

## MEMO TO ALL RIDGEWOOD HEIGHTS HOMEOWNERS

Ridgewood Heights subdivision is a *Covenant protected community* and those of us who live here are truly fortunate. In addition to being a true community, it's also an attractive and very well maintained place to live which is reflected in the strong & increasing property values. A large part of this is due to everyone's adherence to the covenants we agreed to when we purchased our homes. As our community grows we want to insure that it keep its appeal going forward. We will therefore need to enforce our covenants in a consistent manner.

With this in mind the Board of Directors has been working with the volunteers of the Covenant Compliance committee as well as our attorney to create a protocol. The committee members will be making occasional checks of the neighborhood to ensure compliance with our covenants with the intention of keeping things looking attractive and well maintained. You will be notified by letter from the Board of anything out of compliance, along with suggestions for how to remedy the situation.

We're also sending an updated Design Standards sheet for your review—please make yourself familiar with this before doing anything that changes the exterior of your home or landscaping. How your property looks impacts not only you and your neighbors but the whole subdivision. Homeowner compliance with strong covenants helps keep this a great place to live as well as maintaining our strong property values. Please refer to articles 10, 11 & 16 in the Covenants for more detail. Our intention is clearly stated in Article 11 section 1 as follows:

### 11.1 Purpose

This Article establishes design standards for Improvements on Lots, and procedures for ensuring those standards are met, in order to:

- (a) Ensure the harmonious appearance of the Development and to avoid visual monotony by balancing variety in the design of improvements with an integrated character for the Development;
- (b) Encourage, secure and maintain attractive and harmonious landscaping of Lots and Common Areas; and
- (c) Enhance the value of investments by Owners in their Lots and the Improvements on them by creating and maintaining a well-planned, visually harmonious, attractive residential community.

In addition to this notice and the updated Design Standards we're also including a copy of the Policy on Covenant Enforcement with its protocols and fine schedules for your review plus the Covenant Compliance work sheet that will be used by the Board and the Committee and kept on file with the Board Secretary.

Respectfully,

The Board of Directors, the Design Review and Covenant Compliance Committees