalks** must be kept completely cleared of tree and bush branches, with an overhead clearance of 8 feet. Homeowner must remove overhanging tree branches and bushes to this height on any sidewalk abutting their property, including at the rear of the lot. (*Township Ordinance*)
7. **Pets:** Pets must be under the control of the owner at all times, including on the homeowner's property. Damage or injury caused by pets breaching 'electronic fences' is the homeowner's responsibility. Leashes are recommended for dog walking. (*Twp Ord*)
8. **Pets are not to be offensive due to noise, odor, or accumulation of feces.** Homeowner must 'pick up any pet droppings' on their property or while walking pets. (*Twp Ord*)
9. **Vehicles of any sort may not be parked longer than 48 hours** on any public street. (*Ord*)
10. **Garbage containers shall be concealed from public view** at all times other than the 24 hour period beginning at 6pm the day prior to pickup and ending at 6pm on the day of trash pickup each week. (*DoR & Township Ordinance*)