

ORPOA General Rules

The following rules were approved by the ORPOA Board of Directors
as of September 29, 2022

- The speed limit is 25 miles per hour on all streets. Reckless driving will not be tolerated.
After the first warning, a fine of \$100.00 per violation a fine 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 \$50.00 per violation will be issued to the property owner. Failure to pay may result in loss of membership privileges and other legal remedies.
- Quiet Hours of the Association are from 11 P.M. – 5 A.M.
After the first warning, a fine of \$50.00 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 \$50.00 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 \$50.00 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.

- Excessive Barking will not be tolerated.
After the first warning, a fine of \$50.00 per violation will be issued to the property owner and a \$100 fine after the third warning AND 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 here will be a fine of \$100.00 plus damages; Second offense \$500.00 fine plus damages. Failure to pay may result in loss of membership privileges and other legal remedies.

- **Fireworks and Firearms Rule:**
 - Ariel Fireworks are PROHIBITED
 - Firearms Permitted for varmints and nuisance to property excluding Deer & Turkeys
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 \$50.00 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:
 - Trashpiles 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 \$25.00 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.

Oak Ridge Property Owners Association
11920 Oak Ridge Drive
Kingston, Ok 73439
Office 580-564-3751

INFORMATION SHEET

EFFECTIVE 10/01/2022

5% increased rounded up to the next whole dollar

Lots	Old Fee	New Fee
1 Lot	\$362.00 per year	\$380.00 per year
2 Lots	\$544.00 per year	\$571.00 per year
3 Lots	\$643.00 per year	\$675.00 per year
4 Lots	\$761.00 per year	\$799.00 per year
5 Lots	\$870.00 per year	\$913.00 per year
6 Lots	\$991.00 per year	\$1,040.00 per year
7 Lots	\$1,111.00 per year	\$1,166.00 per year
8 Lots	\$1,232.00 per year	\$1,293.00 per year
9 Lots	\$1,353.00 per year	\$1,420.00 per year
10 or more Lots	\$182.00 per year per lot	\$191.00 per year per lot
½ Lots no matter how many lots are owned	\$158.00 per year	\$165.00 per year

OAK RIDGE PROPERTY OWNER'S ASSOCIATION, Inc.
11920 OAK RIDGE DRIVE, KINGSTON, OK 73439
Office 580-564-3751/
orpoa@laketexomaoakridge.com
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 October 1, 2022):

1 Lot	\$380.00 per year	7 Lots	\$1,166.00 per year
2 Lots	\$571.00 per year	8 Lots	\$1,293.00 per year
3 Lots	\$675.00 per year	9 Lots	\$1,420.00 per year
4 Lots	\$799.00 per year	<u>10 or more lots \$191.00 per lot per year</u>	
5 Lots	\$913.00 per year	*½ lots are \$165.00 per ½ lot per year no matter how many lots	
6 Lots	\$1,040.00 per year	are owned	

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

Sewer:

\$5,000.00 for Septic Tank Installation-Requires 220 Electrical Connection, contact office for further details (Utility Maintenance Fee \$20.00 per month).

Trash:

\$20.00 per month (Trash placed in containers at Maintenance Shop).

Amenities:

Security

2 Swimming Pools, 1st pool located ¼ mile south of gate, 2nd 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 2nd pool.

2 RV Parks - Members **\$10.00** per night. Guests **\$ 25.00** per night. Tent camping **\$5.00** per night, No free nights for anyone. Long term monthly RV Rent **\$600.00/mo.** 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 maybe reserved. 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 **ON THE SPOT** 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.

Return Check Fee:

\$25.00.

Credit Card Fee: We welcome all credit cards; however, there is a 3% 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: \$35.00 charge for lost mailbox 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 **\$25.00** fee for each day the member is in noncompliance.

TO USE BRUSH PIT

(Located at the end of Live Oak)

To access please contact Maintenance or Security

RICK 580-564-6880

SANTOS 580-380-2648

DONNY 580-565-9666

SECURITY 580-624-0035

**ONLY TREE LIMBS, BRUSH & LEAVES
FROM MEMBERS PROPERTY ARE ALLOWED**

OKLAHOMA ONE-CALL SYSTEM, INC.

Before You Dig, Call Okie: 1 (800) 522-OKIE (6543)
or Dial 811

Website: <https://www.okie811.org/>

Oklahoma One-Call System, Inc.

Oklahoma One-Call System, Inc. is non-profit, incorporated in the State of Oklahoma in 1979. Call-Okie is a valuable tool used in preventing damages to public services. It is a communication link between the excavators and operators of underground facilities. Call-Okie is a safety and damage prevention program designed to promote public awareness and to eliminate potential hazards posed to excavators, general public, vital underground facilities and the environment, whenever excavation is done.

Safety Statement:

Call-Okie is a safety and damage prevention program designed to promote public awareness, provide a communication link between excavators and operators of underground facilities, and to eliminate potential hazards posed to excavators, the general public, vital underground facilities and the environment whenever excavation is done.

Mission Statement:

To provide quality underground damage prevention and communication services for excavators, operators and owners in the Great State of Oklahoma.

Oklahoma One Call System, Inc.
2831 NW 59th St.
Oklahoma City, Oklahoma 73112
(405)840-9955

NOTE: For marking of Water and Sewer Lines, call the Oak Ridge P.O.A. Office during business hours to make an appointment. (Monday thru Friday, 8am - 4:30pm, 580-564-3751).

This is your RESPONSIBILITY!!!!

NOTICE OF RULES AND FINE SCHEDULE

TO HOMEOWNERS OF THE OAKRIDGE PROPERTY OWNER'S ASSOCIATION

These are the following rules as approved by the Oakridge Property Owners Board of Directors.

1. **Speeding and/or reckless driving will not be tolerated.** The maximum speed in Oak Ridge subdivision is 25 miles per hour. After the first written warning the fine is \$100.00 for every occurrence.
2. **All posted traffic signs within the Oakridge Subdivision must be obeyed.** After the first written warning, the fine is \$50.00 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 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 \$50.00 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 \$50.00 for every occurrence.

S. Dogs must be on a leash at all times in the subdivision.

After the first written warning; 2nd offense \$50.00 fine; 3rd offense \$100.00 fine. After the 3rd offense, The Marshall County Animal Control Department will be called to remove your dog(s).

NOTICE OF RULES AND FINE SCHEDULE

TO HOMEOWNERS OF THE OAKRIDGE PROPERTY OWNERS ASSOCIATION

6. **Dogs must have a current rabies vaccination certificate and tag on the dog.**
After the first written warning; 2nd offense, \$50.00 fine and notice given to the Marshall County Animal Control Department; 3rd offense \$100.00 fine and The Marshall County Animal Control Department will be called to remove your dog.
7. **Excessive Barking will not be tolerated.**
After the first written warning; 2nd offense, \$50.00 fine; 3rd offense, \$100.00 fine.
8. **Vandalism by the residents, their guests, or their children will result in being billed for the damages plus being fined.**
1st offense, \$100.00 fine plus damages; 2nd offense, \$500.00 fine plus damages
9. **Use of Fireworks of any sort and discharge of firearms will result in fines as follows:**
1st offense, \$100.00 fine plus damages; 2nd offense, \$150.00 fine plus damages; 3rd offense, \$500.00 fine plus damages.
10. **Unpaid Maintenance Dues-If property owners continue to use amenities when they are not current with their dues the penalties include:**
After the first written warning; 2nd offense, \$50.00 fine; 3rd offense \$100.00 fine.
11. **Violations of the Covenants and Restrictions (if you do not have a copy, you may obtain one in the Office), will be enforced.** A **\$25.00** per day fine will be 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 a 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 in excess of 320 square feet;
roadways onto property without culverts and drains per Covenants.

ALL THE ABOVE FINES WILL BE ADDRESSED TO THE PROPERTY OWNERS. FAILURE TO PAY WILL INCLUDE A CESSATION OF MEMBERSHIP PRIVILEGES AND OTHER LEGAL REMEDIES.

Revised and Approved by the ORPOA Board of Directors on 09/08/2022