

An Overview of the Ridgewood Covenants

| Paragraph | Title | Overview of Paragraph Content |
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| 1 | Land Use and Building Type | Residential use only. Maximum of two stories and two-car garage. |
| 2 | Architectural Control | New structures must be pre-approved by the Architectural Control Committee. Perimeter fences are not permitted. |
| 3 | Dwelling Size | Dwelling must have at least 750 square feet of living area on the main floor. |
| 4 | *Water | (A discussion about drilling of wells by or for lot owners.) |
| 5 | *Building Location | Buildings must not be closer than 25 feet to front lot line nor 15 feet from side lot lines. For interior lots, buildings must not be closer than 25 (now 30) feet to the rear lot line. |
| 6 | Variances | Variances by the Architectural Control Committee are possible if required for an effective building plan. |
| 7 | Easements | Easements for utilities, fire protection, trails and drainage must not be obstructed. (Plat map shows the easements.) |
| 8 | Easements and Rights of Way | Discusses rights of access to properties. |
| 9 | Nuisances | No offensive activities which may become an annoyance or nuisance to the neighborhood are permitted. |
| 10 | Temporary Structures | Temporary structures may not be used as residences. This includes trailers, tents and outbuildings. |
| 11 | Oil and Mining Operations | No drilling, mining or quarrying for minerals is permitted. |
| 12 | Animals | No livestock is permitted except household pets. Horses tied up on bridled trails must be cleaned up after. (Horses are permitted in the Sixth Filing.) |
| 13 | Garbage or Refuse Removal | Proper and sanitary disposal of garbage and rubbish is required. Dumping is prohibited. |
| 14 | Architectural Control Committee | The Committee must approve or disapprove a submitted plan in writing within 30 days. (Also discusses the makeup of the Architectural Control Committee.) |
| * - Portions of these Paragraphs have been superseded by state or local regulations. | | |

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| 15 | Timber Removal | Timber Removal is not permitted except as required for construction, landscaping or good conservation practices. |
| 16 | Signs | No signs for the public are permitted except real estate, rental, and builder's signs of no more than five square feet. |
| 17 | Future Sale | (This article was voided in 1989.) |
| 18 | Term (of Covenants) | Covenants shall be automatically extended every ten years, unless the majority of owners have signed and recorded a new or changed instrument of covenants. |
| 19 | Time For Construction | Time to complete the construction of a structure must not exceed one year. |
| 20 | Commercial Use | Commercial use of property is prohibited (except as may be specified in the covenants). |
| 21 | Sewage Facilities | Sewage facilities of approved design and location must be provided by the owners. Outhouses are not permitted. |
| 22 | Storage | Outside storage of building materials, cars and trucks, machinery or equipment is not permitted except during construction on the lot. |
| 23 | Enforcement (of Covenants) | Enforcement of the covenants may include legal action and removal of conditions violating the covenants. |
| 24 | Hunting | Hunting of any kind is not permitted. |
| 25 | Severability | In event that any of the covenant's provisions are invalidated by judgement or court order, the remaining provisions will remain in effect. |
| 26 | Use of Water (Some documents show this as Paragraph 25.) | Domestic well water use is restricted for in-house use only and no irrigation of any kind or nature is permitted. |

Notice: This document was prepared as a convenient overview of the Ridgewood covenants and is not meant to replace or modify any portion of the actual covenants. For complete information, you should not rely in this document, but instead refer to the recorded covenants which apply to your property.