

THE RIDGES HOMEOWNERS ASSOCIATION PROPERTY MAINTENANCE POLICY

Right-of-Ways, Easements, Common Areas and Private Property

Pursuant to the Declaration of Covenants, Conditions, Restrictions, and Easements of The Ridges, a Subdivision in Douglas County, Nebraska (the "Covenants"), the Board of The Ridges Homeowners Association ("RHOA") has updated the following policy effective as of November 23, 2010 to address the level of maintenance provided by RHOA on public right-of-ways, easements and common areas in and around The Ridges. Updated April 13, 2011.

PRELIMINARY STATEMENT

Public Right-of-Way ("ROW") is the area in which public streets and sidewalks are located and is adjacent to and abuts private property. A typical residential street in Omaha is 25' wide and has 12.5' of ROW on both sides. As indicated on plats filed with Douglas County, ROW in The Ridges ranges from fifty feet (50') to one hundred forty feet (140') in width. Since annexation of The Ridges by the city of Omaha in 2007, all ROW in The Ridges is city-owned property.

Easements are located on private property. As indicated on plats filed with Douglas County, easements in The Ridges include, but may not be limited to: utility, storm, sewer, drainage, access, public sidewalk and RHOA permanent landscape easements.

Common Area ("CA") in The Ridges is a term used by RHOA to describe property which is owned by RHOA. RHOA owns and maintains approximately 24 acres of CA, all of which is open for the use and enjoyment by every RHOA member (lot owner). CA includes a 4.5 acre park south of Center Ridge Drive with ball fields, playground and picnic area, 13 acres south of Center Ridge Drive with 2 fishing ponds, and smaller 1 to 2 acre parcels in Cherry Ridge, Crimson Ridge Extension and West View Ridge.

As per Omaha city codes, maintenance of private property is the responsibility of the property owner and includes any easements located on the property as well as any abutting ROW. The city maintains public streets and performs some sidewalk maintenance. The city requires abutting property owners to perform routine maintenance on ROW abutting their property such as mowing, removal of diseased or dead plantings, tree care and snow removal from sidewalks and hydrants.

As per RHOA Covenants, all homeowner lots should be routinely mowed, trimmed and be kept weed-free, so as to have a neat and trim appearance at all times. All plantings, including trees, shrubs and landscape beds, should be treated promptly if diseased, or removed promptly if dead or fatally diseased. All empty or undeveloped lots should be mowed and trimmed at least once monthly, May through October, so as to keep vegetation below 12" in height. As outlined in RHOA Covenant Violation Policy, all non-compliant lot owners are subject to a \$10 per day, per lot fine.

1) As per agreement with the city of Omaha, RHOA will mow ROW along the east side of 192nd St from W Center Rd to Pacific St, the west side of 180th St from W Center Rd to Pacific St, portions of the south side of Pacific St abutting Whispering Pines and

Whispering Hollow subdivisions only, and on medians located on the primary neighborhood streets of Shadow Ridge Dr, Center Ridge Dr and 189th St.

2) RHOA maintains some ROW and landscape easement areas located along the primary neighborhood streets of Shadow Ridge Dr, Center Ridge Dr and 189th St. Maintenance provided by RHOA may or may not include mowing, trimming, sprinklers/watering, mulching, tree care and sidewalk snow removal. In some areas, such as homeowner front and side yards, the ROW and easement maintenance provided by RHOA may be from the sidewalk to the curb only. In other areas, such as high-visibility entrance areas, the ROW and easement maintenance may extend beyond the sidewalk. ROW and easement areas which are mowed by RHOA are not necessarily provided with any other maintenance service. RHOA reserves the right to determine the level of maintenance provided to ROW and easement areas.

3) As per Omaha municipal code, Article I, Sec 37-9, trees located on ROW are the responsibility of the nearest abutting property owner. Trees located on easements are on private property and therefore the responsibility of the property owner. RHOA may mulch and maintain some trees located on ROW and landscape easements, primarily those which are considered high visibility, such as in medians and in entrance areas. Trees mulched by RHOA are not necessarily provided with any other maintenance.

4) As per recently adopted city code, property owners who wish to do tree work in the abutting ROW must contact the city prior to performing work. This includes removal of dead or fatally diseased ROW trees, pruning of ROW trees and planting of trees in the ROW. Property owners may request the city do the work, or must obtain a permit if they choose to have the work done by themselves or a contractor. The city may require property owners to plant replacement trees for any live trees removed from the ROW.

5) RHOA will provide routine maintenance and repairs to all CA owned by RHOA.

6) RHOA will maintain the existing ROW sprinkler system and provide water from same along the primary neighborhood streets of Shadow Ridge Dr, Center Ridge Dr and 189th St.

7) RHOA will maintain all primary and secondary neighborhood entrance signs, all residents' mailboxes, and perform routine maintenance and make repairs to property and equipment owned by RHOA.

8) City of Omaha will maintain all street signs and public streets, including repairs and snow removal. Omaha Public Power District (OPPD) will maintain and repair street lights.

9) As per RHOA Covenants, the Design Review Board ("DRB") appointed by RHOA is responsible for reviewing any and all landscaping plans proposed for all property within The Ridges. This includes ROW, CA, easements and/or private homeowner property. Any proposed change or improvement to the landscape must be submitted to the DRB prior to commencement of any work or improvement. Any projects or improvements begun without first receiving express written DRB approval are subject to injunction, remediation and fines.