

# FRHOA

## Founder's Ridge Home Owner's Association

### Neighborhood Guidelines

May 2005

**Neighborhood Safety.** Although we are fortunate to have a low incidence of crime, we should still take precautions to protect our families and property. Please lock doors (including unattended garage doors) and cars, watch out for your neighbors, and report suspicious activity to the Gahanna Police.

**Parking.** Our deed restrictions prohibit overnight parking on all streets. Parking is permitted only on the non-sidewalk side of Founders Ridge Drive and Lily Pond Court and the "developed" side of Meadowsweet and Pinegrove. Neighbor-to-neighbor solutions may be an option when planning a large party.

**Mowing of Common Areas.** The Association contracts for regular mowing of the common areas. This is not a perfect process -- the common area boundaries are not always obvious, wet ground may limit mower access, and the members of the contractor's work crew vary. If an area appears to have been missed, please inform the leadership team so we can request correction and avoid paying for services we did not receive.

**Snow Removal.** The Association contracts for snow removal from private drives and the sidewalk along Stygler Road when snow depth exceeds 3". However, customers with 1" and 2" contracts receive priority.

**Use of Common Areas.** The common areas including the ponds are for use by residents and their guests. Guests must be accompanied by a resident.

- ✓ Pond use rules:
  - Limit of two guests at the ponds (e.g., fishing) unless authorized by an officer or trustee.
  - Children under age 12 who gather at the ponds must be supervised by an adult.
  - Use of the ponds is limited to between sun up and sun down.
  - Fishing: Bait must be live or artificial—no bread or doughballs. The carp have been placed in the ponds for weed control and may not be caught.
  - No swimming in the ponds.
- ✓ Please remove personal articles (chairs, fishing equipment) and trash when you leave the area.
- ✓ If you walk your dog(s) on the common areas, please scoop.
- ✓ Common areas should not be used for storage of personal property (including firewood or mulch) or for disposal of yard waste such as grass clippings, old Christmas trees, and pruned tree limbs.
- ✓ No bicycles or motorized vehicles are permitted on common areas except on paved surfaces.
- ✓ No fires are permitted on common areas.

**Undeveloped Lots.** Our deed restrictions obligate owners of undeveloped lots to mow the grassy portion of their lots monthly during the grass-growing season or the Association may arrange for mowing and file a lien against the lot for the mowing cost. We cannot require more frequent mowing. Yard waste should not be deposited on undeveloped lots.

**Signs.** Our deed restrictions provide that residents may place a single "FOR SALE" or other real estate sign on their lot. A sign directing the public to an open house or similar event may be placed near an entrance to the development the day before the event provided it is removed promptly after the event.

**Gates.** Although the gates normally are operational, they can be locked in an open position due to extended power outages, construction traffic, snowy/icy roads, and the like. Please notify an officer or trustee if it is necessary to lock a gate open for an extended time. Homeowners on Morgan Lane were issued keys and instructions when the gates were activated.