

THE RIDGE ARCHITECTURAL CONTROL AND LANDSCAPE COMMITTEE

REGULATIONS GOVERNING BUILDINGS AND GROUNDS

INTRODUCTION:

Sewickley Heights Manor Homes Association (the “Manor”, or, the “Association”) is a planned residential community with an integrated design of buildings, grounds and roadways. Property values and attractiveness of the Manor depend on maintaining architectural and landscape continuity throughout the community. It is the responsibility of the board of directors to establish and enforce architectural and grounds control to maintain aesthetic harmony in the Manor. The board of directors has appointed The Ridge Architectural and Landscape committee to monitor and enforce architectural and grounds control for the Ridge Development.

The Manor has two separate and distinctly different housing developments. Both are planned communities:

- The townhouse development was started in 1974 and when completed will have 262 townhouse units.
- The Ridge development is adjacent to the townhouse development, was started in 1991, and will have 59 individual home sites when completed.

Both the By-Laws of the Association and the Declaration of Covenants, Conditions and Restrictions, along with the First Amendment, contain information concerning modifications to and maintenance of buildings and grounds in the Manor. The first amendment to the Declaration of Covenants, Conditions and Restrictions became effective in 1996 and was adopted by the Manor specifically to define differences between the townhouse development and the Ridge development.

Each home in the Ridge is constructed within the perimeter of a small plot of ground that is owned with the house by the homeowner. The balance of the property is common space owned by the Association. The homeowner lots are all numbered and shown on the Minnock Construction Co. drawings for the Ridge development, and the house and lot numbers are transferred on the deeds by lot numbers. The lot numbers are different from the street address numbers. The lot numbers are shown on a plan view of the Ridge development that is included with the first Amendment, which is included with each owners deed transfer documents. The lots vary in size from 35 feet x 42 feet (1470 sq. ft.) to 40 feet x 45 feet (1,800 sq. ft.). In no instance is any portion of “permanent structure” of a house allowed to extend beyond the perimeter of the plot that is owned with the house. Permanent structure is further defined in the Aleppo Township Building Codes.

RULES AND REGULATIONS:

1. Ridge homeowners are totally responsible for maintenance of their own houses.
2. Each individual homeowner is responsible for maintenance of improvements appurtenant to and serving only that unit such as decks, walkways and private driveways. “Such as” is interpreted to also include patios, stairs, handrails, awnings, retaining walls and everything installed by the builder or previous owner for the exclusive use of the individual home.
3. Individual homeowners cannot make any exterior architectural or structural changes to their home without approval. Any and all submittals for changes must be submitted to the Manor office, complete with drawings, drawn to scale, showing proposed changes. Drawings are not required for in-kind replacement of doors windows, etc. Submittals must include specifications, color samples and conform to the architecture of the house and adjacent houses. All submittals must be made on the Sewickley Heights Manor Request for Architectural Review Form RAR (copy attached). All contractors working on the Manor property must be fully insured and must submit certificates of insurance forms to the Manor office in the amounts required by the Association prior to proceeding with any work.

4. If approval is not received before proceeding with installation, the homeowner may be responsible for demolition and restoration costs to restore the structure to its previous condition.
5. The Ridge Architectural Control and Landscape Committee purchases grounds maintenance services from local contractors on a yearly bases, including the following:
 - LAWN CARE: Mowing, trimming and lawn treatment.
 - PLANT AND SHRUBBERY BEDS: Edging, mulching, fertilizing, and weeding.
 - SHRUBBERY AND SMALL TREES LESS THAN 15 FEET HIGH THAT WERE PLANTED BY THE BUILDER OR A PREVIOUS HOMEOWNER: Pruning, fertilizing and insect control if required.
 - GENERAL CARE: Cut and maintain grass in common areas along roadways. At least twice per year cut and remove tall weeds and brush on hillsides along roadways. Mulch, fertilize and trim area around the Ridge entry sign.
6. Each homeowner is responsible for planting and replacing flowers, shrubs and trees appurtenant to each house. New or additional flower beds must be approved by the landscape committee.

POLICY FOR TREE MAINTINANCE AND REPLACEMENT:

Trees at The Ridge are valuable assets which contribute significantly to the esthetic quality of the community and, consequently, their care and preservation should be a high priority for homeowners.

For the purposes of this policy, trees in The Ridge are divided into two categories:

1. Trees which existed prior to construction of houses.
2. Trees which have been planted by the original building contractor, homeowners or successor owners subsequent to construction.

Category 1 Trees:

The responsibility for pruning, trimming, thinning or other maintenance, or for removal, shall be borne by The Manor, and the cost of such work will be paid from the current Ridge landscape budget. If the current budget has insufficient funds for the current fiscal year, a general assessment of owners in The Ridge may be required.

Decisions as to whether or not a tree, or trees, needs pruning, trimming, thinning or other maintenance, or removal, shall be made by The Ridge Landscape Committee. Homeowners may request that The Ridge Landscape Committee inspect the trees and make a determination of what tree problems may exist and how to resolve them. The committee may consult a certified arborist to help make this determination.

Category 2 Trees:

The responsibility for pruning, trimming, thinning or other maintenance*, or for removal or replacement, shall be borne by the homeowner, and the cost of such work will be paid by the homeowner. However, decisions relating to whether or not a tree, or trees, needs pruning, trimming, thinning or other maintenance, or removal, shall be made by The Ridge Landscape Committee following a request by the homeowner. The committee may consult a certified arborist to help make this determination. Homeowners who wish to plant additional trees must make a written request prior to planting.

*Trees up to 15 feet in height will be pruned and trimmed appropriately by the landscape contractor as part of contractual arrangements. The cost of this work is included in the landscape assessment paid by the Ridge owners.

APPROVED BY SHMHA
 BOARD OF DIRECTORS
 6/15/10

 DATE