

NOTICE OF RULES AND FINE SCHEDULE

TO PROPERTY OWNERS OF THE OAK RIDGE PROPERTY OWNER'S ASSOCIATION

RULES VIOLATIONS WILL INCUR:

1st offence: Written warning; 2nd offence: \$100 fine (fine doubled for each additional occurrence)

- 1. Swimming pools are restricted to Property Owners in good standing only.
 - a. Property Owners are required to accompany guests and limited to 5 guests (6) total.****
- 2. Property Owners that do not have a home within the Subdivision and do not pay for trash service are prohibited from using the trash dumpsters and roll-offs.**
- 3. Speeding and/or reckless driving will not be tolerated. The posted maximum speed in Oak Ridge subdivision is 25 miles per hour.**
- 4. No person shall stop, stand or park a vehicle, except when necessary to avoid a conflict with another 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 prohibiting 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 safety zones;**
 - 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 the proper direction of travel.****

5. **Parking for certain purposes prohibited:**
 - 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.**
6. **Dogs must be on a leash at all times in the subdivision.**
7. **Dogs must have a current rabies vaccination certificate and tag on the dog.**
8. **Excessive Barking will not be tolerated.**
9. **Vandalism by the residents, their guests, or their children will result in being billed for the damages plus fine.**
10. **Use of aerial Fireworks of any sort and discharge of Firearms.**
11. **Unpaid Maintenance Dues-if property owners continue to use amenities when they are not current with their dues.**
12. **Violations of the Covenants and Restrictions (if you do not have a copy, you may obtain one in the Office.)**

ALL FINES WILL BE ADDRESSED WITH 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 May 28, 2026