

# **RIDGE POINTE NEIGHBORHOOD**

## **Taking Pride In Our Ridge Pointe Neighborhood And Being a Good Neighbor**

There are two common values shared by Ridge Pointe Citizens, which come together to make Ridge Pointe a place we all enjoy – a place we are proud to call “home”. These two values are characterized as: **(1) Taking Pride In Our Neighborhood**, and **(2) Being a Good Neighbor**.

While the City of Tulsa has enacted ordinances and our Neighborhood has further delineated certain rules for maintenance and conduct to establish minimum acceptable standards for Ridge Pointe, **it is Pride that motivates us to want to exceed those minimum standards.**

**Taking Pride in Our Neighborhood** is demonstrated by each of us as we utilize our own initiative to comply with and surpass City and Neighborhood requirements as we do our very best to maintain our properties at the highest level. In this way, we enhance our property values and promote safety in the neighborhood for our children as well as ourselves.

Just as a reminder, following are some of the City and/or Neighborhood rules that speak to areas of interest that come up from time to time:

- **Garbage cans out in the open:** No exposed garbage can or trash container is to be placed on any lot. Further, garbage cans or trash containers may not be left on the curb more than 12 hours in advance of pickup and 12 hours after pickup. Our close adherence to these rules will do much to enhance the appearance of our neighborhood. (Many residents are now using plastic bags exclusively. This option is not only cleaner and more sanitary, it also means no containers to blow around or remove from the street after the trash has been picked up).
- **Parking on the street:** Recreational vehicles, boats, trailers, campers, and other large recreational equipment may not be stored on any lot for a period exceeding 48 hours if in view of the street or adjacent lot owners nor parked or left standing unattended on any public street. (We should park all our vehicles in our garages and driveway. Cars parked on the street create a traffic hazard, endanger the many children in our neighborhood, and detract from the neighborhood’s appearance.)

- Lot maintenance and inoperative vehicles: Each lot shall be maintained in a neat and orderly condition free of rubbish, trash, or other debris and shall be cut, trimmed, or mowed to prevent growth of weeds or tall grass. Further, no inoperative vehicle or machinery shall be stored on any lot unless completely enclosed within a building.
- Dogs and cats: Owners are responsible to insure that their animals do not run at large, provided, however, that it is permissible for a dog to be led off the premises of the owner under leash or obediently at heel. Further, dogs may not be allowed to bark or howl so as to disturb the inhabitants of the community. Animals may not be allowed to defecate (without the owner, keeper or harbourer removing the excreta deposited) on public or private property other than that of the owner.
- Industrial Waste: Discharge into any storm drainage system of any untreated sewage, sewage solids, process wastewater, refuse, explosive or combustible liquid, solid or gas, oils, greases, industrial wastes or other polluted waters is strictly prohibited.
- Construction: No building, fence, wall, or free standing mailbox shall be erected, placed or altered on any lot in the subdivision until the plans and specifications have been approved in writing by the "Architectural Committee".
- Operating a business out of the home: Occupations permitted by right are artists, authors and composers, catering/food service, computer programming, home cooking and preserving, home crafts, ironing, sewing, telephone answering and/or solicitation and tutorial service, limited to one student at a time. These home occupations have strict compliance requirements that define advertising rights by signage or display on the premises or on a vehicle that is visible from outside the lot. Sale of merchandise or the pick up of home craft or food items at the home occupation site is prohibited. (Permitted businesses should be conducted discreetly to avoid criticism.)

**Being a Good Neighbor** speaks to the interaction among all of us as neighbors. While it is most desirable that any problems arising between neighbors over restriction issues are quietly resolved in a private, friendly, and cooperative manner by the people involved, it is recognized that such resolution is not always possible. In such instances, it is the desire of the City that the problems are dealt with first within the subdivision before bringing in outside authorities.

Accordingly, the Board of Directors of Ridge Pointe has established a "Grievance Procedure" designed to deal with problems that can't easily be resolved between neighbors and/or where one of the parties desires to avoid personal confrontation regarding an issue.

**Grievance Procedure:**

1. Submit your complaint (preferably in writing) to the Board of Directors.
2. The Board, or appropriate appointees, will review the complaint and decide if the issue in question is within their area of responsibility as defined by the Covenants and By-Laws.
3. Within 10 days, the Board will either notify the offending party of the problem or notify you that it takes no responsibility in the matter.
4. For problems deemed to be within the Board's purview, the offending party would be given a reasonable period (typically 10-30 days) in which to satisfactorily resolve the problem or submit a written appeal to the Board.
5. For problems that cannot be resolved in this manner, the Board may pursue other appropriate and legal recourse.

While the Board of Directors acknowledges its responsibility for the interpretation and enforcing of Covenants and Restrictions when the need arises, each of us can do our part to make such intervention by the Board unnecessary by treating each other like each of us would like to be treated. So, with that said, please:

- Remember that you are responsible for knowing and complying with Association and City restrictions and ordinances.
- Don't put your neighbors, your Board of Directors, or the City in the awkward position of having to remind you.
- Use the Grievance Procedure to deal with issues you are unable to resolve.

Ridge Pointe neighbors continue to choose to invest and reside in Ridge Pointe because it is a place that provides opportunity for a quality life for our families in an environment conducive to a spirit of community and good will. With the support of its residents, it will remain so in the future.

The Board of Directors, Ridge Pointe Homeowners Association, Inc, authorizes issuance of this document.

March 2006