

HARRIS RIDGE OWNERS ASSOCIATION  
DEED RESTRICTION and RULES SUMMARY FOR NEIGHBORHOOD MANUAL  
9-14-04 Approved

**General:**

- Each residence is for single family use.
- Yard, fence, and house maintenance must be kept in good order. The association can charge the owner or occupant for the cost of any work needed to bring the property to proper maintenance standards.
- Trash containers must be kept inside or screened from view. Trash cans may be brought to the curb at dusk the evening before collection day.
- No trash or refuse can be stored in view on the property.
- All pets must be kept on a leash when not on owner's property. Pet owners must clean up after their pets.

**Construction of improvements:**

- Any construction on the property including antennas, storage sheds, decks, patios, additions, and any other improvements must have written approval from the architectural committee prior to initiation of the improvements.
- One storage shed, made with equivalent materials used for the home construction, is allowed. Metal sheds are not allowed.
- See an architectural committee member or board member for more details on construction guidelines before starting an improvement project.
- Homeowners may not install individual AC units without ACC Approval.

**Vehicles:**

- Each residence must have garage space to house at least one vehicle.
- No more than 2 vehicles can be kept visible for more than 72 hours.
- Motorcycles or pick-up trucks may be substituted for automobiles as transportation vehicles.
- There is no overnight parking on the street.
- Boats, trailers, recreational vehicles, etc, require a permit for overnight parking in view from the street and can be parked on the property for a maximum of 48 hours. Homeowner may request a variance prior to an upcoming visit from a relative. A Variance may be granted for travel trailers for homeowner's immediate families. (No more than twice a year). The Board will grant them a visitor sticker not to exceed 2 weeks. This vehicle must be parked in the drive-way of the visiting property. It may not be parked on any street at any time. Vehicles without permits will be fined \$25 per day.

**Dues collection and fine policies:**

- Association dues are payable at the beginning of each quarter: January, April, July and October.
- Deed Restriction violations receive a first and second notice to correct.
- Third and subsequent notices to correct the same violation include a \$25 fine charged to the property account.

Please refer to the Deed Restriction Declaration for complete information on the Deed Restrictions enforced in the Harris Ridge Owners Association.