

Rosebury Commons Rules, Regulations and Maintenance Responsibilities
Ponderosa Ridge Homeowners Association
June 2013

The following Rules, Regulations and Maintenance Responsibilities were adopted by the Board of Directors of the Ponderosa Ridge Homeowners Association (HOA) in accordance with Article 2 and 6 of the Ponderosa Ridge Covenants, Conditions and Restrictions (CCR's) and may be added to, amended, or repealed at any time by the Board of Directors of the Ponderosa Ridge HOA. They are designed for three purposes: 1. To protect the integrity and condition of Rosebury Commons and thereby protect each individual homeowner's investment, 2. To provide a safe and pleasant living environment for all homeowners and 3. To supplement and clarify the CCR's.

Rosebury Commons does not have a separate legal board of directors but functions under the authority of the Ponderosa Ridge CCR's and Bylaws. The Ponderosa Ridge Board may appoint a Rosebury Commons Advisory Committee to represent the interest of the Rosebury Commons residents to the Board. All final decisions rest with the Ponderosa Ridge HOA Board.

Dues for Rosebury Commons residents are collected for the maintenance responsibilities outlined below. These may be revised over time as the responsibilities are revised. Established dues for maintenance responsibilities is \$75 month plus Main Association dues of \$26 month plus Private Street dues of \$110 month.

1) Landscaping

- a. Street Trees. The HOA will provide limited maintenance to street trees planted between the sidewalk and curb. This includes one systemic fertilizer application per year and pruning as deemed necessary by the HOA.
- b. Homeowner's Lots. The HOA will provide limited maintenance for each owner's irrigation system from the exterior shutoff. This includes blowing out the system each season at a time designated by the HOA. It is the responsibility of the homeowner to shut off the irrigation water supply from inside house and to take all steps necessary to turn on in the spring. No other irrigation service will be provided. The HOA also provides fertilization, weed spraying and mowing of turf areas on lots.

Limited maintenance of the planter beds is included. Two applications of pre-emergent and three trips for weed removal are part of the maintenance by the HOA. Owners will be responsible for all other weed control if necessary. Pruning and trimming of vegetation aren't included and are the homeowner's responsibility. Removal and replacement of dead plant material and planter bed improvements (e.g. new bark or rock ect) is homeowners responsibility

2) Snow Removal

The sidewalk parallel to the street, the walk leading up to the front door and the driveway will be cleared by the HOA. Removal of snow will only be completed when the accumulation reaches two inches. No deicer or similar slip resistant product will be provided. Any liability from accidents remains with the homeowner.

3) Fencing

Fencing will be allowed within the community but must receive Architectural Approval. A minimum of one-four foot gate must be installed in a side yard for access to the back yard by the maintenance contractor.

4) Storage buildings

Storage buildings on individual lots will be allowed but must not exceed 100 square foot in size. The maximum height at the peak is 8 feet and the building must be set off of the property line by five feet. Storage buildings are only allowed if a homeowner's yard is fenced.