

# ***Oak Ridge Property Owners Association***

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## **ORPOA General Rules**

The following rules were approved by the ORPOA Board of Directors  
as of February 13, 2014

- The speed limit is 25 miles per hour on all streets.  
*After the first warning, a fine of \$100.00 per violation will be issued to the property owner. Failure to pay may result in loss of membership privileges and other legal remedies.*
- Obey posted traffic signs  
*After the first warning, a fine of \$25.00 per violation will be issued to the property owner. Failure to pay may result in loss of membership privileges and other legal remedies.*
- No person shall stop, stand or park a vehicle (except when it is necessary to avoid a conflict with other traffic or traffic-control sign) in any of the following places:
  - On a sidewalk;
  - Within a street in such a manner or under such conditions as to prohibit the free movement of vehicular traffic or in such a position as to block the driveway entrance to any abutting property;
  - Within an intersection;
  - Within forty-five (45) feet of an intersection;
  - Between a safety zone;
  - At any place where official signs prohibit stopping, standing or parking;
  - No person shall park a vehicle on the property of another without the consent of the owner of the property or his/her agent;
  - No person shall park a vehicle on the roadway unless it is parked on the far right-hand portion of the road and is facing in the proper direction of travel  
*After the first warning, a fine of \$25.00 per violation will be issued to the property owner. Failure to pay may result in loss of membership privileges and other legal remedies.*
- Parking for certain purposes are prohibited: No person shall park his vehicle/boat/merchandise upon any street for the principal purpose of:
  - Displaying the item for sale;
  - Displaying advertising or displaying merchandise;
  - Washing, greasing or repairing the vehicle except repairs necessitated by an emergency.  
*After the first warning, a fine of \$25.00 per violation will be issued to the property owner. Failure to pay may result in loss of membership privileges and other legal remedies.*
- Dogs Rules:
  - Dogs must be kept on a leash at all times in Oak Ridge.
  - Dogs must have current Rabies shots (less than one year) with vaccination certificate and tag on the dog.

- Barking dogs will not be tolerated.  
*After the first written warning, a fine of \$25.00 will be placed against the property owner and \$100 fine after the third warning AND the Marshall County Animal Control Department will be contacted to remove your dog(s). Failure to pay may result in loss of membership privileges and other legal remedies.*
- Vandalism Rule:
  - Vandalism by the residents, their guests, or their children will result in the property owner being billed for the damages and fines.  
*For a first offense there will be a fine of \$25 plus damages; Second offense \$50 fine plus damages and third offense is \$100 fine plus damages. Failure to pay may result in loss of membership privileges and other legal remedies.*
- Fireworks and Firearms Rule:
  - Use of fireworks of any sort and/or discharge of firearms is prohibited.  
*For a first offense there will be a fine of \$100 plus damages; Second offense \$150 fine plus damages and third offense is \$500 fine plus damages. Failure to pay may result in loss of membership privileges and other legal remedies.*
- Unpaid Maintenance Fees Rules:
  - Property owners not current with their Maintenance fees will not continue use of amenities or they may be fined.  
*After the first written warning, a fine of \$25.00 will be placed against the property owner and \$100 fine after the third warning. Failure to pay may result in loss of membership privileges and other legal remedies.*
- Covenants and Restrictions Violations:
  - Covenants and Restrictions will be enforced.
  - Violations will be fined to the property owner.
  - Common violations are:
    - Trash piles of brush and trees;
    - Damage to roads during construction;
    - No improved driveways;
    - Metal storage buildings in excess of 320 square feet;
    - Roadways onto property without culverts/drains
  - Obtain a copy of the Covenants and Restrictions at the ORPOA office.  
*A \$5.00 per day fine will be applicable until the Property Owner comes into compliance. Other legal remedies are available including court orders and damages. The fine will be applied with a written notice after a verbal warning*