***Summary of River Ridge Standards – Adopted March 1, 2022***

To foster greater familiarity with the rules and regulations that support the welfare of our community, we offer this Summary of Standards of the community. Owners who rent their property must ensure that their tenant guests are aware of the *River Ridge Standards.* All members are encouraged to share the *River Ridge Standards* with anyone who visits or stays at their property so that they are aware of the standards for mutual safety, security, and enjoyment in River Ridge. The following summarizes some but not all applicable standards, local and state laws and regulations.

 **Fireworks and Firearms**

No firearms or fireworks of any type may be used within the River Ridge properties.

# Hunting

No hunting or trapping of wildlife is permitted in River Ridge except for controlled hunts conforming to rules of the Department of Natural Resources and the community by action of the Board of Directors and members of the Association.

# Lot Owners Directory

The Lot Owners Directory will be made available to River Ridge owners on the members’ website and, via email, by request to the Chair of Communications.

# Outdoor Fires

1. During Forest Fire Season (March 1-May 31 inclusive and October 1-December 31 inclusive), there shall be no outdoor fires between the hours of 7:00 a.m. to 5:00 p.m.
2. Open burning of household waste, including burn barrels, is illegal in West Virginia.
3. Allowable burning includes campfires and outdoor barbecues, and monitored burning of yard waste/vegetation.
4. ANY outdoor fire should be cleared of flammable material for a distance of at least 10 feet around the fire.
5. Do not leave ANY outdoor fire or grill unattended! Be sure fire is completely extinguished before leaving. Keep a shovel and water nearby for dowsing.
6. A landowner must take all practicable means to suppress ANY fire on his property. If he fails to do so, the State shall collect from him the amounts expended by the State for such purposes. Thus, it is prudent to have a conveniently located fire extinguisher.

# Noise/Nuisances

1. Noise is excessive if it can be heard from another property or from the roadway.
2. Sources of excessive noise may include radios, television, musical instruments or devices, parties, power tools, pets, and ATV or other motorized vehicles.
3. Morgan County law, the Covenants and applicable community Regulation restrict excessive noise between the hours of 11 p.m. to 6 a.m. and in some situations at other times
4. Owners and their guests shall not engage in activities that disturb or offend others in the community.
5. Owners may call local law enforcement with complaints regarding violations of the Morgan County Noise Ordinance and notify the Association of complaints about violations of noise and other Standards in accordance with the Violation Claim Guideline. Find this guideline on the Members page of the River Ridge website.

# Pets

1. The County Leash Law is in effect in all areas of River Ridge. Dogs must be on a leash at all times or under voice control of the owner when not on the owner’s property.
2. Pets are not allowed on another owner’s property without permission.
3. Owners must clean up after their pets when not on their own property.
4. Disturbances due to pet noises are subject to Morgan County Noise Ordinance regulations and River Ridge Standards.

# Recreational vehicles (ATVs, dirt bikes, go carts, etc.)

* 1. Recreational vehicles—such as ATVs, dirt bikes, go-carts, motorcycles, snowmobiles, etc.— may be operated only on lots for which the owner has granted permission or on the community roadways.
	2. Any vehicle operated in River Ridge is subject to noise and other restrictions found in the Covenants and Regulations as well as River Ridge speed limits.

# Speed Limits

All drivers must obey the posted speed limit (20 mph) and all other posted signs.

# Trash:

1. Trash is picked up on Thursday for those who pay for this service.
2. Owners who subscribe to the trash pick up service—and their guests—should bag their trash and put it outdoors in a tamper-proof/animal-proof container before 7 am on Thursday. Excess trash that does not fit the container must be packed out for disposal.
3. Owners who do not subscribe to this service—and their guests—must pack up their trash and take it back home for disposal.
4. Make sure all cigar and cigarette butts are completely extinguished before disposal.

# Deer

1. Do not feed the deer! Feeding the deer is not permitted in River Ridge.
2. It is illegal to feed the deer in a Chronic Wasting Disease (CWD) containment area, which includes our part of Morgan County.

# Camping on River Ridge Lots

* 1. Camping—in trailers, tents, or other temporary living quarters—is not permitted on lots with a dwelling.
	2. Camping is permitted on lots without a dwelling, on a temporary basis, only while Owner is actually present.
	3. When guests or tenants occupy the property with no Owner present, no camping is allowed.

# River Ridge Park Regulations—Park Rules

1. Restrict fires to the stone grills provided, do not leave fires unattended, and extinguish them completely with water before leaving.
2. The bathhouse closes from November 1 to March 31.
3. Watercraft must be removed from the boat racks from November 1 through March 31.
4. In the bathhouse, please clean up after yourself completely; turn out the lights when you leave.
5. Do not leave any trash; clean up after your pets.
6. Do not drive vehicles over the hill to the river! Help us protect the riverbank and grassland from erosion.
7. Adults are responsible for their children, especially in and near the water.
8. Swim at your own risk.
9. Off road motorized vehicles are not permitted in the park.
10. Overnight camping is permitted only with prior written approval from the Association Board of Directors.
11. Areas of the park may be reserved for large groups, subject to restrictions. Reservations must be made in advance by contacting the Chair of Operations and Maintenance.
12. Park Reservations will be posted on the Bulletin Board by the Lower Gate reflecting the reservation, including when and by whom the Park has been reserved.

It is important to note that under the Covenants and applicable Regulations, **Owners are responsible for the adherence by their guests, visitors and renters to the community standards, and may incur monetary charges and fees in case of violations**. Owners who offer their dwellings as short-term rentals are required to register their lots as such and provide email and telephone contact points where complaints may be lodged 24 hours a day. Registered lots’ contact information is included in Exhibit A.

***Sources of Standards***

The above Summary identifies or summarizes key information from the following sources:

 1. Community Documents

- The *Protective Covenants and Restrictions for River Ridge*, referred to as *Covenants*

- Separate Regulations adopted by the Board of Directors of the Association pursuant to the Covenants titled, respectively, Community Standards, Short-Term Rentals, Noise Restrictions, Gate Procedures, and Park Rules (the Park Rules are set forth above in this Summary). It should be noted that this summary does not address architectural standards and rules contained in the Covenants and in separate Regulations available on the association web-site.

 2. Local and State laws

Morgan County’s Noise Ordinance: <http://morgancountywv.gov/Documents/Ordinances/Excessive_Residential_Noise_Ordinance.pdf> Morgan County Leash Ordinance: <http://morgancountywv.gov/Animal%20Control/Petlaws/index.html> West Virginia State Fire Laws: <http://www.dep.wv.gov/daq/CandE/Documents/BurningGarbageillegal.pdf>and <http://www.wvcommerce.org/resources/forestry/fire_protect/firelaws/default.aspx>

State Fire Code of West Virginia: [http://www.firemarshal.wv.gov/Documents/State%20Fire%20Code%2087CSR1%20FINAL%20FILE%2](http://www.firemarshal.wv.gov/Documents/State%20Fire%20Code%2087CSR1%20FINAL%20FILE%252) 02014.pdf

State Regulations Against Feeding Deer: <http://www.wvdnr.gov/hunting/Regs1415/2014-15_Hunting_Regs.pdf>

PLEASE NOTE: The *Protective Covenants and Regulations* can be found on the website, [www.riverridgewv.org](http://www.riverridgewv.org); state and local laws are available on the websites indicated above. Owners and visitors must refer to the source documents for complete information and guidance.