

IMPERIAL RIDGE HOMEOWNERS ASSOCIATION

A LIMITED SUMMARY OF THE HOA COVENANTS, RULES & REGULATIONS

Our HOA By-Laws and Covenants, Rules and Restrictions exist as a means of protecting our lifestyle, property values, and to help nurture a peaceful coexistence among the members of our community. Our governing documents provide the criteria for enforcement. A copy of these documents is on file, available from the Board Secretary or our property management company.

- **Monthly Assessments** – Monthly assessments are due and payable at the first of each month. If an assessment is not paid within thirty (30) days after the due date, the assessment due will accrue interest from the delinquency rate at 18% per annum, plus a \$25 late fee per assessment period. The contracted services provided under the monthly assessment fee include garbage collection, pool maintenance, basic cable TV (Spectrum), subterranean termite control and common area casualty insurance.
- **Exterior Maintenance** – Painting, repairs/replacement of wood trim (except termite damage), exterior light fixtures (globe pole lamp & one wall-mounted “Mariner” brand lamp with motion detector) excluding bulbs, stucco (including atrium walls), exterior roofing system (tarpaper, flashing and shingles), and chimney caps are provided by the Association. All other exterior maintenance is the responsibility of each homeowner at their sole expense, such as gutters, sidewalks, driveways, windows, and garage doors.
- **General Landscaping** – Lawn maintenance, mowing, edging, fertilizing, pest/weed control and water sprinklers are provided by the Association. Homeowners are ultimately responsible for mulch (uncolored Cypress is preferred), and for vegetation such as trees, shrubs, flowers, and plants on their Lot.
- **Homeowners Casualty Insurance** – All homeowners are responsible for maintaining sufficient casualty insurance on their Lot.
- **Board of Directors Meetings** – All homeowners and residents are encouraged to attend the Board of Directors meetings. The agenda for each meeting is delivered via email and posted at the pool cabana. Each HOA member is allowed 3 minutes to voice their opinions and/or concerns on any of the agenda topics.
- **Garage Sales** – Two (2) garage sales, for not more than two days duration, are permitted per year. Those wishing to participate must provide their own advertising/signage. Exception – Homeowners wishing to sell their homes may have a two (2) day garage sale when they wish, after notifying the Board.
- **Family Pets** – No pets shall be kept on any Lot or in any dwelling other than cats, birds such as canaries or parakeets, and fish such as goldfish and tropical varieties. However, no more than one (1) dog weighing no more than twenty-five (25) may be kept as a pet. Such permitted dogs and cats must be on a leash when outside the Owner’s dwelling and the pet’s attendees must remove all solid waste deposited by their pet before returning to their home. No pet(s) shall be raised for commercial purposes. In no event may any pet permitted to be kept be allowed to become a nuisance. Pets that provide a service to a handicapped individual are hereby exempt for the provisions of this Section.
- **Vehicle Parking** – All vehicles parked within the properties must be operational, currently registered and parked in driveways or garage at all times (24-7). Parking of any motor vehicle overnight in the street is not permitted. Trucks, pick-up trucks, boats, boat trailers, recreational vehicles (i.e. campers or motorcycles), and commercial vehicles must be parked inside a garage from dusk-to-dawn. Note: Dusk-to-dawn parking in garages will not be enforced for non-commercial pick-up trucks.
- **Not Permitted By The Association**
 - Children under 12 in pool area without adult supervision
 - Permanently erected sport/play equipment, i.e. basketball nets, swing sets, putting green
 - Architectural changes, installing energy devices or FCC controlled communication devices to the exterior of a unit without Board approval
 - Feeding and nurturing of local wildlife (bird feeders are permitted)
 - Removal of trees without proper County permits and Board approval
 - Rental of units for more than one (1) year and/or in excess of 20% rental restrictions
 - Application process for sales and rentals include an application, application fee of \$100 and board approval
 - Willful or negligent acts by Homeowner and/or residents