
SCENIC RIDGE HOMEOWNERS' ASSOCIATION

Scenic Ridge Homeowners' Association, Inc., One Amber Drive, Croton-on-Hudson, NY 10520
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Date: November 1, 2002

To: All Scenic Ridge Homeowners

Re: Detailed Quality of Life Guidelines

We, the Board, have detailed a number of issues below that have been brought to our attention by concerned homeowners as those that affect their quality of life. It is unfortunate that we have to resort to this as many of our homeowners do not respect their neighbors. For many, this guidance will have no impact on you as most of these items are based on common sense. For others, this is explicit warning.

THE BOARD HAS EVERY INTENTION OF ENFORCING THESE GUIDELINES. COMPLIANCE IS MANDATORY.

Please review these items carefully. Unless otherwise noted, for any infraction of the guidelines, you will first receive a warning letter. Second, you will receive another, more serious letter. Finally, we will take legal action against you to remediate the violation, including fines, legal fees, and other associated remediation costs. Also, be aware that if you do not comply with the guidelines by a date specified in the warning letter (if applicable), the Board reserves the right to remediate the issue on its own (including accessing your property as per the Declaration and By-Laws) and charge the homeowner directly as part of their annual assessment for all associated costs (including, but not limited to service fees, materials, and legal fees).

Please note fine amounts may vary depending on the severity of the infraction. These are minimum fines.

	Initial Fine Amount (per occurrence)
Excessive external lighting, tree lights, spotlights, and holiday lights must be taken down completely three weeks after they were first mounted. Excessive path lighting is not allowed. The wall sconces in front of the doors may not have more than 100 watt bulbs.	\$50
Each unit may mount one flag and one flagpole on their unit. The flag may be no larger than 3' X 5'. The flag may not be a commercial advertisement.	\$25
No large lawn statues or other large lawn dressings may be placed in the front yards.	\$50
Unused bulk sports equipment must be moved out of sight (e.g. into a garage) when not in use.	\$25
An election sign may be posted two weeks before an official election. Signs may be no larger than 2' X 4'. No other signs may be mounted and you may only mount one election sign.	\$25
Bulk lawn furniture, large toys, tents and children's vehicles must be stored on your patio or out of sight when not in use.	\$25
Fencing and protective coverings must not be obtrusive or visible. Permitted coverings	\$50

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include dark netting.

Unsightly or unsanitary items must be removed on a timely basis in both the front and back of your home. \$50

Bird feeders must be mounted at least 50 feet from any residential structure. If a homeowner erects one or more bird feeders within the recommended 50 foot exclusion zone, they will have to remove it at the Board's request if evidence develops that the feeder's/feeders' presence is attracting rodents or posing another health hazard. Such evidence will be determined by the Board in conjunction with industry professionals; the decision is binding. \$100

Food may not be left outside homes (e.g. food to feed animals, food that could be eaten by or attract animals). \$100

Garbage may not be left outside overnight. Garbage must also be properly disposed of in dumpsters. Air conditioners must also be properly disposed of by obtaining a sticker from Croton DPW. **(NO WARNING WILL BE PROVIDED)** \$100

Outdoor speakers must not face directly at a neighbor. They may be mounted inwards. Outdoor speakers may also not be played after 10PM and must be played at a reasonable volume. \$25

Guests who do not park in authorized spaces subject the hosting homeowner to a fine. \$50

Unleashed dogs. \$100

Non-removal of pet droppings. **(NO WARNING WILL BE PROVIDED)** \$100

Dangerous play that includes, but is not limited to the use of projectiles (BB guns, paintball guns, bows and arrows) \$100

Dish Antennae must be placed at the rear of your home if the rear faces south. It must be placed on the roof so it is not viewable from the front street, or on your deck. For homes where the front faces south, Dish Antennae must be mounted right behind the peak of the roof based on the rear roof section. Dish Antennae may not be mounted on any wall, window, or in the front or rear yard. \$100

Architectural changes, new windows, doors, and gutters must match the existing windows, doors, and gutters in color, shape, panels, and bordering. \$100

Failure to notify or submit requests to the Board for significant issues. (e.g. installation of satellite, change to exterior of home, change to landscaping, installation of shed, deck expansion, replacement of garage door, etc.) \$100

Failure to pay assessments 30 days from the due dates of April 1, July 1, October 1, and January 1, and Special Assessment due dates. \$20