

**OAK RIDGE PROPERTY OWNERS ASSOCIATION.Inc.**  
**11920 OAK RIDGE DRIVE, KINGSTON, OK 73439**  
**Office 580-564-3751 -Fax 580-564-9672**  
**INFORMATION SHEET**

**Minimum Building Requirements**

Oak Ridge Subdivision I, II & III - 1600 Sq. Ft. Living Space plus an enclosed single car garage.

**Maintenance Fee Schedule (Effective January 1, 2020):**

1 Lot	\$362.00 per year	7 Lots	\$1,111.00 per year
2 Lots	\$544.00 per year	8 Lots	\$1,232.00 per year
3 Lots	\$643.00 per year	9 Lots	\$1,353.00 per year
4 Lots	\$761.00 per year	<u>10 or more lots \$182.00 per lot per year</u>	
5 Lots	\$870.00 per year	*½ lots are \$158.00 per ½ lot per year no matter how many lots	
6 Lots	\$991.00 per year	are owned	

*(Late Charges on past due Maintenance Fee Accounts: \$25.00 for the 1<sup>st</sup> late month with interest to accrue on all unpaid amounts at the rate of 1.5% per month on balance due).*

**Sewer:**

\$4,300.00 for Septic Tank Installation-Requires 220 Electrical Connection, contact office for further details (Utility Maintenance Fee \$19.00 per month).

**Trash:**

\$12.00 per month assessed to the water bill (Trash placed in containers at Maintenance Shop).

**Return Check Fee:**

\$25.00.

**Credit Card Fee:** We welcome all credit cards; however, there is a \$5.00 processing fee for all credit card charges.

**Mail Service:**

NBU boxes at the office: Box (and key) assigned and issued by Oak Ridge Office Personnel (Note: \$5.00 charge for lost mail box keys). Mailing address will be the 911 address (not the lot number.) House numbers must be posted for emergency vehicles and repairmen.

**Electric:**

You will need to contact Rural Electric Association (REA) – Marietta 1-800-749-3364.

**Building Requirements:**

Architectural Control Committee: No improvement or structure of any nature shall be erected, placed or altered on any lot until the construction plans, specifications, and plot plan (showing the location of such improvements on the lot) have been submitted to and approved by the Committee. Failure to submit the proper paperwork and receive approval by the Architectural Control Committee may result in a \$100 fine against the ORPOA member, along with a \$5.00 fee for each day the member is in noncompliance.

**Amenities:**

Security

2 Swimming Pools, 1<sup>st</sup> pool located ¼ mile south of gate, 2<sup>nd</sup> pool located by ball field.

1 Tennis Court located on Sand Stone Drive.

1 Basketball Court located by the tennis court on Sand Stone Drive.

1 Baseball Field located by the 2<sup>nd</sup> pool.

2 RV Parks – **Members \$8.00** per night. **Guests \$ 13.00** per night. Tent camping which is w/electric **\$5.50** per night, w/o electric **\$2.50** per night. **No free nights for anyone.** Both RV parks have bathhouses, with complete facilities.

1 Lock-up Storage area (not covered) Members can store their RV or Boat free of charge but first needs to register item stored with office.

Clubhouse (may be reserved with a \$100.00 deposit) Charge of \$40.00 per day.

Numerous Pavilions with grills and picnic tables

7 ponds stocked with fish of various sizes. **No Swimming**

Playgrounds for the children to enjoy.

**PROHIBITED TRASH IN ORPOA DUMPSTERS** – No Dead Animals, Fish, Dirt, Rocks, Tree Limbs-etc., Railroad Ties or Construction Materials are allowed in the containers. Additionally, if the item is too large for the containing, DO NOT leave it on the ground. The large item may need to be transported to an OFF SITE authorized disposal area. Violators may be fined **\$100.00** by the ORPOA.