

# Abbey Ridge Property Owners Association

PO BOX 2362, GULF SHORES, AL 36547

President	Vice President	Treasurer	Secretary	Board Member
Doug Zeigler	Gary Condo	Anthony Noonan	Ron Buczyk	Mary Louise Collier

## Abbey Ridge Property Owners Association Rules and Regulations

The Board of Directors of Abbey Ridge Homeowners' Association, Inc., upon proper vote, hereby adopts the following Rules and Regulations concerning the conduct of the Owners, Tenants, and Occupants of Abbey Ridge. These Rules and Regulations may be amended from time to time by resolution of the Board. Notwithstanding the above, Owners may overrule any existing or amended rule or regulation by a vote of a majority of all Owners at any annual or special meeting called for that purpose.

### 1. Association Dues/Late Fees

Association dues are invoiced and mailed prior to the first day of the month on a quarterly basis. Property owners have the option of paying association dues yearly, bi-yearly or quarterly. Late fees are assessed 16 days after the due date. Interest on unpaid balances is computed every 30 days thereafter at the current legal rate. Any member not current with association financial obligations will forfeit voting rights.

**Additionally, please read para. 6.10 (Leins), page 11 & 12 of the Abbey Ridge Covenants for additional important information**

### 2. Basketball Backboards & Other Fixed Play Structures

Basketball backboards and other fixed play structures shall be located on the side or rear of the house and must be screened from street view. Moveable basketball backboards and other play structures must be returned to the side or rear of the house or storage area when not in use and screened from street view.

### 3. Exterior Lighting

Exterior Lighting shall be recessed or directed downward and away from neighbors' yards. No lighting shall be located that interferes with vehicular traffic or becomes a nuisance to neighbors or by adversely affecting the nighttime environment of adjacent properties.

For the Christmas holiday season, lighting and decorations may be on display no earlier than Thanksgiving Day and must be removed two weeks after Christmas day.

4. Garbage Disposal and Storage

Household refuse shall be kept in approved City of Foley garbage containers. Garbage containers shall be stored out of street view and placed at the end of driveways for collection no sooner than the evening before the scheduled pickup day. Garbage containers must be returned to their storage area before the day after pickup. Garbage containers shall be kept in clean and sanitary condition. NO property shall be used as a dumping area for rubbish.

5. Prohibited Activities

NO door-to-door solicitation of any kind is permitted.

Conducting a business or commercial activity within a home or property is NOT permitted.

NO activities are permitted that may be or become an annoyance, nuisance, obnoxious, offensive or illegal.

6. Outside Equipment

All heating, ventilation and air-conditioning equipment, including such items as compressors, gas meters, butane and propane tanks and other mechanical and electrical devices shall be hidden from street view. Clothes lines are NOT permitted unless hidden from view with a 6-foot privacy fence.

All Garage doors and screens must be kept closed when not in use. Garage door screens are permitted in lieu of closed garage doors.

7. Satellite Dishes

All satellite dishes must be located to the rear of the front most plane of the house and NO closer to any property line than the minimum building set back lines. When possible, satellite dishes shall be screened from the street view. This rule shall not conflict with any FCC ruling on this matter.

8. Signs, Posters, Etc.

NO signs shall be placed or maintained upon any Lot except for 1 - "For Sale" or 1 - "For Rent". Signs must be placed parallel to the street and may NOT be displayed from the interior of any house, out building or other structure that is visible from the exterior. Signs required to be posted by government statute, ordinance, or governmental rule, regulation, or court order will be posted as required by law.

9. Flags and Flag Poles

The Flag of The United States and State and Local Flags may be flown. Property owners must seek prior approval by the Board of Directors to install a flag pole.

10. Fences

- Definitions:
1. Fences – A barrier, railing or other upright structure, typically of wood or wire, enclosing an area of ground to mark a boundary, control access or prevent escape.
  2. Privacy Fences – A fence that will visually isolate, conceal or seclude objects, things, places, or people.

Fences shall be wooden or vinyl or metal/wrought iron type, with a maximum height of six (6) feet. Fences will be permitted in the rear yards of the home, extending from the rear property line to the front most plane of the house. Fences shall in no way impede the flow of storm water. Cyclone, chain link or wire fencing is NOT ALLOWED. Fencing and Gating must be maintained in good condition. Broken or missing components of fencing or gating must be replaced. The Abbey Ridge Board of Directors, through communication with the management company, must approve all requests for fence installation. Please submit all requests to the management company. SIX FOOT PRIVACY FENCES are required to shelter view from the street of “large structures” including, but not limited to: Auxiliary (storage) buildings, large children’s play structures, travel trailers, hauling trailers, “habitable motor vehicles, watercraft, watercraft trailers or any type of motor vehicle.

11. Repairs, Additions & Maintenance

All buildings, structures and improvements on each Lot shall be maintained and kept in a proper and good state of repair by the owner of the property. Vinyl and aluminum overhangs and trim, gutters and downspouts shall be kept free of dirt, mildew and moss build-up.

Property owners shall keep grass properly mowed and trimmed and edged. Grass shall be maintained at a length not to exceed 3 ½ inches. Properties shall be kept free of trash, dead trees, dead plants, and debris. Home Additions and Auxiliary Buildings must be approved by the Board of Directors prior to start of construction. Board of Directors approval is also required prior to placement of premanufactured structures. Building permits and plans must be submitted to the Board of Directors as part of the approval process.

12. Mail Boxes & Posts

Mail box posts will be made of metal and painted black. Mail Boxes will be the standard USPS black metal type. Both Posts & Mail Boxes will match the type installed by D.R. Horton or Benchmark Home Builders.

13. Common Area Use

Common Areas 1, 2 and 4 are protected storm water drainage areas. NO property owner activity is allowed. Common Area 3 – “The Park” area is meant for the enjoyment of all property owners and their accompanied guests. The Park area is open daily from 9am until sunset. It is designed for use as a picnic and limited recreation area. It is your responsibility to clean up after use. Excessive noise and music is NOT allowed. Motorized vehicles are NOT permitted in the park. Dumping any type of refuse (garbage, lawn, garden or landscaping clippings, etc. is strictly prohibited.

14. Trailers, Trucks, Mobile Homes, Boats & Parking

House trailers, commercial trucks, or mobile homes are not permitted on any lot, unless shielded from street view except commercial vehicles used during construction and temporary repairs to any building, structure or other improvement on the property

NO trailer, mobile home, camper, recreational vehicle or other vehicle or boat shall at any time be used as a dwelling.

Motor vehicle parking is permitted only in garages, driveways and on the street. On-street parking with two (2) wheels on lawns is prohibited. NO motor vehicle parking allowed on front or side lawns. Motor vehicles parked or stored in rear yards must be shielded from street view by an approved six (6) foot privacy fence. No unlicensed/unregistered motor vehicles allowed parked or stored in view of the street.

15. Pets & Other Animals

Only three (3) domesticated pets are allowed per house. “Pet” means dog or cat. Owners shall clean up their dog’s waste from their front yards, street and common areas.

Pets shall be fenced or restrained as not to cause an annoyance, nuisance or danger to the neighborhood. The City of Foley will pick up all stray dogs and ticket owners in violation of the leash and dog waste ordinances. (Ref. Chapter 3, City of Foley, AL. City Ordinances, Web site:

[https://library.municode.com/al/foley/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH3ANFO](https://library.municode.com/al/foley/codes/code_of_ordinances?nodeId=COOR_CH3ANFO)

NO bees or other insects, chickens, horses, pigs, cows, sheep, goats or other work, farm recreational, or large animals of any kind shall be kept or maintained in the Subdivision.

16. Repairs, Additions & Maintenance

All buildings, structures and improvements on each Lot shall be maintained and kept in a proper and good state of repair by the Owner of the property. Vinyl and aluminum overhangs and trim, gutters and downspouts shall be kept free of dirt, mildew and moss build-up.

Property owners shall keep grass properly mowed and trimmed and edged. Grass shall be maintained at a length not to exceed 4 inches unless such approval has been given by the Board of Directors, through the management company. Properties shall be kept free of trash, dead trees, dead plants, and debris.

Home Additions and Auxiliary Buildings must be approved by the Board of Directors prior to start of construction. Board of Directors approval is also required prior to placement of premanufactured structures. Building permits and plans must be submitted to the Board of Directors as part of the approval process.

17. City of Foley Ordinance

Abbey Ridge Property Owners are expected to comply with the City of Foley Code of Ordinances. Those specific ordinances which impact the quality of life of Abbey Ridge Property Owners are considered an integral part of Abbey Ridge Rules and Regulations. This rule is not meant to create “double jeopardy” with the City of Foley ordinance enforcement.

18. Failure to Comply

Failure to comply with these Rules and Regulation as well as the Abbey Ridge Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions and the Abbey Ridge By-Laws may result in the assessment of fines.

- (a) The property owner will be sent an email warning notice for the first violation. This email notice will state the violation and include a photo of the violation. The contents of this email will include notifying the property owner that a \$100 fine will be assessed if the violation is not corrected within fifteen (15) days. If response is not made to the management company within 48 hours of the date/time stamp of the email, a USPS certified letter will be sent to the property owner. The body of the certified letter will contain the same information as stated in the email. Those property owners without listed email addresses will be sent USPS certified letters in lieu of an email. Reference will be made to Section 16, "Failure to Comply"
- (b) If, after fifteen (15) calendar days from the USPS certified letter postmark, the violation is not corrected, and management company has not been contacted by property owner concerning the violation, a USPS certified letter will be sent to owner notifying that a \$100 fine has been assessed.
- (c) If, after an additional fifteen (15) calendar days from the certified letter postmark, the violation has yet to be corrected and management company has not been contacted by property owner concerning violation, a USPS certified letter will be sent to property owner notifying that a \$250 fine has been assessed.
- (d) If, after an additional fifteen (15) calendar days from USPS certified postmark, the violation has yet to be corrected and management company has not been contacted by property owner concerning violation, a USPS certified letter will be sent to property owner notifying that an additional \$250 fine has been assessed.
- (e) This process, as stated above, in paragraph (d), will continue until property owner corrects the violation or contacts management company to make arrangements for correction of violation.

Property Liens will be assessed for financial arrears in excess of \$300. Cost of adding and removing liens, as well as all collection costs of accounts in arrears will be charged to the property owners account.