

Granite Ridge Rules and Regulations

Introduction

The Granite Ridge HOA Board of Directors has identified the following rules and regulations to govern the community. These rules are intended to enhance other documents already in place, including, but not limited to, the Granite Ridge By-Laws and Granite Ridge Declaration of Covenants. Further, they do not supersede or circumvent the rules, laws and codes of other governing bodies including, but not limited to, township, city, state, or federal government.

These rules were developed as a direct result of communication with the community at large regarding the type of governance requested by our residents. Overwhelmingly, the Granite Ridge community voted for a limited set of rules by which to follow. As such, the Granite Ridge HOA Board of Directors has instituted the following rules.

Rules and Regulations

This section is broken out by topical area, with the underlying rules defined therein.

Maintenance

1. Grass should be kept cute or trimmed. Per Township ordinances, grass should be no longer than 9 inches in length, outside of periods where grass cutting is not possible due to weather or other factors. Homeowners are responsible for pruning and maintaining trees, plants, and other foliage on their property. In particular, residents must ensure that they do not interfere with the road or sidewalks.
2. Driveways, steps, and sidewalks should be kept in working order; avoiding significant cracks, bumps, holes or other unsafe surfaces.
3. Siding, mailboxes, and fences should be pressure-washed or otherwise cleaned and maintained as needed to avoid buildup of mildew, discoloration, or disrepair.
4. Sidewalks should be clear of snow and debris. Residents with a sidewalk in front of their home are responsible for ensuring the sidewalk is free of snow and ice. Where possible, residents should clear the sidewalks in the morning before school buses arrive to pick up students. Snow accumulation over 1 inch should be removed within 24 hours at most, consistent with local ordinances.
5. No lumber, materials, bulk materials, refuse, or trash shall be kept, stored, or allowed to accumulate on any property except building materials during the course of construction of any approved structure.

Materials and Colors

6. Exterior components of the home; such as mailboxes, shutters, doors, siding, wood trim, porches, decks balconies should be maintained/repaired/painted if not in working order. They should be free of cracks, bumps, holes peeling paint, etc. Should be solid colors. Avoid colors that are not consistent with the neighborhood including fluorescent and neon.

7. Chain link and cyclone fences are not permitted. All fences must be on the homeowner's property and approved by the township. As per the Declarations, townhomes are permitted to have privacy panels only- no fences. Recommend materials are vinyl and aluminum, for ease of maintenance purposes.

Outdoor Item Maintenance

8. Lawn mowers, portable grills, lawn furniture, and other similar items shall be stored inconspicuously when not in use and out of season.
9. Garbage containers must be stored and secured either inside the home or inconspicuously when outside. Garbage containers should be covered at all times to avoid issues with animals, winds and smells.
10. Clotheslines are prohibited in townhomes to accommodate lawn maintenance and are restricted to the rear only for single family homes.
11. All play equipment should be maintained and in safe order.
12. At the request of the South Fayette Township, basketball hoops during the winter months must be moved away from the streets so that they are not hanging over the street to enable snowplows to clear the street.
13. Yard work and landscaping should reflect seasonal changes. Owners will complete a spring and fall clean up of their yards and beds as weather dictates
 - a. Growing season may begin April 1st and end by November 1st each year. This includes:
 - b. Gardening fence and materials should be stored inside during the winter season.
 - c. Failure to apply for the proper approval or follow requirements will result in fines, penalties, filing fees, reasonable attorney's fees, and all other costs associated with the violation.
14. Seasonal/Holiday Decorations shall be put out and taken down within thirty (30) days.

Common Area

15. Alteration of the Common Area by any individual without express written consent of the Granite Ridge HOA Board of Directors is strictly prohibited.
16. No motorcycles, motorbikes, all-terrain-vehicles, go-carts, snowmobiles, or similar motor-powered vehicles shall be operated on any unpaved common facilities.

Pets

17. No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept on any unit. Dogs, cats or other household pets are permitted, provided they are not kept, bred, or maintained for commercial purposes.
18. Please refer to the code for pet regulations as applicable. All pet complaints should be submitted to animal control as applicable.

Parking

19. Parking in driveways is encouraged. Parking in lawns or on any common area is prohibited.

20. Townhome parking pads should be reserved for guests of the community.

Approvals

21. As required by the South Fayette Township codes, alteration requests should be submitted to the Township for approval. The homeowner is responsible for submitting the approved alteration request to the Granite Ridge property management company for HOA record keeping.

Enforcement and Fines

The Granite Ridge HOA Board of Directors will take action to enforce the above rules to protect the well-being, safety, and value of the community. To this end, the following enforcement schedule shall be leveraged as necessary when these rules are broken:

Enforcement Action	Time to Remediate Before Next Action
Notification of violation and request for timeframe to remediate the violation	14 days to respond and/or remediate
\$25 fine assessed	14 days to remediate violation (28 days total)
\$50 fine assessed (\$75 total)	14 days to remediate violation (42 days total)
\$75 fine assessed (\$150 total)	14 days to remediate violation (56 days total)
\$5 per day fine assessed	No limit - running tally

Continual or repeated violations, as evidenced by 2 or more times in one year of receiving a “notification of violation and request for a timeframe to remediate the violation” for the same rule where the breaking of that rule effects safety and sanitation, forfeits the above-mentioned timeline altogether and fines will begin to accrue immediately upon receipt and confirmation of the complaint.

The aforementioned enforcement actions will be communicated via USPS mailed letters initially. Upon reaching a significant dollar amount due, the HOA Board of Directors will communicate violation information and monies owed via certified mail.

As a reminder, any unpaid fines must be paid to the community prior to receiving the required sales certificate when moving. Where necessary, the HOA Board of Directors reserves the right to place a lien against the property for unpaid violations.

Exceptions and Allowances

Where circumstances arise the temporarily prevent a resident from abiding by the rules set forth herein, the Granite Ridge HOA Board of Directors reserves the right to grant exceptions or allowances in the spirit of the community. Residences are asked to maintain communication with the Board to explain these circumstances as early and as often as possible, until the condition is

rectified. The Board will attempt to be fair and impartial in its application of these allowances, however, repeated offences or invalid reasoning may result in no exception being granted.