

HIGHLAND

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Built with Pride in Prattville

HOMEOWNERS ASSOCIATION

ACC GUIDELINES AND SITE STANDARDS

BENEFITS OF COMPLIANT PROPERTY MAINTENANCE

Properly maintained yards have the potential to improve and uphold the resale value of individual and collective properties of the neighborhood. Maintained yards deter insects and pests while also promoting neighborly relationships and the overall positive reputation of the community. Homeowners are responsible for reading and abiding by the set Covenants and Restrictions. Please contact the Highland Ridge Homeowners Association (HOA) or Highland Ridge Architectural Control Committee (ACC) if you have any questions about the compliance of your property.

VIOLATION PENALTIES FOR NON-COMPLIANT PROPERTY OWNERS

Properties are determined Non-Compliant during routine neighborhood inspections. Non-compliance within covenant standards will result in immediate notification through an appropriate violation letter sent to the non-compliant address. If the property remains non-compliant after 10 calendar days of notification (or inspection), the HOA will charge \$25.00 per day, beginning on day 11, to the property owner's account until it is deemed in compliance. The sole intent for these guidelines is to maintain property value within the visual standards of the community.

SITE STANDARDS



Landscaping

Basic yard care for your entire lot includes, but is not limited to, regular mowing (**not to exceed 5 inches in height**), treatment or removal of weeds, edging, fertilization, insect and pest control, trimming and neat appearance, including the removal of dead plants or trees.



Garbage Cans

Must be stored in a manner not to obstruct the view of the front of your home and placed on street no earlier than the evening prior to trash day. Cans must be removed no later than 10 pm on trash day.



Exterior Modifications and Additions

Permanent structures must be submitted to the ACC for review.



Pools

Please review ACC guidelines and submit an application for in-ground pools.



Equipment and Supplies

Driveways, walkways, yards, and other outdoor locations visible from the street are not to be used for storage, including but not limited to appliances and tools.



Embankments

Homeowners shall regularly maintain embankments on their property including mowing, weeding, trimming, as well as necessary measures for erosion prevention.



Sports Equipment

Prohibited from being on right of way (example: basketball goals).



Trailers and Recreational Vehicles

No trailers larger than 12ft. or utility trailer larger than 5x8, no recreational vehicles or motor homes (class a, b or c) shall be stored on any lot for a period in excess of 72 hours unless parked in a garage or elsewhere on the lot so as to not be visible from the street or any adjacent lot. No recreational vehicles or items can be parked on the street.



Vehicular Parking

Vehicle parking in non-paved areas shall not be permitted under any circumstances.



Commercial Vehicles

No commercial vehicle- box truck, buses or coaches, no semi-trucks shall be permitted to be parked or stored at any place on the lot. This covenant on parking shall not apply to temporary parking of trucks and commercial vehicles used for pick-up and delivery, or for any construction vehicles during construction. Waivers may be issued on a case-by-case basis, but requests must be made in writing to the HOA.

REMEDIES FOR COMMERCIAL AND RECREATIONAL VEHICLE VIOLATIONS



Any such commercial vehicle or equipment or recreational vehicle or equipment parked in violation of these rules and regulations now or hereafter adopted by the Highland Ridge HOA Board, may be towed by the Highland Ridge HOA at the sole expense of the owner of such commercial vehicle or equipment or recreational vehicle or equipment if it remains in violation of a seventy-two (72) hour period. The Highland Ridge HOA shall not be liable to the owner of such commercial vehicle or equipment for trespass, conversion or otherwise, or guilty of any criminal act by reason of such towing and neither its

removal or failure of the owner to receive any notice of said violation shall be ground for relief of any kind. Any such vehicle or recreational equipment parked in violation of the restrictions contained herein or in violation of the rules and regulations now or hereafter adopted by the Association or the ACC may be towed away at the direction of the Association or the ACC, at the sole expense of the owner of such vehicle or recreational equipment, if the violation of said restrictions remains for a period of more than seventy-two (72) hours and if the owner of such vehicle or recreational equipment receives notice of the towing of such vehicle before the towing occurs. Neither the Association nor the ACC shall be liable to the owner of such vehicle or recreational equipment, nor the respective Single Family Residential Lot owners, for trespass, conversion or otherwise, nor shall the Association or the ACC be guilty of any criminal or quasi-criminal act by reason of such towing, and neither the removal nor the failure to remove any such vehicle or recreational equipment, nor the failure of the owner to receive any notice of said violation, shall be ground for relief of any type. The foregoing remedy is in addition to any other remedy which may exist whether at law or in equity.

PROHIBITED USES



Without written approval by the Association or the ACC, no person shall do any of the following on subject property or Association property:

1. Permit the running or walking of animals except when on a leash.
2. Fell any trees or injure or damage any landscaping located on common HOA property.
3. Interfere with any drainage, utility or easement access.
4. Build or assemble any structures, recreational or common facilities, other than those approved by the ACC.
5. Interfere with any water control structures or apparatus.

No person shall violate any rules and regulations that may be established by the Association governing the use of the Association Property or the rules or requirements that may be established by the ACC.

STORAGE BUILDING GUIDELINES



1. Approval by the ACC is required. Submit Request for Approval in writing to the ACC. The form can be found at www.highlandridge.co also submit - 2 copies of site plan, building plans and description of materials to be used.
2. ACC will review and respond within one week.
3. Must comply with all local codes, zoning ordinances, covenants and ACC construction requirements.
4. Contact Line Locators at (811) to locate underground utilities prior to digging.
5. Structure must be located at the rear of the yard and screened from view from the street by fencing and/or landscaping. Contact the City of Prattville for any additional requirements.

6. Structure cannot impede the natural flow of water from drainage swales installed on the lot and/or across the rear of the yard.
7. Structure must be permanently installed on concrete slab.
8. Metal buildings are prohibited.
9. Materials must match or compliment residence. All boards on the exterior must be horizontal.
10. Trim and siding paint must match residence.
11. All construction material and debris must be cleaned up daily and cannot be placed on the street for removal.
12. Resin buildings (Rubbermaid) require no prior approval and must be located in the back of the property so they cannot be viewed from the street.

FENCE GUIDELINES



1. Approval of ACC is required before construction begins. Submit Request for Approval in writing to the ACC. The form can be found at www.highlandridge.co also submit 1 copy of site plan showing location of the fence, building plans and description of materials to be used.
2. ACC will review and respond within one week.
3. Must comply with all local codes, zoning ordinances, covenants and ACC construction requirements
4. Call Line Locators (811) to locate underground utilities prior to digging.
5. Structure cannot impede the natural flow of water from drainage swales installed on the lot and/or across the rear of the yard.
6. Fence posts must be permanently set in concrete.
7. Chain link or vinyl fence is prohibited.
8. Fence material must be approved by the ACC. Material should be either treated pine, cedar or cypress. Any composite materials must be approved by the ACC.
9. Height requirement is 6 feet on all wood privacy fences.
10. The finished side of the fence must face the street.
11. All construction material and debris must be cleaned up daily and cannot be placed on the street for removal.
12. DO NOT REMOVE THE SURVEY PINS THAT OUTLINE PROPERTY LINES.

The Highland Ridge Homeowners Association and Highland Ridge Architectural Control Committee shall have the authority, from time to time, to create, revise or eliminate the list of pre-approved fence types and/or fence materials.

The above Covenants & Restriction amendments will be available to you at www.HighlandRidge.co

Highland Ridge ACC Guidelines and Site Standards Approved on February 5, 2019 HOA Board Meeting.

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