



Maple Ridge

GOLF COMMUNITY HOMEOWNERS' ASSOCIATION, INC.

Maple Ridge Covenants and The Architectural Review Process

The Board of Directors of the Maple Ridge Homeowners Association would like to make the residents aware of several important items.

A recent survey conducted by the Golf Club included some questions concerning areas in which the HOA can improve. Two areas that topped the list are better communication to residents and stricter enforcement of the covenants.

The Maple Ridge Homeowners Association website, www.mapleridgehoa.org, was established to provide easy access to all forms and documents. All important information including newsletters will be posted to the site. We will place signs at each entrance to remind residents when the newsletter or other important announcements are posted to the site.

Here is a list of questions commonly asked by residents of our community.

1. What kind of fence do I install? Split rail is the only type of fencing allowed on golf frontage properties. Split rail is also recommended for interior lots, but the Architectural Control Committee (ACC) may also approve other types of fencing on interior lots on a case by case basis. However, just because a certain type of fencing has been installed on a neighbor's lot, do not assume that this type of fencing is automatically approved for your lot. Also, fencing cannot extend any closer to the street than the back corner of the house. (ref. Article XI, section 19 and exhibit F, Article 7)
2. May I add an extension, guest suite or freestanding garage to my house? In most cases yes, provided you've received approval by the ACC and the addition maintains the architectural theme of the main dwelling. To get ACC approval, you must submit a site plan and elevation views so that we can get a clear picture of the scope of your project. (ref. Article X, section 3)
3. May I put a storage building in my back yard? No. The covenants prohibit storage buildings. Owners are encouraged to plan for attached storage rooms either in the garage or off the rear of the home. (ref. Article VI, section 2)
4. May I install playground equipment or playhouse? In most cases yes, provided you've received ACC approval and the equipment does not detract from the overall natural feel of Maple Ridge. For a playhouse, the ACC would look to see if the building fits in with the architectural style of the main dwelling. Basketball goals may not be attached to the dwelling, and must receive ACC approval. (ref. Article VI, section 27)

5. Where do I store my boat, trailer, or RV? In your garage or in the back yard, provided it is not visible from the street or golf course, and you have written approval from the ACC and your neighbors. (ref. Article VI, section 6)
6. What are the swimming pool restrictions? No above ground pools allowed, but in ground pools are allowed with ACC approval. The ACC will look at issues like the size of the pool in relationship to the size of the lot and the impact the pool drainage system may have on an adjoining neighbor's yard and golf course. Above ground spas also require ACC approval. (ref. Article VI, section 21)
7. May I install a satellite dish? The Federal Communications Commission will not allow a subdivision to totally prohibit the use of satellite dishes. However, we can restrict the size and location of the dish. Our covenants allow a dish with a maximum diameter of one meter. Prior to installation of a satellite dish, you need ACC approval on the location. (ref. Article VI, section 6)
8. May golfers retrieve golf balls out of my yard? Yes. The covenants grant a golf ball retrieval easement to allow golfers to retrieve golf balls from yards and common property at "reasonable times and in a reasonable manner." However, this does not give the golfer the right to drive a golf cart onto your property or the right to play from your yard. It also does not relieve the golfer from any damage done to your home by an errant golf ball. (ref. Article XII, sections 6)
9. Can I paint my house any color I want? No. If you wish to change any exterior color on your home you must receive ACC approval. (ref. Article X, section 2).
10. May I cut down trees in my yard? No tree greater than 6" in diameter can be removed without ACC approval unless it is diseased, dead, within 10' of the residence or presents a safety hazard. (ref. Article VI, section 13)

The Association Manager (TSG) performs weekly inspections of the community to enforce the Covenants. Below are some of the most commonly reoccurring covenant issues addressed in weekly courtesy notices:

- Yard Care - weeds or grass in border beds (between homes), street beds or beds near the house.
- Pine straw needs to be replaced/refreshed
- Trash Cans visible from the street on non-trash pick-up days
- Pool pumps visible from the street
- Trailers, boats, golf carts in driveway
- House needs paint and/or other exterior maintenance
- ACC approval not received for:
 - Window replacement
 - Driveway Improvements
 - House modifications/additions
 - Satellite Dish Placement
 - Paint/Roof color
 - Pool addition
 - Fence addition
 - Major modifications to landscaping
 - Flags