

August 20, 2009

FOUNDERS RIDGE HOMEOWNER'S POLICY FOR SHARED GROUNDS

Under the original document filed establishing Founders Ridge – Section 2 subdivision, Plat Book 79, pages 13, 14 and 15, three types of land were set aside for integrity and common use of all the current residents.

The first, **Preservation Zones**, should never be disturbed in Founders Ridge without the approval of the Zoning Officer. In part, this includes no dumping of “dirt, stones, wood, or debris” (yard waste) within the Preservation Zone. In addition, “no permanent or temporary structure, building, or fence shall ever be placed upon, in or under said Preservation Zone”.

The last two, **Common and Reserve Areas**, which includes Reserve Area A and Common Areas A thru H inclusive shall be owned and maintained by the Founders Ridge – Section 2 Homeowners Association. For reasons of clarity, these areas are to be treated in the same manner as Preservation Zones. No dumping of any kind is to be permitted in the Reserve or Common Areas. Any alterations to these areas must first be submitted in writing to the Founders Ridge Homeowners Association Officers and Board of Directors for approval.

Undeveloped private properties (vacant lots) are never to be used by anyone for the purpose of disposing of any form of waste material. Violator's will be subject to fines and/or the cost of clean-up.

STORM DAMAGE AND CLEAN UP POLICY FOR PRESERVATION, RESERVE AND COMMON AREAS

Damage to Preservation, Common or Reserve areas should be reported to the Chairperson of the Landscaping Committee for the Founders Ridge Homeowners Officer team. The Homeowners Officer team and the Board of Directors will then determine the appropriate course of action to be taken for clean-up.

The clean-up for any storm damage incurred on private owned parcels of land in Founders Ridge – Section 2 will be the responsibility of the property owner including materials originating from the private property on to Preservation, Common, and Reserve areas as defined in Plat Book 79.

The purpose of this policy is help everyone in our Homeowners Association have the same understanding on the original intent and maintenance for the three types of areas in Founders Ridge set aside, for all to enjoy.