

# **City of Ridgeside Standards**

Adopted June 18, 2013

## **Introduction**

As neighbors and citizens of Ridgeside, we share mutual interests in our quality of living and community safety. We also share common interests in maintaining the intrinsic and real market values of our homes. Many studies—and certainly most personal homeowner experiences—show that well-maintained and attractive communities promote higher home values. Such communities are also safer, more stable and more desirable.

To promote the common good and the long-term enjoyment and value of everyone's properties, The City of Ridgeside has adopted ordinances regulating conduct in the City as appropriate. In addition, the City Commission endorses certain standards of behavior, property use and maintenance designed to benefit, protect and edify all residents and property owners within the City.

These standards are intended for the common benefit of all residents and property owners within the City of Ridgeside (City) and for the protection and enhancement of their properties. No standard or restriction is intended to be harmful to any resident or group of residents.

Each standard is based on a foundation of liberty, integrity and fairness, and they are to be implemented, on a voluntary basis, in the spirit of community and mutual respect.

These standards are in addition and subordinate to the Ridgeside Zoning Ordinance.

Questions about the application and effect of these standards should be directed to the City of Ridgeside Commission, or those officially appointed by the Commission to serve on a City of Ridgeside Standards Committee.

## **Effective Date**

These standards were adopted by the City of Ridgeside on June 18, 2013.

## **Standards Committee**

City of Ridgeside Commissioners will appoint members of a Ridgeside Standards Committee, consisting of a minimum of three and a maximum of five members who will serve on the Committee without compensation for a minimum of one year and a maximum of three years.

The purpose of the Standards Committee will be to:

- a) Advise the Commission on violations of restrictive covenants that might occur.
- b) Encourage participation in Standards that benefit the community, and
- c) Advise the City and Community on issues related to land use and Community Standards

In no event will a member of the Community Standards Committee be allowed to act on or influence decisions related to his or her own property, or on property owned by a family member.

The Committee will, at its discretion, hold regular monthly meetings, or will meet as noticed.

Compliance with the Standards and with the decisions of the Standards Committee is voluntary. Residents may appeal any decision of the Standards Committee to the City of Ridgeside Commission.

## **Voluntary Community Standards**

### **1. Land Use:**

- a) Any single family dwelling considered to be leased property should be, if practical, leased by the owner for a minimum lease period of twelve (12) months. Month-to-month rental arrangements are strongly discouraged.
- b) Dwellings unoccupied for a period of over three months should be listed for sale, or the owner should maintain the property just as if occupied.
- c) Detached garages, carports, storage buildings and other structures should be behind the residence and not readily visible from the street or the park.
- d) Temporary facilities such as portable toilets, drinking water facilities, trash containers, etc. should be provided for workers performing maintenance work, renovations or new construction at a residence or lot for a period exceeding five (5) days. The only exception is if the workmen are being provided free access to those facilities within the residence.
- e) Structures, walls, fences, parking spaces, swimming pools, ponds or related structures to be built in the front of any residence are discouraged. Chain-link fences are discouraged and should be considered for use only if they are not visible from the street.

- f) No mobile homes, motor homes, trailers, recreational vehicles, campers, tents, or non-permanent structures should be used as a residence.
- g) All recreational vehicles and equipment such as boats, trailers, motor homes, motorcycles, campers, trailers and other recreational equipment should be stored in a location not readily visible from the street.
- h) Antennas and satellite dishes of any size should not be readily visible from the street or park.
- i) No mobile homes, inoperable vehicles, commercial trailers or equipment may be stored on the premises, either temporarily or permanently.

## 2. **Maintenance:**

- a) Property owners shall maintain their property consistent with the character of a quality residential neighborhood. Each property owner shall keep foundation, exterior walls, windows, doors and glazing, roofs, structural, mechanical and electrical systems, fences and retaining walls in a high state of maintenance, repair and appearance. Homes should be painted and visible damage repaired in a reasonable period of time. Lawns must be mowed, bushes trimmed, leaves raked and debris cleared to maintain a neat and attractive condition.
- b) Property owners are responsible for keeping sidewalks passable and clear of weeds, grass, moss, low-hanging tree limbs, overgrown shrubs, and, and other obstacles. Property owners are also responsible for trimming trees and shrubs that may obscure the vision of motorists or pedestrians at corners and intersections in the community.
- c) Appropriate care and trimming of trees is encouraged, including removal of dead limbs, dead trees and stumps. Residents are encouraged to replace removed trees whenever possible.
- d) Trash receptacles should be stored behind the residence or in a location not visible from the street.
- e) Lawn and garden tools and equipment should be stored in a garage or in a location not visible from the street.
- f) Property owners and/or residents are responsible for maintaining septic tanks, either stand-alone or as a backup for the grinder pump system, as well as sewer lines in proper working order. All waste water from washing machines and/or dishwashers should discharge into an approved sewer system.

3. **Signs:**
  - a) With the exception of official signs posted by the City, permanent signs are strongly discouraged. Signs of a temporary nature, such as a For Sale or For Rent sign, are permitted as long as they are professional in appearance, and are removed in a timely manner when no longer needed.
  
4. **Parking:**
  - a) Except for special conditions where driveways are under repair, no resident vehicle should be left parked on the street for longer than necessary. When at all possible, there should be no overnight parking on City streets, or in landscaped or grassed areas. Any vehicles that are clearly commercial vehicles should be kept in a garage or parked in a location not readily visible from the street.
  
5. **Animals:** See the City of Ridgeside Animal Ordinance.
  
6. **Nuisances:**
  - a) No noxious or offensive activity should be carried on any property, nor anything that affects the quiet enjoyment of others in the City. There should be no unreasonable exterior noises, no dumping of trash or debris, no storage of building materials, junk, vehicles or equipment. Building and landscaping projects should be completed within a reasonable time.
  
7. **Rental Property:**
  - a) Any resident who occupies property in the City as a renter or leaseholder is required to abide by the same standards and restrictive covenants as a property owner. The owners of any rental property in the City are encouraged to uphold these standards and to inform renters and leaseholders of their responsibilities to the City and to neighbors.
  
8. **Enforcement:**
  - a) The City Commission shall be responsible for these standards.