

Deer Ridge HOA Annual Dues, Purpose of Restrictions

Hello Neighbors,

Enclosed are the annual dues for our neighborhood, which are used to keep our Front Entrance maintained by placement of pine straw, leaf removal and grass cutting. Also the light and water bill need to be paid. Note that our dues are a lot lower than most other neighborhoods of similar quality.

Note that If payment is not made by a particular HomeOwner, then a lien is placed against that home or lot. NOTE THAT THE HOME CANNOT BE REFINANCED OR SOLD UNTIL DUES ARE PAID. CLOSING AGENTS KNOW TO CALL OUR TREASURER TO CHECK FOR STATUS OF PAYMENTS.

Upholding our HOA restrictions is important in keeping the value of our homes high by having a more desirable neighborhood. Neighborhoods which have HOAs that enforce restrictions have been shown to have higher property values. When the board contacts a Homeowner about a violation, we are not trying to harass that Home Owner and are only trying to protect the value of the neighborhood for all HomeOwners.

Note that these Restrictions are not negotiable. It is not allowed for HomeOwner to not follow some restrictions just because they disagree with them. If we allow some Restrictions to be continually violated, this makes it much harder to enforce other more egregious violations. You would not want your neighbor to start a used car business, store wrecked vehicles, or install chicken coops in their front yard! If we don't enforce the minor Restrictions, then they will be able to get away with more major violations.

The Board has now agreed that we will step up enforcement of these restrictions. If compliance is not obtained, then we will pursue compliance in court. We appreciate your help in the compliance of these restrictions. All home owners will benefit by having a higher value of houses.

Summary of Most Violated Restrictions:

This is an abbreviated list and does not absolve anyone from following the other Restrictions that are in place. Each line includes a paragraph number location in the Restrictions.

- **GARBAGE CANS:** Should be placed inside the garage or containment. 3.08
- **VEHICLE PARKING:** Vehicles shall be parked ONLY in Owner's garage or driveway. No trailers, tractors/lawn mowers, campers, camper trailers, boats or other watercraft (like jet skis) shall be parked in DRIVEWAY/YARD. They must be housed in your garage or hidden from street view.. 3.13. Cars parked long term in the street pose a real danger to traffic.
- **ANIMALS:** Pet owners shall not allow pets to roam unattended. They must be leashed when off the owner's property. No Kennels. 3.11
- **MAILBOXES:** All mailboxes must have a functional photocell controlled powered top light. 3.20
- **LEASING/SUBLEASING:** Strictly prohibited. 3.26. Homes are single family dwellings, not rental rooms/apartments.
- **SIGNS:** No sign of any kind shall be placed on any Site except a "For Sale" sign on property itself. 3.10
- **DETACHED BUILDINGS/POOLS** shall not be placed on any home site without prior written consent of the DRHA Board. NO ABOVE GROUND POOLS. 3.05
- **FENCES/WALLS:** MUST BE APPROVED BY Board. Drawings must be presented and approved. 3.06
- **EXPOSED CONCRETE:** No exposed concrete on home or retaining wall is allowed. 3.19
- **LAWN CARE:** Owners are required to keep lawns and landscaping in neat and orderly condition. 3.07
- **VEGETABLE GARDENS:** Shall be planted to the REAR of any home – at least 25 feet from the nearest home site. 3.16
- **UNSIGHTLY CONDITIONS:** In the event that an Owner of a Home Site fails to maintain his Home site in a clean condition and repair, the Board may enter upon Home Site without liability and put said Home Site into a state of condition compliant with this Section, billing the cost of such work to the Owner. 3.09

If anyone is interested in being a board member or if you have any questions, contact Scott Kramer at scottk100@epbf.com. You can also access the Deer Ridge Facebook page "Deer Ridge - Ooltewah TN - Neighbors.