

# Highlights of Hickory Ridge

## Rules, Regulations & Governing Documents

Your Residence is a Cluster Home, located in Hickory Ridge, a Planned Unit Development.

You own your section of your building and a designated amount of land around it known as your sub-lot or Limited Common property. See your closing documents or your appraisal for the exact dimensions of your limited common area.

The Homeowners' Association owns all common areas of the property, including streets, visitor parking areas, all amenities including the swimming pool, recreation center and tennis courts, and all green space, including wetlands. The association pays property taxes on the common property.

You are a member of the Homeowners' Association. Maintenance fees are paid on a monthly basis to the association, who in turn maintains all common areas of the property. The association employs a professional property manager. All association communication and monthly maintenance fee payments are made through the Management Company.

Resident's parking is limited to your garage and driveway. Visitor parking areas including the parking lot of the recreation center are for visitors only. Resident parking permitted in all visitors' areas except the rec. center lot between 9 p.m. to 9 a.m. only. On-street parking is prohibited for safety reasons; the streets are private streets and are not constructed to city width standards. The association maintains all streets on the property.

There is a leash law in Streetsboro and all pets (cats and dogs) must be on a leash at all times. Pets are not allowed to walk or make deposits on other residents' limited common property (yard.) You must clean up after all of your pets immediately.

Property values are kept at a high level by the uniformity of our buildings. Even though you own your building and the limited common areas of your property, they are subject to all regulations set forth by the association and Design Review committee. All plants, trees, landscaping, and building exteriors must be maintained as they are built. Homeowners are encouraged to plant flowers in their foundation beds. No signs, decorations, or address numbers are permitted to be attached to your building. A flag or door decoration is permitted. Satellite dish installation and location must be reported to the Management Company prior to purchase and installation. Storm doors are specific to the style of your home; ranches and town houses have different requirements and must be approved by the Design Review Committee before they are purchased. You will be required to remove all non-conforming exterior decorations and changes made without prior approval or permission.

The purpose of rules and regulations are for safety purposes or to maintain property values. Rules are enforced by the association. Fines are assessed only to maintain compliance and to keep property values rising.