

ACC SPRING UPDATE

What is the ACC?

The Ridgeview Ranch Architectural Control Committee is the governing body charged with using it's best efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout our community.

LAWN MAINTENANCE GUIDELINES

Summer is coming and it's time to take care of our lawns. Here is a list of homeowner expectations.

- Mow and edge lawn weekly
- Lawn must be kept free of weeds
- Remove weeds from flower beds
- Water lawn as needed to keep it green and healthy
- Trim bushes/trees as needed
- Replace dead shrubs w/in 30 days

CCMC will be conducting weekly inspections. Warning letters will be mailed out and homeowners will be given 10 days to correct the violation. The 1st fine will be \$50, the 2nd \$100, and subsequent fines will be at the discretion of the board. **YOUR HELP WOULD BE APPRECIATED. IF YOU SEE A VIOLATION, PLEASE CONTACT CCMC AT 469-246-3500.**

**PLEASE SUBMIT AN ACC APPLICATION
FOR APPROVAL BEFORE BEGINNING
ANY EXTERIOR MODIFICATIONS
INCLUDING**

- Fences/Trellises/Arbors
- Trees/Landscape additions
- Gazebos/Sheds/Playhouses
- Pools/Hottubs
- Patio covers/Awnings
- Painting/Staining/Color Changes



SCOOP YOUR POOP!

Do you walk your dog and allow them to deposit their excrement on your neighbor's lawn and walk away??? Did you know it can cost you up to \$1000 in fines if the property owner presses charges? Animal feces attract flies, parasites, bacteria, burns your grass, and is a health hazard to our kids. Not to mention, it's just plain rude and disgusting. Some of our homeowners are fed up and have discussed setting up surveillance to catch the perpetrators.

The City of Plano considers this a public nuisance and a misdemeanor offence with civil penalties up to \$1000.

Chapter 4-Section c- It shall be unlawful and constitute a public nuisance for the owner of any animal to allow any excreta deposited by his animal to remain on public or private property. Any condition injurious to public health caused by the lack of or improper disposal of animal waste will be considered a violation of this section

So please, be considerate and pick it up.

REMEMINDERS

- **Boat Storage**-If you wish to store your boat or marine craft on your property, please remember it must be completely screened from view, including the tow bar. Also, the City of Plano does not allow overnight parking of any boat or trailer on city streets.
- **Solar Screens**- Solar screens are one of several ways of reducing your cooling bills in the summer. Although solar screens are allowed in Ridgeview Ranch, homeowners are required to obtain ACC approval before installation. In order to help protect the aesthetic character of our community, all solar screens on front windows must have “custom grid” or “divided light”. In order to avoid costly modifications, please make sure you have received approval before placing your order.
- **Keeping Cars off the Street**-Please park cars in your driveway or garage whenever possible. Not only will this improve safety for children, keeping cars off of the street will minimize the risk of auto accidents. Also, keep in mind that any car parked on the street must have current license plates, inspection stickers, and be in working order.
- **Storm Doors**-All storm doors must be clear glass (no kick plates, bars or screens) and be approved by the ACC **PRIOR TO INSTALLATION**. Storm doors not in compliance must be removed at the homeowner’s expense within 30 days of receiving a violation notice.



Fence Replacement

As our community matures, we must all deal with the cost and responsibility of replacing our old fences. Repairing/re-staining your fence is an option that will only work so many times. Does your fence lean and/or have broken/warped/decaying pickets? Once a fence becomes an eyesore, it brings down everyone’s property values. Please replace your fence in a timely manner. Know of an ugly fence that needs repair or replacement? Call CCMC at 469-246-3500 and report the problem.

Barking dogs a problem?

If you have neighbors that leave their barking dog outside (especially at night), Plano has a nuisance/barking dog ordinance that can help you. First, in order to file a complaint against the owner of a dog creating a disturbance, you must maintain a **DOG NOISE COMPLAINT LOG**, detailing dates, times, and how long the dog barked over a 48-hour period. You may then file this complaint log with the city and they will start the enforcement/fining process. For more information and forms, go to www.plano.gov/departments/animal and click on “noise complaint log”.

www.ridgeviewranch.org