

Rules for Common Area Use by Homeowners/Guests

BY-LAWS

DECLARATION OF RESTRICTIONS

Ridgewood Hills Subdivision Common Area Rules

1) All commons areas are to be kept in their 'natural state' and be available for the use and enjoyment of all Ridgewood Hills Subdivision homeowners. The overriding general rule is that after use of a commons area the only thing that should be left behind is foot prints. Any modification or material change must have prior written approval from the Ridgewood Hills Subdivision Association Board of Directors (RHSA Board) which has the specific responsibility for governance and maintenance of our commons areas.

2) The DNR and Plymouth Township have designated all common areas as water retention/wetland areas which means that development of any kind [permanent walkways, tennis courts, swimming pools, etc.] is prohibited. In addition, no person shall erect or store any structure in any of the common areas, or impinge upon any of the commons areas, without prior written approval of the RHSA Board. This restriction is meant to include swing sets, playscapes, play houses, sheds, skating/hockey rinks, children's pools, or any other structure. A structure is defined as any item that stands overnight.

3) No tree, plant, flower, shrubbery or other vegetation shall be planted in any of the common areas without prior written approval of the RHSA Board. Planting of the following trees on any public or private land is specifically prohibited by Plymouth Twp Ordinance 94.030: Box Elder, Soft Maples, Ailanthus, Catalap, Willow, Mulberry and Poplar.

4) No removal of trees or vegetation living or dead is allowed without prior written approval of the RHSA Board. Commons area trees that fall in the commons are to be left where they fall. Any common area tree that is threatening homeowner property or the safe use of any common area should be reported immediately to the RHSA Maintenance Chairman who will decide what action is necessary and how any cost will be allocated.

5) No person shall make, or cause or allow to be made, unreasonable noise in any of the commons areas so as to cause public inconvenience, annoyance or harm. Unreasonable noise means any excessive or unusually loud sound that disturbs the peace. Sounds or noises in excess of those permitted by Plymouth Township Ordinance 123.10 are expressly prohibited. Those levels are currently stated in the Ordinance as 55 dB(A) from 7AM to 10PM and 45 dB(A) from 10PM to 7AM. Measurement methods are specified in the Ordinance. (By comparison, background music in an office or a residential air conditioner at 100 feet generates 60 dB(A) of noise.)

6) No signage of any kind is allowed in the common areas without prior written approval of the RHSA Board.

7) No person shall use the common area as a dumping ground for any kind of materials. This restriction is meant to include debris of any kind as well as grass clippings and leaves from homeowner property.

8) The common areas are for pedestrian use only. Motor vehicles, including delivery trucks, ATV's, scooters, motorbikes, golf carts, snowmobiles, etc., may not be brought into or operated in any of the common areas without the prior written approval of the RHSA Board.

9) No person shall perform or cause to be performed construction work of any kind including storage of materials, landscaping, changes to the terrain or drainage, etc., in any of the common areas without prior written approval of the RHSA Board.

10) Use of the common areas for parties, family events or gatherings of any kind requires prior written approval of the RHSA Board.

11) It is permissible for a homeowner to cut the lawn and to maintain the growth of common area vegetation as long as such maintenance does not detract from the primary objective of keeping all common areas in their 'natural state'. Such mowing/maintenance is considered to be strictly voluntary, and under no circumstances should be interpreted as allowing the homeowner to attempt to exert ownership or restrict other homeowner use of any portion of any common area.

12) No fires or fire pits are allowed in any common area without the prior written approval of the RHSA Board. All open fires in Plymouth Township are prohibited by ordinance, and the RHSA Board would have to obtain approval from the Twp Fire Marshal prior to allowing any such activity.

13) Recreational vehicles, trailers, boats or vehicles of any kind may not be parked or stored in any common area.

14) Anyone using the common areas must immediately retrieve and properly dispose of any feces left by their pets.