



Springridge Homeowner's Association

(503) 635-4455, Direct

Tim Benintendi, Property Mgr./ Broker

(503) 699-7178, Facsimile

Affinity Group Inc. 1868 Knapp's Alley, Suite 208 West Linn OR 97068

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Introductory Information

The Springridge Homeowners Association is Comprised of 114 houses and 44 townhouses located on the Rock Creek Golf Course. The Association is managed professionally by Affinity Group Inc. (503-412-2404)

BOARD MEETINGS:

The regular Board Meetings of the Association are generally held at the Pizza Caboose Restaurant located at 3276 N.W. 185th, Portland 97229. When meetings are scheduled then the dates are announced in writing on the regular billings that are mailed out to each homeowner.

Architectural Requests:

It is important for each homeowner to understand that exterior changes (including fencing, painting, additions, landscaping and any other exterior changes) which could affect the appearance must be submitted to the Board of Directors for proper written approval prior to the start of any work. Please provide all supporting documents and details concerning any exterior improvements to the attention of the Board of Directors in care of the property manager seeking written approval prior to the start of any work to be done. The documents required are the actual proposal(s) from any contractor listing materials, measurements, drawings as well as the start date and completion date. Please submit your proposal at least 30 days prior to the start of any work. If questions then please call the property manager,

Townhouse Insurance: It is important to realize that you must have full building house coverage as these units are not condominiums. The only insurance provided by the HOA is primarily for liability issues associated with common walkways and parking areas.

Townhouse Parking: The townhouse area parking is limited to parking in your carport and/or garage and one other common area parking space. Please also do not park in front of any mailbox grouping. Thank you.

TOWNHOUSE RECEPTACLES FOR GARBAGE AND RECYCLING:

Pick up at the curb for recycling is the required policy according to the garbage company. Please avoid putting your containers within 10 feet of any mailbox grouping. The regular roller cans for garbage will still be picked up in front of your individual townhouse but the recycling roller cart and tubs need to be picked up at the curb because the recycling truck is much larger than the garbage truck and they cannot get around in the parking lot areas.

If you have further specific questions on this you are welcome to contact Garbarino Garbage at 503-647-2335. Thank you for your cooperation.

GARBAGE AND RECYCLING CONTAINERS LEFT OUT:

We appreciate the thoughtfulness of those homeowners who consistently put away their garbage and recycling containers within 24 hours of the pick up by the garbage company. There is a \$25 fine if the Board Members and/or Architectural Committee members find your container out in plain view for more than 24 hours after the pick up by the garbage company. In other words this means that the containers need to be in the garage or in the back of the home out of sight or view from the front or sides. If you have any questions about this issue then please call the property manager (Tim Benintendi) at 503-635-4455 or emergency at 503-412-2404. Thank you.

HOUSE OWNERS:**FENCES, PAINT COLORS, TREE STUMPS AND ROOFING:**

For all house owners on separate lots please realize that it is required to get written approval from the Springridge H.O.A. Board of Directors before changes are made. Please also be aware that if your property is not adequately maintained then the Association can require necessary maintenance be done by you in a timely manner.

IT IS ALSO THE ASSOCIATION POLICY THAT IF YOU ARE A HOUSE OWNER THEN IT IS YOUR RESPONSIBILITY TO REMOVE TREE STUMPS THAT ARE VISIBLE FROM THE STREET OR BY NEIGHBORS. PLEASE REMOVE TREE STUMPS WITHIN YOUR LOT OR VIOLATION NOTICES WILL BE SUBMITTED WITH PENALTIES, FINES ETC. Thank you in advance for your cooperation.

The following information is presented to make all homeowners aware of their legal responsibilities to be in compliance with the Homeowner's Association Bylaws and C.C. & R.'s. Please contact the property manager at your earliest opportunity if you have any questions about any of the following issues:

ARCHITECTURAL ISSUES:**POLICY REMINDERS:**

There is a minimum \$150 Lien Filing Fee that will be liened against non compliant or delinquent properties along with any legal collection costs associated with attorneys etc. for unpaid dues and/or fines, penalties etc. Any and all violation issues may be assessed an immediate minimum \$25 fine or more as deemed appropriate by the Board of Directors. Please be aware that if you are found in violation of the C.C. & R.'s or bylaws regarding architectural issues or if you have boats, trailers, utility trailers, jet skis, commercial trucks, pop-up trailers, truck-campers or recreational vehicles of any kind, expired license tags of any kind or other similar items (any vehicle that is not in legally acceptable operating condition) on the street or around your property it may be towed. A 10 day notice letter will be sent to you. After the 10 days have elapsed, if you are not in compliance then the item will be towed. You will then have to pay the towing and impound fee to retrieve your item and reimburse the Association for any other costs that have been incurred. The only exception on this issue is that it is generally acceptable to park the item in the garage.

ARCHITECTURAL ISSUES:**POLICY REMINDERS: (Continued)**

If you do not keep your landscaping (houses) adequately mowed, pruned and weeded, then you will receive a written notice of non compliance. If you do not comply then a fine may be levied with the amount to be determined by the Board of Directors or a landscape contractor may be hired to do the necessary work and you will be billed for the actual cost. For those houses with paint in poor condition or with roofing that is in severe need of repair or replacement you may also be required to repair or replace the roofing, siding or exterior paint. You must get approval in writing in advance before making any exterior changes to your house including paint color and roofing material. Townhouse owners are also not allowed to make exterior changes without prior written approval from the Board of Directors. Garbage and recycling containers left out in plain view for more than 24 hours are subject to an immediate \$25 fine. Garbage and recycling containers must be kept out of plain view from front or sides of any building (ideally in a garage).

If you have a tenant then please be aware that it is your responsibility to inform them of all requirements of the Association prior to and during their tenancy.

Please have the exact address of where the violation has occurred and please provide your name, address and telephone number. I am generally dealing with several complaints on an ongoing basis and it is necessary to enforce the requirements as identified in the C.C. & R.'s and Bylaws.

If you see **vehicles not in operating condition** on a public street please call 503-629-0111. Thank you.

If you see **yard debris, litter, limbs etc. along side of West Union**, please call: Washington County Road Maintenance 503-846-7623. Thank you.

TOWNHOUSE OWNERS:**DECKS, PORCHES, STAIRS AND SUPPORT POSTS:**

For all townhouse owners it is important to remind you that it is your responsibility to properly maintain and care for the exterior woodwork of your townhouse. In other words the exterior painting and roofing can possibly be replaced and repainted as time goes on by the Association if the Board agrees to such exterior projects. However, the HOA does not repair or replace the support posts for the porches, decks, carports, steps, stairs or any other structural woodwork etc. These are areas of maintenance for each townhouse owner to maintain individually. This was a policy that was set several years ago by the Association and mailed to all homeowners. If the Association were ever to consider paying for all of the exterior work as time goes on then the monthly dues would obviously rise dramatically. The objective is to keep the monthly dues very low as they are now.

Townhouse Paint Colors:
Base Color: Plymouth Gray
Trim Color: Riviera
Kelly Moore Paint

If you have any questions or concerns then please feel free to write or call anytime.
503-635-4455—Direct
503-412-2404—Emergencies
503-699-7180--Facsimile
503-631-8672--Facsimile

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