

Rules and Regulations  
Fox Ridge Condominium Association  
Revised 8/1/19

In order to promote a congenial community, protect property values and ensure that standards which attract buyers to Fox Ridge are in place, it is necessary that the Executive Board administer a set of rules and regulations as allowed by Section 15.2.2 of the Declaration of Fox Ridge Condominium. Violation of the Rules and Regulations shall not be permitted and the Executive Board is hereby authorized to take any necessary action to prevent or discontinue any violations, all at the expense of the violator.

a) Every home within Fox Ridge must be a complete wooden structure, entirely removed from any means of the transportation, and set on a cement foundation. Any home consisting of a metal frame/structure, whether as initial or replacement dwelling, is not allowable.

b) No obnoxious or offensive activity shall be carried on in any location of Fox Ridge (i.e. individual property or common area) which may be or become an annoyance or nuisance. No owner, resident or guest shall create or permit excessive noise, nor do or permit anything that will interfere with the quiet enjoyment of other residents.

c) Only common household pets shall be allowed to be kept within Fox Ridge. No pets or animals shall be maintained or bred for commercial purposes. Residents must immediately clean up after their pet at all locations of Fox Ridge aside from their own property. Any damage caused by a pet is the owners responsibility. The Board reserves the right to levy special assessments against chronic offenders.

d) The number of allowable resident vehicles is limited to those that can be parked in a neat and orderly fashion in the units paved driveway and existing garage (if applicable). No residents vehicle (or any vehicle associated with the resident) shall be parked on the roadside or lawn (non paved area) for an extended period of time for any reason.

e) Visitors may park along the roadside directly in front of the hosts home if there is no room in the hosts driveway for the purpose of short term visiting. No vehicle shall be parked on the roadside overnight. Vehicles of overnight guests that do not fit in the hosts driveway must be parked in one of the designated parking areas: Fox Ridge Drive, adjacent to the water tower, Silver Tail Road at the end of Bobcat Lane or at the end of Lynx Lane Extension.

f) As we are responsible for the plowing and maintaining of our roadways, there is a winter parking ban prohibiting any roadside parking, residential or visitor, from November 15th through April 30th for the easement of snow removal.

g) Only one (1) recreational vehicle (i.e. tow camper, pop-up camper, motor home, etc.) or one (1) trailered boat may be stored outside on the owners property. The RV or trailered boat must be registered in the State of Maine and owned by the unit owner. The RV or trailered boat stored outside may not exceed twenty four (24) feet in length. The RV or trailered boat may not be parked between the house and the addressing road and should be located either behind or beside the owners home, preferably behind the home and out of the view of the street.

h) Items stored outside of a residence, including RVs and boats, may not be covered with the commonly referred to "blue or green tarps" (or any semblance or version of), or any form, shape, or color of rolled or sheet plastics.

i) No outside clothes lines or other outside clothes drying or airing facilities shall be maintained except in an area, located completely within the owners property (not to occupy common area) and so as to not be visible from the front yard of the property on which they are located.

k) Any site developed must have the siting, exterior appearance and completion approved by the Executive Board to assure relative conformity with the other homes at Fox Ridge. All homes are required to have finished landscaping and paved driveways. Exterior alterations impacting adjacent lots or properties must have management and board approval. Proper documentation must be provided (ie: plot plan, survey, description of work to be done.) Approval shall not be unreasonably withheld.

l) Unattended recreational devices (i.e. basketball hoops, hockey goals, skate ramps, etc.) may not be left in any development street. Equipment should be stored either behind or beside the owners home and not between the house and the addressing road.

m) Collections

(30 days past due)

\$50.00 fine.

Letter will be sent to the owner.

(60 days past due)

\$100.00 fine.

Letter will be sent to the owner.

(90 days past due)

Attorney letter, lien and all associated legal fees will be charged to the owner.

n) Fine Structure for rule violations:

1. Written warning from management -Homeowner will have 5 days to rectify the violation.
2. \$50.00 fine -Homeowner will have 5 additional days to rectify the violation.
3. \$100 fine -Homeowner will have 5 additional days to rectify the violation.

4. \$200 fine -Homeowner will have 5 additional days to rectify the violation.
5. Lien on property

The Executive Board reserves the right to modify these rules and regulations from time to time as may be deemed necessary for the safety, care, comfort and convenience of all residents. This document in no way supersedes the Fox Ridge Condominium Association bylaws or declarations.