

Notice to Homeowners and Members of the Oak Ridge Development

Due to the summer months and holidays coming up I just wanted to remind everyone that all dues must be paid up to partake of all the amenities as well as abiding by the rules and regulations set forth by our bylaws and covenants. These have been put in place, so everyone can live in a safe and protected environment. I would also ask that Members please remember that you can only have 3quest with you at any time at any amenities. We want to work well with everyone so that all enjoy and are safe inside the Oakridge Development. Your cooperation and input would be greatly appreciated. If you have any thoughts or concerns then please do not hesitate to contact me by phone at 580-564-3751, 580-564-5152 or come to the office and visit with me. You are always welcome. The following rules and regulations are some you must be aware of and by this letter you are given due notice.

Sincerely,

David Herron
General Manager

- (1) **Speeding will not be tolerated.** The maximum speed in the Oak Ridge Development is 25 miles per hour. After the first written warning, the fine is \$100.00; Fines will be addressed to the property owners. Failure to pay will include a cessation of your membership privileges and other legal remedies.
- (2) **All traffic signs within the Oakridge Subdivision must be obeyed.** After the first written warning, the fine is \$25.00 for each violation.
- (3) **No person shall stop, stand or park a vehicle, except when necessary to avoid a conflict with other traffic or traffic-control sign, in any of the following places:**
 - a. **On a sidewalk**
 - b. **Within a street in such a manner or under such conditions as to prohibit the free movement of vehicular traffic-control or in such a position as to block the driveway entrance to any abutting property;**
 - c. **Within an intersection**
 - d. Within forty-five (45) feet of an intersection;
 - e. Between a safety zone;
 - f. At any place where official signs prohibit stopping standing or parking;
 - g. No person shall park a vehicle on the property of another without the consent of the owner of the property or his agent;
 - h. 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 written warning, the fine is \$25.00 for every occurrence.

- (4) **Parking for certain purposes Prohibited:**

No person shall park his vehicle upon any street for the principal purpose of:

 - a. Displaying the vehicle for sale;
 - b. Displaying advertising or displaying merchandise;
 - c. Washing, greasing or repairing the vehicle except repairs necessitated by an emergency.

After the first written warning, the fine is \$25.00 for every occurrence.

- (5) **Dogs must always be on a leash in the development.** 1st offense, written warning; 2nd offense, \$ 25.00 fine; 3rd offense, \$100.00 fine. Fines will be addressed to the property owners. Failure to pay will include a cessation of your membership privileges and other legal remedies. The Marshall County Animal Control Department will be called to remove your dog.
- (6) **Dogs must have a rabies current (less than one year) vaccination certificate and tag on the dog.** 1st offense, written warning; 2nd offense, \$25.00 fine and notice given to the Marshall County Animal Control Department; 3rd offense, \$100.00 fine. Fines will be addressed to the property owners. Failure to pay will include a cessation of your membership privileges and other legal remedies. The Marshall County Animal Control Department will be called to remove your dog.
- (7) **Barking dogs will not be tolerated.** 1st offense, written warning; 2nd offense, \$25.00 fine; 3rd offense, \$100.00 fine. Fines will be addressed to the property owners. Failure to pay will include a cessation of your membership privileges and other legal remedies.
- (8) **Vandalism** by residents, their guest or their children will result in being billed for the damages plus being fined. 1st offense, \$25.00 fine plus damages; 2nd offense, \$50.00 fine plus damages ; 3rd offense, \$100.00 fine plus damages. Fines will be addressed to the property owners. Failure to pay will include a cessation of your membership privileges and other legal remedies.
- (9) **Use of Fireworks of any sort and discharge of firearms will result in fines as follows;** first offense, \$100.00 fine plus damages; 2nd offense, \$150.00 fine plus damages; 3rd offense, \$500.00 fine plus damages.
- (10) **Unpaid Maintenance Dues carries a \$25.00 per month fee and Utility payments carry a 1.75 % per month** in addition to the late payment penalty a 15% penalty. If property owners continue to use amenities when they are not current with their dues the penalties include: 1st offense, written warning; 2nd offense, \$25.00 fine; 3rd offense, \$100.00 fine. Fines will be addressed to the property owners. Failure to pay will include a cessation of your membership privileges and other legal remedies.
- (11) **Violations of Covenants and Restrictions (if you do not have a copy, you may obtain on in the Office), will be enforced.** The Covenants and Restrictions allow for a \$5.00 per day fine applicable until Property Owner comes into compliance. Other legal remedies are available including court orders and damages. This fine will be applied with written notice after verbal warning. Common violations that will be addressed; trash piles of brush and trees; damage to roads during construction; no improved driveways; metal storage buildings more than 320 sq. ft.; roadways onto property without culverts and drains per Covenants.

Signed: Your Oak Ridge Property Owners Board of Directors
02/13/2014