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**SCENIC RIDGE HOMEOWNERS' ASSOCIATION**

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**Homeowners' Handbook**

**May 2005**

# SCENIC RIDGE TOWNHOMES

Scenic Ridge is a Planned Unit Development (PUD) of ninety-seven townhouses and common areas clustered on a 14-acre hillside in Croton-on-Hudson, NY, overlooking the beautiful Hudson River. The development was built between 1980 and 1984 in multiple phases and is covered in a rustic cedar façade.



There are two general types of units throughout the development:

- Two bedroom units with two full bathrooms, one half-bathroom, a balcony, backyard patio, and a loft; and
- Three bedroom units with two full bathrooms, one half-bathroom, a backyard patio, a garage, and a driveway.

The development boasts recreational facilities that include a pool with a large bathhouse, a playground with a full Commercial Play System, tot and adult swings, safety surfacing, and a large open grass field.

The homeowners in Scenic Ridge are not part of a condominium development; they each own their own units and land and are responsible for their maintenance, hence lowering the cost of annual assessments. All homeowners, however, are members of the Association and are subject to the Association's rules as defined in the Declaration of Covenants, Conditions, Restrictions, and Easements (Declaration) and the Association's By-Laws (By-Laws). In the event there is a conflict between this handbook, the Declaration, and the By-Laws, the Declaration and the By-Laws control.

We hope this handbook will serve as a helpful guide with regards to your home and your overall experience at Scenic Ridge.

Sincerely,

*The Scenic Ridge Board of Directors*

Scenic Ridge Homeowners' Association  
One Amber Drive  
Croton-on-Hudson, NY 10520  
(914) 271-4459  
[info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com)  
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## Parking Rules

Parking signs have been installed on the “Bird Lanes” (Robin, Wren, Lark and Oriole) and Scenic Ridge has licensed a towing company to enforce the documented parking rules included in this handbook.

### **Please keep these guidelines in mind:**

- Units with garages or driveways are not authorized to use the designated parking spaces. Their guests may only use the Visitors’ Parking spaces on a first-come, first-serve basis.
- All two-bedroom units have been designated two parking spaces in the Common Areas. The owners of the lots associated with the designations may allow others to park in them as they please. The lot owner must understand that they will be responsible for ensuring compliance with the documented parking rules. If you already have an understanding of the parking spaces with your neighbors, please continue with that understanding. In the event there is a dispute, these documented rules may be used to resolve those disputes.
- Make sure to inform your visitors of the parking rules before they arrive.
- If you follow these rules, your cars and your visitors’ cars will not be towed.

Please read the included rules carefully and thoroughly. We sincerely appreciate your cooperation in helping us abide by these rules

The following are general **DOs** and **DON'Ts** when parking:

### **DOs...**

- ...Respect your neighbors.
- ...Inform your visitors of the parking rules before they come to visit so they can avoid an unpleasant towing experience.
- ...If you find a neighbor is not following these rules, kindly remind them to do so.
- ...Knock on a few doors to find the owner of the vehicle not following the parking rules before you take action by contacting the Board's central number.
- ...Park completely in your assigned spots. If you have a garage, your first spot is your garage; your second spot is your driveway. Do not park your car partially in the street.
- ...We encourage the neighborly agreement on sharing spots. If you have no garage, you are designated two spots. You may do with them as you please (e.g. swap them with neighbors who may have more cars than yourself), within the documented rules.
- ...Make sure any parked car has ample room to enter and leave their spots and has full access to the roadways.

## Parking Rules

### DON'Ts...

- ...Park in undesignated areas. If the spot is not numbered or designated as a visitor's space in the parking maps, your car is subject to towing.
- ...Argue with neighbors. The rules are simple; if they are being followed, you and your visitors will have no worry of being towed.
- ...Contact Board members directly or at unreasonable hours to resolve disputes. Cool off for the night, park in a visitor's spot, and address the issue in the morning.
- ...Park in front of your driveway. You are creating a road hazard for emergency vehicles and are parked on Common Area (within the Bird Lanes' pavement), which violates Scenic Ridge regulations. These regulations can then be enforced through the use of towing or other necessary measures.
- ...Park partially in the street and your driveway or block anyone's sidewalk that leads to their door. This creates a hazard for both residents and emergency vehicles. Your vehicle will be towed.

As per the included parking maps, parking spaces are provided only for those units without garages. Please refer to the included parking maps for reference: Wren Lane, Lark Lane, Oriole Lane, and Robin Lane. The **red areas** indicate **NO PARKING** zones. Amber Drive is a public street and is governed by Croton-on-Hudson Village Law. The Village of Croton-on-Hudson enforces parking restrictions on Amber Drive throughout the year.

All vehicles using the designated parking areas or otherwise on the Scenic Ridge grounds must possess valid license plates, a current and proper governmental registration, and must be in operable condition. All residents are to abide by a **ten (10) mile per hour (mph) speed limit** on the Bird Lanes. Reckless driving is hazardous to all and will not be tolerated. The Village of Croton-on-Hudson enforces the speed limit laws on Amber Drive. Cars must be parked in the correct direction in relation to the side of the street on which they are parked on both Amber Drive and the Bird Lanes.

The Scenic Ridge Homeowners' Association holds title to the Common Areas and grants the Association members **without** garages the right to park in the designated spaces. The owners of homes built on Lots **without** their own garage are exclusively allowed to park in the Common Area parking spaces and have an easement for the right to use "one" designated parking space according to the Declaration. The Board has exercised its right to "promulgate reasonable parking rules and conditions" in designating parking spaces in conformance with the rule stating that "All other parking in the parking areas shall be for the exclusive use of the owners of homes built on Lots without their own garage, their guests, licensees and invitees." The Board is designating the residual spaces individually to the two bedroom Lots, but is also designating spots for use by **ALL** visitors on a first-come, first-serve basis. Under no circumstances will vehicles belonging to visitors (including relatives) be allowed to park in the visitors' parking areas except while visiting.

## Parking Rules

Parking by visitors is limited to seven consecutive days in any given month. No visitors or relatives are allowed to park beyond the seven days unless given written permission by the Board of Directors.

The Scenic Ridge Board of Directors reserves the right to enforce parking rules on the Bird Lane Common Area roadways (Wren, Lark, Robin, and Oriole) through the use of a third-party towing service that will tow at the car owner's expense. The Board will authorize the car towing service to conduct surprise inspections of the Bird Lanes throughout the week and will be authorized to tow parking rule violators (those cars not parked in designated spaces or that block access to emergency vehicles). The Scenic Ridge Homeowners' Association shall not be liable for any damages incurred by such towing, either to the violator's vehicle or otherwise. Owners shall pay the cost of such damages. As defined in the Scenic Ridge Homeowners' Association By-Laws, Article VIII, Powers and Duties of The Board Of Directors, Section 1, "Powers: The Board of Directors shall have power to: adopt and publish rules and regulations governing the use of the Common Area and recreational facilities and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof."

The Scenic Ridge Board will not become the Parking police; so, do not contact them regularly or directly to resolve parking disputes. If you know of regular parking infractions, notify the Board in writing, in addition to contacting us via the main phone number, and surprise inspections may become more directed towards the problem areas. If you have a disagreement with other residents, the matter should be resolved through direct and friendly discussion. If this does not solve the problem, reference to the parking maps should be used or you must bring the issue to the Board's attention in writing for resolution. Please keep in mind, as noted above, Amber Drive is not under the Board's jurisdiction as the Village of Croton-on-Hudson governs it.

We encourage the cooperation of neighbors in using their designated spaces and allowing others to use spaces that they leave vacant. The parking map is meant to be a means of resolution in the event of a parking dispute. If there are "understood" parking spaces, we encourage that level of amity as long as all involved parties are in agreement.

Washing and repairing vehicles is prohibited on the Scenic Ridge property. Furthermore, owners are liable for damages to the pavement where oil leaks cause the deterioration of blacktop or other damages that may occur.

Commercial and recreational vehicles are not allowed to park within the Scenic Ridge boundaries. Furthermore, no travel trailers, boats, campers, motor homes, or pick-up

## Parking Rules

trucks are to be parked in any roadway, designated, or visitors' parking spaces. Notwithstanding the foregoing, a pick-up truck is permitted if it has a cap over the rear area, passenger license plates, and contains no commercial writing or advertising.

Residents should contact a Board Member to have unauthorized cars removed from their designated spaces. The towing company will have a copy of our parking maps and will ask for valid identification that includes your name and home address before any towing occurs. The towing service information is: **A&P Collision, Inc.**, 29 North Water Street, Ossining, NY 10562, (914) 762-6464. The fee to retrieve a towed car (subject to change) is \$100 (as of December 1, 2000) if the car is retrieved by the next morning (up to twenty-four [24] hours from the time of towing). A \$30 charge (subject to change) will be imposed for each additional day the car is not retrieved from the towing service. Again, the Scenic Ridge Homeowners' Association shall not be liable for any damages or fees incurred by such towing, either to the violator's vehicle or otherwise. Signs with the towing company's information have been posted in the parking areas of each Bird Lane.

Below are the Parking Rules defined in the Scenic Ridge Homeowners' Association Declaration:

### Article IV Property Rights

Section 4. Parking. Parts of the Common area are to be designated as parking areas. **The owners of homes built on Lots without their own garage shall park in such parking areas and shall have an easement for the exclusive right to use one designated parking space. All other parking in the parking areas shall be for the exclusive use of the owners of homes built on Lots without their own garage, their guests, licensees and invitees.** In the case of a Lot containing a garage and which has a driveway that extends over and encroaches upon the Common Area, the owners of such Lots are hereby granted an easement for ingress and egress over the paved driveway to the garage, and the exclusive right to park an automobile on the twenty (20) feet of driveway beginning at the entrance to the garage, said easement being over so much of said twenty (20) feet as extends onto the Common Area for such parking purpose. **The Association shall maintain the four Lanes and parking areas on the Common Area and shall have the right to promulgate reasonable parking rules and conditions.**

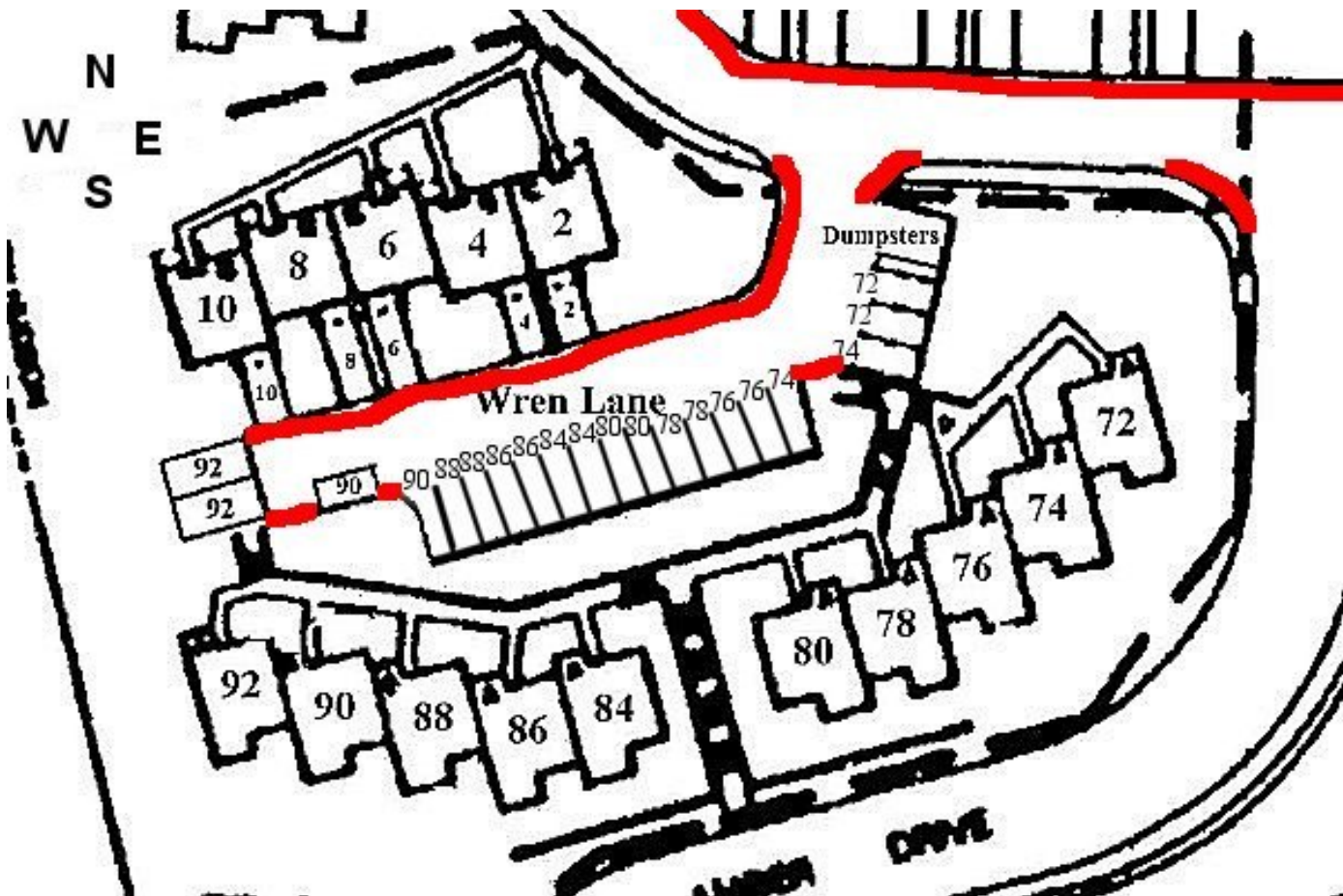
The Owner of a unit without a garage who has a designated parking space shall be responsible for clearing snow from his own parking space and shall be responsible for shoveling a parking space utilized by himself, a member of his family, guest, licensee or invitee.

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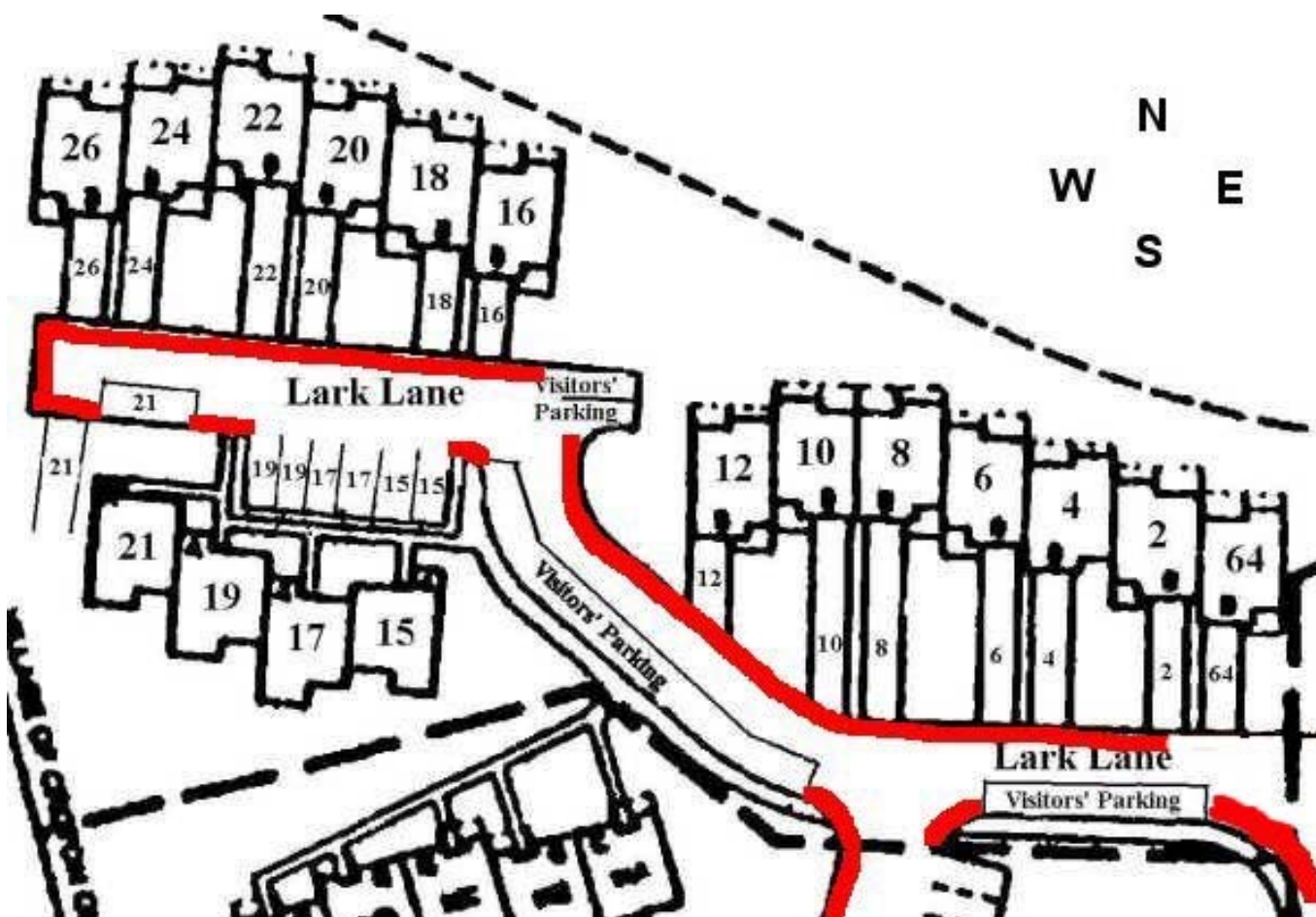
# Wren Lane Parking Map

The red areas indicate NO PARKING zones.



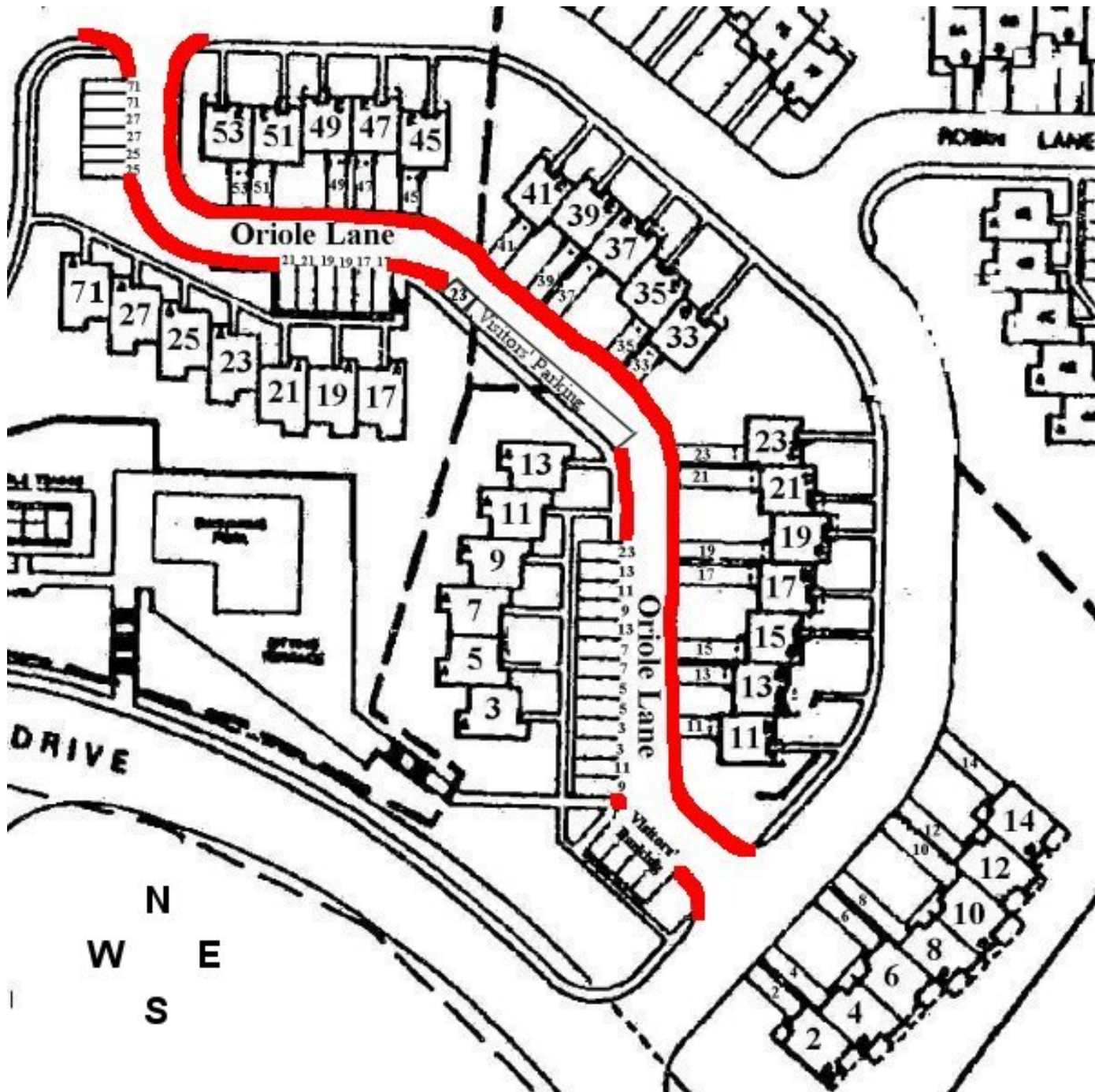
## Lark Lane Parking Map

The **red areas** indicate **NO PARKING** zones.



# Oriole Lane Parking Map

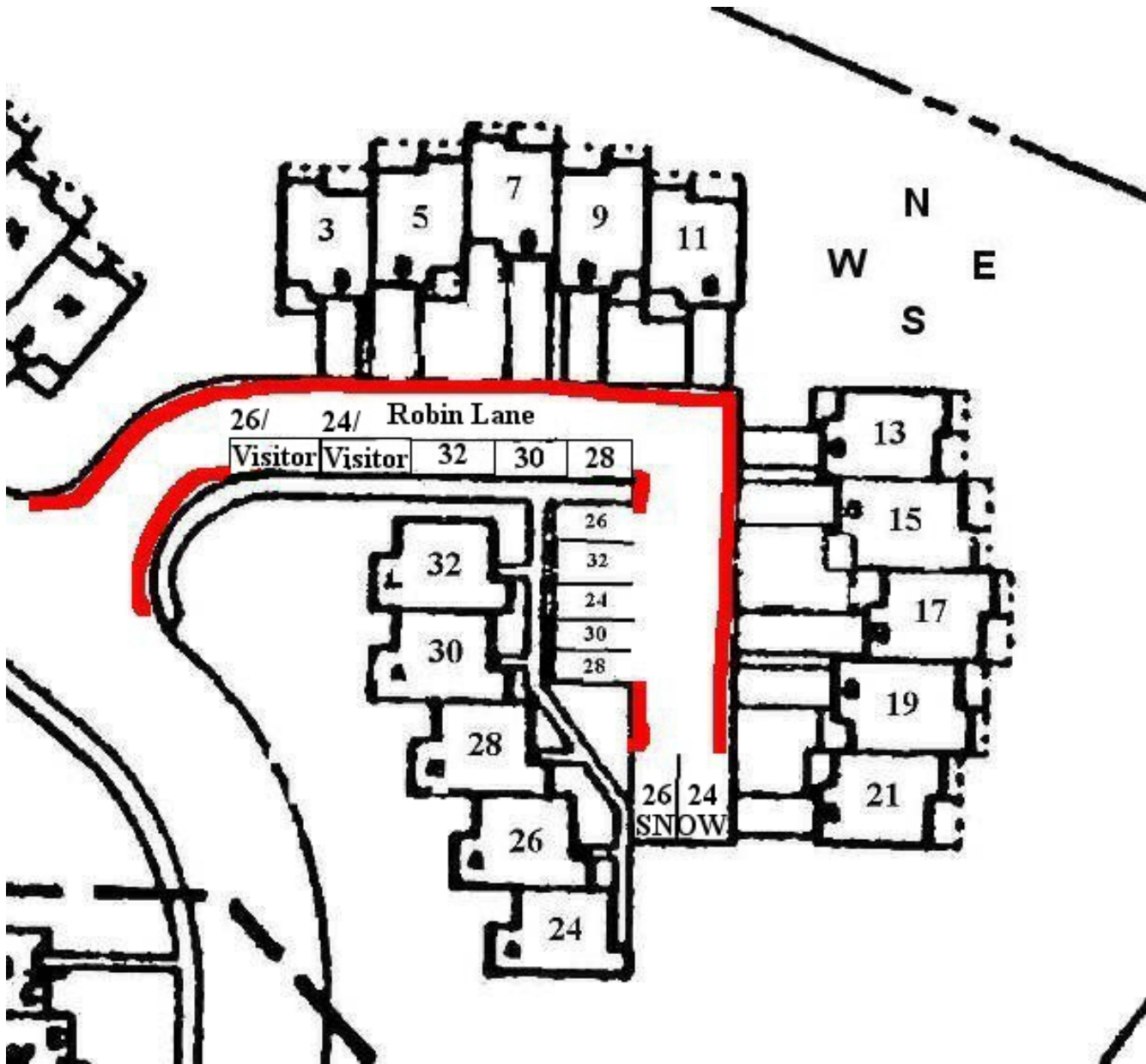
The red areas indicate NO PARKING zones.





## Robin Lane Parking Map

The **red areas** indicate **NO PARKING** zones.



During the months where snow is falling, the South spaces allocated to Units 24 and 26 must be used for snow piling by the plowing service. Units 24 and 26 will be allocated the Visitors' spots during these months and have the same rights to those spaces as other spaces dedicated to units for the entire year. Units 24 and 26 will not be allowed to park in the South spaces during the months when snow is falling.

During the non-snowing months, the North Visitor spots will be treated as standard Visitor spaces and be subject to the same rules as standard Visitor spaces. Units 24 and 26 will be allocated the South spaces and allowed to park there.

## Garbage, Rubbish, Littering and Recycling Rules

Village of Croton-on-Hudson Department of Public Works  
(914) 271-3775

**REMEMBER TO RESPECT YOUR NEIGHBORS AND NOT LEAVE TRASH IN UNDESIGNATED AREAS OR OUTSIDE THE DUMPSTERS. WE ALL SHARE IN THE RESPONSIBILITY OF KEEPING SCENIC RIDGE CLEAN.**

**Croton Municipal Recycling Office Phone Number  
(914) 271-4781**

Please remember that we are all neighbors. It is important that you dispose of your refuse properly. As your neighbors may not follow all these rules, the assessments will continue to increase as the Association will have to hire additional helpers and equipment to maintain the community hygiene. This increase in costs will affect **both** owners and, eventually, renters within the Scenic Ridge development.

It is also known that residents from other areas come to Scenic Ridge to dispose of their refuse. If you see this happening, please try to note the color, type of car being driven by the non-resident, the direction in which they drive away, and the license plate number and state of the plate on their car. **Do not** approach them in the event they may become hostile. Immediately contact the main Board phone number, (914) 271-4459, with your name and all the information you have obtained. The Board will then take action as necessary.

The Village of Croton-on-Hudson publishes a periodic recycling pickup schedule. Residents may leave recyclables in appropriate pickup areas the evening before the day of pickup, no earlier, and must retrieve their recycle bins the day of the pickup after it has been completed.

Keep in mind that if you accumulate garbage on your property and it either is in sight of other residents, it creates an odor, or generates some other disturbance or offense to your neighbors, you must remove that garbage in a reasonable amount of time (which is a judgment determined by the Board). If it is not removed, the Board will issue one warning to the unit with a deadline for removal. If that deadline is not met, the Scenic Ridge Board may hire an outside contractor to remove the refuse from the property and charge the cost of that removal directly as an assessment to the responsible unit owner(s).

No construction debris, firewood, tree trunks, or tires will be picked up. No hazardous chemicals will be picked up. Call the Health Department at (914) 637-3037 for disposal instructions. Latex and oil base paint can be put in regular garbage provided the paint in the can is completely dried out and the lid is removed. Place dried out paint cans next to the dumpsters.

## Garbage, Rubbish, Littering and Recycling Rules

### Standard Garbage

#### What?

##### Rubbish

Kitchen, paper products and other non-recyclable rubbish material not to exceed a total of 75 lbs. in total for all rubbish bags.

#### How?

Use standard garbage bags and tightly seal them.

#### DON'T

- Throw unwrapped garbage into dumpsters.
- Leave garbage outside of dumpsters.

### Recycling

#### What?

##### Newspaper

Recycle all newspaper weeklies and dailies, including glossy inserts

#### How?

Place newspapers in brown paper bag, secured in a BLUE recycling bin, or in a corrugated cardboard box.

#### DON'T

- Bundle or place in plastic bags.
- Place newspapers in an unsecured manner so they may blow around the development and onto neighbors' land.

#### Glass

Recycle any size clear, green, or brown glass jars and bottles.

Remove all caps, discard plastic caps, and place metal caps in the RED bin with rinsed, unbroken glass jars, bottles, plastic and metal containers. Labels need not be removed. Containers should be placed securely in the RED bin.

- Glass that is not used for food or beverages, such as light bulbs, drinking glasses, crystal, window and mirror glass, ceramic ware, kitchen cookware, pesticide and herbicide bottles, etc. are not recyclable. Put these items in the garbage.
- Overload bins so containers may blow onto other neighbors' land.

## Garbage, Rubbish, Littering and Recycling Rules

### What?

#### Plastics #1 & #2

Recycle all plastic containers coded 1 or 2 on the bottom, commonly used for food, beverages, detergents, household cleaners and shampoos.

### How?

Containers should be rinsed out and plastic caps discarded. Labels need not be removed. Place them in the RED bin with glass and metal containers. Make sure the plastic containers are secured in the RED bin.

### DON'T

- Five-gallon plastic pails, foam plastic materials, film plastic, plastic bags, flower pots, regardless of their recycling code number are not acceptable. Also empty plastic containers which held potentially hazardous materials such as motor oil, pesticides, solvents, etc. should be discarded with your garbage.
- Overload bins so containers may blow onto other neighbors' land.

#### Metal Containers

Recycle food and beverage cans, clean aluminum foil and trays, and all empty aerosol cans.

Containers should be rinsed out, but labels need not be removed. Place in the same bin with glass and plastic containers.

- Conventional paint cans or metal containers which held potentially hazardous materials such as pesticides, motor oil or solvents are not recyclable.

## Garbage, Rubbish, Littering and Recycling Rules

### Bulk Garbage

#### What?

**Air Conditioners,  
Refrigerators, Dehumidifiers  
(other appliances which  
contain chlorofluorocarbons)**

Air conditioning,  
refrigeration, and  
dehumidifying units that are  
either still functional or non-  
functional.

#### How?

Contact the Department of  
Public Works for the Village  
of Croton-on-Hudson at  
(914) 271-4781 and obtain  
information on the necessary  
procedures which includes  
the purchase of a freon  
sticker to place on the air  
conditioner for disposal. The  
unit may then be placed in  
the dumpster area the  
evening before the next bulk  
pickup. Bulk pickup  
schedules may also be  
obtained from the  
Department of Public Works.  
This disposal procedure is  
regulated by State law and  
must be reconfirmed with the  
Department of Public Works.

#### DON'T

- Place an air conditioner  
in the dumpster area  
without following  
proper procedures. The  
Scenic Ridge Board of  
Directors reserves the right  
to pass garbage disposal  
charges directly to units  
through individual  
assessments. The freon  
sticker charge, other  
additional charges, and  
the cost of labor for  
disposal may be charged  
in full to the unit  
performing the  
infraction of the rules.



## Garbage, Rubbish, Littering and Recycling Rules

### What?

#### Furniture

All furniture that is not small enough to fit in a dumpster and is less than 75 lbs.

### How?

Contact the Department of Public Works for the Village of Croton-on-Hudson at (914) 271-3775 and schedule a bulk pickup. The refuse may then be placed in the dumpster area the evening before the scheduled bulk pickup.

### DON'T

- Leave furniture in the dumpster area without following disposal rules. The Scenic Ridge Board of Directors reserves the right to pass garbage disposal charges directly to units through individual assessments. The cost of labor and any additional charges for disposal may be charged in full to the unit performing the infraction of the rules.

#### Lawn Rubbish

Small branches, shrubs, shavings, cut grass

Seal lawn rubbish in lawn garbage bags and place in the dumpsters if they are less than 75 lbs.

- Throw loose lawn rubbish into the dumpsters unsealed.

#### Rugs, Wood, rocks, dirt and other heavy items (up to 75 lbs.)

Wood removed from siding, wood from decks and balconies, tree removal refuse, excess dirt and rocks.

Wood and rugs must be cut into four (4) foot lengths. Carpets must be rolled, cut and tied and no wider than two (2) feet.

- Leave in any exposed nails, staples or other dangerous protrusions.

## Garbage, Rubbish, Littering and Recycling Rules

### What?

#### Metal goods

Dishwashers, pipes, stoves, etc.

### How?

Call the Department of Public Works to schedule a pickup at (914) 271-3775. They will be picked up by appointment only. Call by Tuesday morning to schedule pickup.

### DON'T

- Place metal goods in dumpster areas without having scheduled the pickup with DPW. The Scenic Ridge Board of Directors reserves the right to pass garbage disposal charges directly to units through individual assessments. The cost of labor for disposal and any additional charges may be charged in full to the unit performing the infraction of the rules.

# Garbage, Rubbish, Littering and Recycling Rules

## Village of Croton-on-Hudson Garbage Code

### GARBAGE, RUBBISH AND LITTERING

#### Chapter 135

### GARBAGE, RUBBISH AND LITTERING

- § 135-1. Title.
- § 135-2. Purpose.
- § 135-3. Definitions.
- § 135-4. Responsibility for administration; collection regulations.
- § 135-5. Garbage collection containers.
- § 135-6. Removal of containers after collection.
- § 135-7. Excess garbage and rubbish.
- § 135-8. Outdoor burning.
- § 135-9. Storage or placement on streets and sidewalks.
- § 135-10. Removal of building materials and debris.
- § 135-11. Accumulations restricted.
- § 135-12. Dumping and littering.
- § 135-13. Responsibility for compliance.
- § 135-14. Enforcement.
- § 135-15. Penalties for offenses.
- § 135-16. Interpretation.

[HISTORY: Adopted by the Board of Trustees of the Village of Croton-on-Hudson 2-2-87 as L.L. No. 1-1987. Section 135-15 amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I. Other amendments noted where applicable.]

#### GENERAL REFERENCES

Penalties for offenses -- see Ch. 1. § 1-12.  
Littering with handbills -- see Ch. 67.  
Housing Standards -- see Ch. 141.  
Littering in Parks-- See Ch. 168.  
Property Maintenance -- See Ch. 179.  
Abandoned vehicles -- see Ch. 212.  
Water Supply protection -- See Ch. 223.

## Garbage, Rubbish, Littering and Recycling Rules

§135-1

CROTON-ON-HUDSON CODE

§135-3

§135-1. Title.

This chapter shall be entitled "Garbage, Rubbish and Littering."

§135-2. Purpose.

It is the purpose of this chapter to promote the health, comfort and convenience and general welfare of all residents of the community, to safeguard village employees from hazards in the course of their assigned duties and to protect and preserve the rights of the Village of Croton-on-Hudson and its inhabitants by regulating the methods and procedures of collecting and disposing of garbage and rubbish,

§135-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

CONTAINER -- A watertight, nonrusting metal or plastic container of substantial construction with sloping sidewalls, volume or capacity not to exceed twenty (20) gallons nor total full weight over seventy (70) pounds, equipped with a tight-fitting cover and with two (2) substantial handles. Securely tied plastic bags at least one and five-tenths (1.5) mils thick, the weight of which does not exceed the ability of the bag to hold the material without breaking when picked up by the neck, may be substituted as a "container"

DUMPSTER -- A container of one and one-half (1 1/2) cubic yards fabricated of prime steel, fully welded throughout, mounted on four (4) six-inch swivel casters capable of being emptied into the hopper of a rear-load packer truck and which meets all village specifications and all United States federal safety standards,

GARBAGE -- All putrescible or decaying wastes, except sewage, body wastes and medical and nuclear wastes including vegetables and animal offal, carcasses of dead animals, litter, paper, paper products or materials, cardboard, wood, rubber, cloth, leather or any similar combustible material, and all such substances accumulated on or removed from all public and private establishments and properties, including residences, but excluding recognizable industrial byproducts, discarded wood, lumber or stones.

## Garbage, Rubbish, Littering and Recycling Rules

§135-3

### GARBAGE, RUBBISH AND LITTERING

§135-5

PERSON-- Any individual, firm, partnership, company, corporation, society, association or group.

RUBBISH - Inorganic wastes such as glass, porcelain crockery, metals, tin cans or other similar noncombustible matter, and shall also include grass clippings, leaves, tree trimmings, bushes, branches, Christmas trees and similar waste materials and equipment or furniture.

§135-4. Responsibility for administration: collection regulations.

The removal and disposal of garbage and rubbish in the Village of Croton-on-Hudson, New York, shall be under the jurisdiction of the Village Manager. The General Foreman of the Department of public Works is hereby empowered to make and publish regulations concerning the days and times for collection of garbage and rubbish, location and number of containers and any and all other regulations pertaining to the collection and disposal of these wastes as the General Foreman deems advisable, provided that such regulations are not contrary to this chapter, and further provided that no regulation shall become effective until a copy of thereof is filed in the office of the Village Clerk of the Village of Croton-on-Hudson, New York.

§135-5. Garbage collection containers.

A. The container shall be maintained in good condition by the owner thereof and shall not be permitted to have any ragged or sharp edges or any other defects liable to hinder or harm the person collecting the contents thereof

B. Should the container deteriorate to such an extent that the handles thereof become dangerous and liable to injure or hinder the person collecting the contents of said container or should it leak, it must be replaced by a proper container within one (1) week after receipt of a written notice from the Department of Public Works of said conditions. All such improper receptacles shall be removed by the village collectors.

C. It shall be the duty of each householder, owner or occupant of a place of business or other similar place to provide the approved container for garbage and rubbish to hold the waste accumulation between periods

## Garbage, Rubbish, Littering and Recycling Rules

§135-5

CROTON-ON-HUDSON CODE

§135-8

of collection by the Department of Public Works or provide for collection and disposal by a private collector.

D. The village shall not be responsible for breakage of plastic containers or for bags ripped apart, torn or broken by animals or other means.

§135-6. Removal of containers after collection.

All containers must be removed from the curb or sidewalk area the day that collections are made.

§135-7. Excess garbage and rubbish.

Garbage and rubbish beyond the limits set by the General Foreman in the garbage and rubbish regulations may be collected by the Department of Public Works in accordance with a fee schedule set by the Village Board of Trustees utilizing approved dumpsters.<sup>1</sup>

§135-8. Outdoor burning, [Amended 9-26-1994 by L.L. No. 10-1994]

A. Definitions. Unless otherwise stated, the following terms shall have the following meanings:

OUTDOOR BURNING -- Any outdoor fire set with the intention to burn, including, without limitation, any brush, leaves, lumber, wood, shavings, hay packing, paper products, plastic, tires, chemicals, trash, garbage, refuse or other related items, including flammable substances.

B. No person shall set fire to or burn or permit outdoor burning in said village without having first obtained a burning permit from the Village Manager or his designee.

- (1) An application for a burning permit shall be filed at least five (5) working days prior to the projected outdoor burning.
- (2) The permit application shall contain such information as the Village Manager, after receiving advice from the Village Fire Department, determines to be necessary to assure the safety

<sup>1</sup> Editor's Note: The current fee schedule is on file in the office of the Village Clerk. Also see Ch. 122, Fees.

## Garbage, Rubbish, Littering and Recycling Rules

§135-8

### GARBAGE, RUBBISH AND LITTERING

§135-9

and security of person and property and the avoidance of air pollution or other harm to the surrounding environment.

- (3) A burning permit may be suspended or revoked by the Village Manager, or if he is not available by the Fire Chief, for failure to comply with its conditions, a violation of law in connection with the burning or in the likely occurrence of dangerous conditions. Outdoor burning, where permitted, shall be attended at all times, with appropriate fire-extinguishing equipment readily available. Cooking fires may be used in suitable fireplaces, barbecue pits, grills, stoves, and burners, while attended, upon private lots and in the areas provided therefor in the parks of the Village of Croton-on-Hudson.

#### §135-9. Storage or placement on streets and sidewalks

Any place of business or other establishment shall not at any time, including days of collection, store or place garbage and rubbish on any street or sidewalk in such a way as to create a hazard.

(Cont'd on page 13505)

## Garbage, Rubbish, Littering and Recycling Rules

§135-10

### GARBAGE, RUBBISH AND LITTERING

§135-12

§135-10. Removal of building materials and debris.

Whenever any building is being built, repaired or renovated, the debris from such a job or building material of any kind shall be removed by and at the expense of the property owner or contractor.

§135-11. Accumulations restricted.

- A. The owners and/or occupants of real property shall be responsible for the regular collection and/or disposal of all garbage and rubbish which may accumulate on the property owned and/or occupied by them.
- B. No person shall accumulate or permit the accumulation of garbage and rubbish on any premises owned by or occupied by him or her within the Village of Croton-on-Hudson.
- C. Nothing herein contained shall be construed to prohibit the maintenance of compost or mulch piles, provided that nothing is deposited in such piles that develops obnoxious odors, attracts rodents or otherwise creates a hazard to the health or enjoyment of neighboring property owners.

§135-12. Dumping and littering.

It shall be unlawful for any person, firm or corporation within the village to maintain any dump or permit the dumping of garbage, boxes, cartons, appliances, automobiles or automobile parts, except as may be provided in the Zoning Law.<sup>2</sup> or permit the accumulation or scattering of any kind of rubbish, debris, garbage or waste material of any sort on or about any lawn, vacant lot, alley or backyard or in any building, structure, culvert or stream in the Village of Croton-on-Hudson: or place, leave, throw or deposit or cause to be placed, left, thrown or deposited any refuse, wrappers, papers, waste, debris, rubbish or garbage at, in or upon any street, sidewalk, park, pond, culvert, stream, public lands, lawn, backyard or vacant property in the village.

<sup>2</sup> Editor's Note: See Ch. 230. Zoning.



## Garbage, Rubbish, Littering and Recycling Rules

§135-13

CROTON-ON-HUDSON CODE

§135-16

### §135-13. Responsibility for compliance.

- A. Occupants. An occupant of the premises shall be responsible for compliance with this chapter in regard to the following: disposal of garbage and rubbish in a clean and sanitary manner in accordance with the time limitations set forth in garbage and rubbish regulations and for removing containers as herein provided.
- B. Owners. Owners of premises shall be responsible for compliance with the provisions of this chapter and shall remain responsible therefor, regardless of the fact that this chapter may also place certain responsibilities on occupants and operators and regardless of any agreements between owners and operators or occupants as to which party shall assume responsibility.

### §135-14. Enforcement.

It shall be the responsibility of the Village Manager or his or her authorized representatives to enforce the provisions of this chapter.

### §135-15. Penalties for offenses.<sup>3</sup>

Any person, firm or corporation violating the provisions of this chapter or aiding, abetting or assisting in the violation of said provisions shall, upon conviction before the proper officials of the Village of Croton-on-Hudson, be punished as provided in §1-12 of Chapter 1, General Provisions. Each subsequent day said offense persists shall constitute a separate offense.

### §135-16. Interpretation.

- A. In a case where a provision of this chapter is found to be in conflict with any provisions of the Health and Sanitary Code of the County of Westchester and/or the Sanitary Code of the State of New York.
- B. The provisions of this chapter shall supersede local laws, codes, ordinances and regulations to the extent that such laws, codes, ordinances and regulations are inconsistent with the provisions of this

<sup>3</sup> Editor's Note: Amended at time of adoption of Code; see Ch 1, General Provisions, Art. I.

## Garbage, Rubbish, Littering and Recycling Rules

§135-16

GARBAGE. RUBBISH AND LITTERING

§135-16

chapter, provided that nothing herein contained shall be construed to prevent the adoption of a law, code, ordinance or regulation which is more restrictive or establishes a higher standard for the collection and disposal of garbage and rubbish as provided in this chapter, and such restrictions, requirements or higher standards shall govern during the period in which this chapter is in effect.

## Buying, Selling and Renting your Home

### Buying a Home in Scenic Ridge

The seller needs to give the buyer an application for the transfer of membership. If the buyer has not received and submitted this completed application, the buyer needs to complete the form, send it to the Scenic Ridge Homeowners' Association at One Amber Drive, Croton-on-Hudson, NY 10520 along with payment or a letter from the buyer's attorney promising payment per the instructions on the form. A receipt will be issued to the buyer upon the processing of the completed application and the "one-time" contribution to the Scenic Ridge Homeowners' Association Capital Fund at the current contribution rate (equal to one quarter (1/4) of the annual assessment at the time of the purchase) in addition to an Administrative Fee also equal to one quarter (1/4) of the annual assessment at the time of purchase.

**Membership for all Lot owners is compulsory to enjoy the privileges of being a Scenic Ridge Homeowner and avoid potential liens on your property.**

### Selling a Home in Scenic Ridge

The Board of Directors must be notified in writing of a Lot owner's intention to sell their unit by completing and submitting a Transfer of Membership Application Form to the Secretary of the Association. The Association will NOT release a Statement of Assessments letter until: (1) this COMPLETED FORM; and (2) a POSTDATED CHECK OR MONEY ORDER are received for full payment (from the buyer) OR a SIGNED LETTER FROM THE BUYER'S ATTORNEY, stating the fees will be held in escrow and paid to the Association within seven (7) calendar days after the closing, is received, along with the completed Transfer of Membership form. In either option, the completed Transfer of Membership form and a payment option must be submitted to the Association before the closing.

All assessments must be paid in full prior to the sale or the Association will place a lien on the unit in accordance with the Scenic Ridge Homeowners' Association By-Laws and Declaration of Covenants, Conditions, Restrictions and Easements, thereby potentially preventing the sale from occurring.

Each seller must inform the buyer that membership shall only be granted upon a capital fee contribution equal to one quarter (1/4) of the annual dues in effect in addition to an Administrative Fee also equal to one quarter (1/4) of the annual assessment in effect at the time of purchase.

Each seller must give a copy of the Declaration of Covenants, Conditions, Restrictions, and Easements, the Scenic Ridge Homeowners' Handbook, the Association's By-Laws and

## Buying, Selling and Renting your Home

subsequent resolutions and amendments to the buyer. If you no longer have your copies available, they may be purchased from the Scenic Ridge Board for a moderate fee.

The maximum size for posted "For Sale" signs is 12" X 24".

The Transfer of Membership form may be obtained from the Scenic Ridge Homeowners' Association by calling the main phone number at (914) 271-4459 in the event you cannot print the online form and the included copy in the Appendix of the handbook is missing or damaged.

If you would like to list your home on our website, please contact us via email at [info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com).

### Renting a Home in Scenic Ridge

Lot owners are required to notify the Board of Directors in writing of their intention to rent their unit by completing a Rental Request Form. The form may also be obtained from the Scenic Ridge Homeowners' Association by calling the main phone number at (914) 271-4459 or by email request at [info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com).

An annual \$500 administration fee is payable to the Board for each calendar year when renting your unit, regardless of lease length or start and end dates of the lease.

Homeowner(s) should perform background checks and obtain references from the potential renter(s). It is the Lot owner's responsibility to convey the rules and regulations of the Association to the renter and to ensure their compliance with all such rules and regulations. The Lot owner will be responsible for payment of any fees, charges, and damages incurred by their renters.

The renter shall be granted certain privileges, such as the use of the recreational facilities and pool, with the stipulation that all Lot owner assessment payments are current and that the renter is in compliance with the Scenic Ridge Rules and Regulations.

In September 2004, the Association approved the following amendment to the By-Laws, Article IV:

Section 2. The Lots may be used for residential purposes as defined in the applicable zoning ordinances, as the same may be amended from time to time, and such other accessory uses as permitted by such zoning ordinances. Notwithstanding the foregoing, the leasing of Lots is restricted under a Rental Procedure, as follows:

- a) All Owners who desire to rent their homes must submit an application to the Board of Directors. The application must be in a form approved by the corporation. A fee may be charged to submit the application.
- b) Properly completed applications shall be received on a "first-come, first-served" basis by the Board or other person, agent or committee

## Buying, Selling and Renting your Home

- appointed by the President. The names of the Owners so received will be entered on a list in consecutive order (the "Rental List").
- c) Owners that are eligible to seek a tenant shall be notified in writing by the Board (the "Eligible Owners").
  - d) The Eligible Owners must submit the then prevailing and required Rental materials, including all fees, to the Board on or before forty-five (45) days from the date of notification of their eligibility from the Board (the "Primary Submission"). The materials will be submitted to the Board of Directors at its next regularly scheduled meeting.
  - e) If consent is granted for a rental by the Directors, the Eligible Owner may then rent his or her home. Consent to a rental shall not be unreasonably withheld. However, except as set forth under sub-section (k) below, under no circumstances will the number of approvals granted under the Rental Procedure exceed nine (9). An Owner with an existing rental arrangement at the adoption of this Rental Procedure may maintain the rental arrangement, and it shall be counted towards the maximum of nine (9) permitted hereunder.
  - f) If consent is withheld by the Directors, the Eligible Owner may resubmit materials within forty-five (45) days of notification of disapproval (the "Alternate Submission"). If consent is granted to the Alternate Submission, the Eligible Owner may then rent the home.
  - g) If the Eligible Owner fails to submit a proper Primary Submission or Alternate Submission on a timely basis, or if consent to both submissions is denied, then the Eligible Owner will be disqualified, and such Owner's name will be placed at the end of the Rental List. An Owner whose application to rent is disapproved shall be notified by the Board via first class mail.
  - h) If, as stated in the preceding paragraph, one or more of the Eligible Owner(s) are disqualified, then such other Owner as is next on line in the Rental List shall be selected as the alternate Eligible Owner. The alternate Eligible Owner must submit rental materials in equivalent time periods as set forth above.
  - i) Owners of record, that are fully paid up in assessments and other charges, are eligible to participate in the Rental Procedure. In all circumstances an Owner must be in ownership and residence for at least three (3) years before he or she may qualify to be placed on the Rental List. An Owner of multiple homes shall not be permitted to rent other homes if he or she already rents one home. Any Owner who does not participate at the time of adoption of this Section of the By-Laws, or persons who become Owners after the record date of adoption of this Section of the By-Laws, or Eligible Owners or Owners who currently lease their homes but whose tenants later vacate the home, may be eligible to participate thereafter, but their names will be added to the end of the Rental List on a "first-come" basis.
  - j) The Association is authorized to impose an administrative charge of \$500.00 per year, with interest therein, upon an Owner for violations of this Rental Procedure of Section 2 of Article IV of these By-Laws. Violations may also result in litigation or other appropriate enforcement relief against the Owner. Nothing herein shall be construed to be in limitation of the Association's remedies against the Owner. The election to impose an administrative charge under this Rental Procedure shall not preclude the Association from any other remedy under the law or under the Declaration or these By-Laws. Administrative charges are payable on demand as an additional assessment under these By-Laws.

## Buying, Selling and Renting your Home

- k) Notwithstanding anything stated herein to the contrary, a request for consent of the Directors to a lease may be made in exceptional circumstances on a case-by-case basis. The request shall be limited to so called "hardship cases" where special circumstances are determined to exist. One example of a type of a "hardship case" is where an Eligible Owner is temporarily relocated on business with a definite intention to return and re-occupy the home at the expiration of the proposed lease. However, a Unit Owner's difficulty or inability to sell a home will not be considered to be a "hardship case". If consent is granted pursuant to this sub-section, the number of approvals granted under the Rental Procedure may exceed nine (9).
- l) Notwithstanding anything stated herein to the contrary, all applicable provisions of the Declaration, By-Laws, Rules and Regulations, and other applicable rules of the corporation, remain in full force and effect.

The Lot owner(s) will be held responsible for all renter(s) actions that are not in compliance with the current Association rules and regulations. The Lot owner also is delegating usage rights to the recreational area to the renters, essentially forfeiting their own rights to the renters.

## Architectural, Structural and Landscaping Guidelines

It is the intent of the Board of Directors, based on the conditions set forth in the Scenic Ridge Homeowners' Association By-Laws and Declaration of Covenants, Conditions, Restrictions, and Easements to maintain a consistent architectural look to our community while affording unit owners the opportunity to personalize their property.

No exterior changes are permitted to your unit without the prior express permission of the Board. Common changes previously allowed have been aesthetic or safety oriented alterations to decks (primarily limited to railings and fence installations), shed installations, and patio extensions. Repairs to *existing* decks and patios that restore them to their original state do not require approval; improvements, significant changes, and expansion do require approval. For changes that do not require Board approval, it is recommended that you notify the Board of any changes in writing in any case.

No signs may be posted on your property, with the exception of a "For Sale" or "For Rent" sign no larger than 12" X 24" without the express permission of the Board.

Landscaping changes, such as the addition of shrubs and ornamental trees, are allowed and encouraged. If, however, the changes will substantially affect the appearance of the lot (e.g. the removal of existing shrubs or trees) or negatively impact a neighbor's views, safety, or access, you will need to obtain the prior express permission of the Board. The Board determines this judgment. If there is any doubt, please contact the Board. The Board reserves the right to remove changes and charge the Lot owners for the expense in the event the Board determines this change has substantially affected the appearance of the lot or negatively impacted a neighbor's safety, views, or access. For these changes, it is also recommended that you notify the Board of any changes or repairs in writing.

### Landscaping Maintenance

Only private Lots and Common Areas are mowed, given that there is reasonable access to the property. Any other landscaping maintenance (e.g. shrub pruning, tree topping, maintenance of inaccessible areas) on private Lots is the responsibility of the individual lot owners. The landscaper will prune and maintain shrubbery only in the Common Areas. The Lot owner must maintain areas that are not easily accessible.

All residents must ensure that the landscaping service provider has clear access to all Lot areas that require mowing. Fences, structures, lawn furniture, or other objects or obstructions that limit the free access of the lawn mowing equipment will result in lawn areas not receiving service and must be moved, or removed, by the unit owner.

## Architectural, Structural and Landscaping Guidelines

The Board reserves the right to remove any obstructions and charge individual Lot owners for the associated fees, including legal and construction fees.

Leaves will be blown and removed by a service provider retained by the Board.

### Architecture and Landscaping Change Requests

In the event you would like to request a change to your architecture or landscaping on your lot, please follow these procedures:

1. Write to: Scenic Ridge Homeowners' Association Board of Directors, One Amber Drive, Croton-on-Hudson, NY 10520, requesting and describing the proposed change in detail (include any documented plans, material specifics, and layout diagrams).
2. Await written approval from the Board within sixty days from the receipt of your request. If your request is rejected, you may resubmit your request with additional changes that address the Board's concerns.
3. When you have received written approval for your change, perform the following:

#### **For structural changes:**

Contact the Village Engineer's Office at the Village of Croton-on-Hudson at (914) 271-4783 to obtain a building permit, as well as the required procedures for the Village's approval.

- Perform all work in compliance with the proposed plans and in conformity with all Board and Village stipulations and laws.
- The Village Engineer will inspect your change once complete and issue a Certificate of Occupancy.
- Inform the Board in writing when the work is complete. A Board member will perform a final inspection of the change to ensure conformity with the originally approved request and ask to see the new Certificate of Occupancy issued by the Village.



## Architectural, Structural and Landscaping Guidelines

- If you are requesting the addition of a storage shed, the following shed has been approved for installation: “Storage King” from Post Woodworking in Texture-111 vertical siding. Sheds made from any other material besides cedar, including, but not limited to rubber, plastic, plain plywood, composition wood products, aluminum or steel are not acceptable. The Board determines acceptability.
- If your architectural work requires the staining of wood, the following stain must be used: **Sherwin Williams Cedar, Semi-Transparent**. The trim stain (garage doors, window trim, doors) is **Sherman Williams Cardamon**.
- Replacement front entrance storm doors and garage doors do not require prior approval providing that the new finish and material matches the existing uniform (earth tone) color of the original doors. The only approved garage door is the Clopay Value Plus Series, 2-layer construction Model #HD 183, brown with plain windows for the upper panel.

### **For landscaping and aesthetic changes:**

- Perform your change in accordance with the proposed work request submitted to and approved by the Board.
- Inform the Board in writing once your work is complete. A Board member will perform a final inspection of the work to ensure conformity with the originally approved request.
- In the event the new architectural or landscaping work is not in compliance with the original request as issued to the Board, the Lot owner must perform reasonable corrective work requested by the Board, at the Lot owner's expense, to bring the work into compliance with the original request or return the area to its original state. If the Lot owner does not make the required changes, the Board reserves the right to hire a contractor to perform the changes. The Board will then charge the actual expenses and any associated fees, including legal fees, to the Lot owner as part of their annual assessment in compliance with Scenic Ridge Homeowners' Association By-Laws and Declaration of Covenants, Conditions, Restrictions, and Easements.

## Snow Removal

The Association will secure services to plow all the Bird Lanes (Wren, Lark, Robin and Oriole) during winter months, as needed. The Association will also secure services to remove snow from all stairways as required by the Association's By-Laws. The Board may secure services to assist homeowners in removing snow from walkways and paths, but ultimate responsibility for snow removal from the walkways and paths lies with the individual homeowner(s).

Lot owners are also responsible for shoveling snow from their designated parking spaces in the Common Areas, including snow that cannot be accessed by a plow (e.g. the space between parked cars). If Lot owners, their residents, or one of their visitors are using a visitor's spot, the Lot owner is responsible for removing the snow from that spot.

Shoveled snow must not be deposited in the street as this snow may not be plowed by the secured services and will create a road hazard. Deposit shoveled snow within owned Lots. For example, a resident should deposit snow in their yard where pedestrians and other residents do not walk. This deposited snow will generally melt into the grassy areas during thaws.

If you believe a hazard exists due to the lack of snow removal or the method in which the snow is moved, please contact the Scenic Ridge Board of Directors immediately at (914) 271-4459.

## Pets

Village Law requires that your pet(s), particularly dogs, be leashed when outside your residence. A loose animal should be reported immediately to the Croton Police Department at (914) 271-5177.

You can walk your pet(s) anywhere on your own lot. You can walk your pet(s) on the sidewalks, but must clean up after them diligently. Individual homeowners own the walkways and they have the right to deny you access if they so choose.

You **CANNOT** walk your pet(s) in the play area or anywhere in the recreation areas, including the pool and playground.

All pet owners are required to pick up all pet droppings as required by Village Law and dispose of them appropriately (e.g. in tied plastic bags in the dumpsters).

Only two pets are allowed per household.

From the Declaration of Covenants, Conditions, Restrictions and Easements, Article X, Section 5: "No animals, livestock or poultry of any kind shall be raised, bred or kept in any dwelling or on any Lot, except that dogs, cats or other domesticated household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose and provided that **not more than two pets** in the aggregate may be kept upon any Lot."

Residents should report violators to the Village Police Department at (914) 271-5177 and inform the Board of the name and address or description of the resident violating this regulation.

If you have a valid complaint about a neighbor's pet (e.g. biting instances, running loose, noise violations, unsanitary conditions), please contact the Village Police Department at (914) 271-5177, if necessary, and inform the Board in writing of your complaint.

## Recreation Area Rules and Regulations

### GENERAL RULES

1. A Board-approved permit is required for the use of the Pool and the Playground. The Scenic Ridge Recreation facilities are strictly for the enjoyment of Scenic Ridge residents and their guests only.
2. Littering of any kind is strictly prohibited.
3. No pets are allowed anywhere in the recreation area, including the pool, playground, and play area.
4. Glass containers of any type are prohibited in any of the recreation areas. Beverages must be in aluminum cans, plastic or cardboard containers.
5. Smoking is prohibited in all recreation areas. These areas include the playground, the pool, outside and inside the bathhouses, the play area, and the sidewalk leading from the beginning of Oriole Lane to the pool entrance and the walkway leading from Amber Drive to the pool's rear entrance.
6. No skateboards, rollerblades, bicycles, scooters, roller skates, or other vehicles or accessories that may pose a motion hazard are permitted in the pool area and in the fenced playground.
7. Beer, wine coolers, or other alcoholic beverages are NOT allowed in the recreation area, playground, or the pool at any time.
8. No playing will be allowed that includes the throwing, hurling, or firing of objects (including ball playing, Frisbee playing, paintballs, etc.).

Recreation area privileges, which includes the use of the Pool, Playground, and Common Areas are accorded to Association members in good standing and are subject to suspension or revocation by the Board of Directors pursuant to the By-Laws and Rules of the Association.

### POOL

The Pool will normally open (weather permitting) on Memorial Day weekend. The Pool will be open only on weekends until the end of the High School year (usually late June). Thereafter, the Pool will be open on the weekends (weather permitting) from 11:00am to 8:00pm (or dusk, whichever comes first) and on weekdays from 11:30am to 8:00pm (or dusk, whichever comes first).

### POOL RULES

1. All residents and guests must sign-in and present their permit to the lifeguard or supervisor before using the pool facility. If a permit is not presented, access will not be granted.
2. Only one immediate family per permit, including children of all ages, will be allowed to use the pool facilities on the weekends and weekdays (a family may consist of parents, legal guardians, children, and live-in companions). The pool is for use by Scenic Ridge residents and their guests only. If there is an abuse of

## Recreation Area Rules and Regulations

this rule, the Board reserves the right to institute a guest charge policy. The same guests are only permitted to use the Scenic Ridge pool one time during the weekday and one time during the weekend (during the same week), regardless if they are guests of more than one resident, unless the Board of Directors gives specific permission per instance or additional passes are presented.

3. A resident must accompany all guests.
4. Lifeguards or supervisors are permitted to remove anyone from the pool area.
5. Children under twelve (12) years of age must be accompanied and supervised by a parent or responsible adult (18 years or older) at the pool, the playground, recreation area and in the bathhouses.
6. Children wearing diapers must also wear a bathing suit and are only allowed in the shallow end of the pool.
7. Proper swimming attire must be worn while swimming. Cut-off shorts are prohibited.
8. Ball or Frisbee playing in or around the pool area is prohibited.
9. Running, horseplay, or similar activities are prohibited in the pool area.
10. Balls, floats, or rafts are not allowed in the pool, except swimming aid devices in the shallow end only.
11. The bathhouses must be kept clean and neat. Do not flush diapers, paper towels, or sanitary napkins down the bathhouse toilets.
12. Pool hours are 11:30am to 8:00pm or dusk\* on the weekdays and 11:00am to 8:00pm or dusk\* on the weekends and Holidays.
13. When there is no lifeguard or supervisor on duty, no swimming is allowed.
14. Food or glass containers are strictly prohibited in the pool area. Beverages must be in aluminum cans, plastic or cardboard containers.

### PLAYGROUND RULES

1. Ball or Frisbee playing is prohibited.
  2. Children under five (5) years of age must be accompanied and supervised by a parent or responsible adult (18 years or older).
  3. Climbing and sitting on the fence is strictly prohibited.
  4. Food or glass containers are strictly prohibited in the playground. Beverages must be in aluminum cans, plastic or cardboard containers.
  5. Climbing the trees is strictly prohibited. Children should not attempt to jump onto trees from the play equipment.
  6. Playground hours are 10:00am to 8:00pm or dusk\*
- \* "Dusk" is considered any period of the day when there is darkness or twilight.

**THESE RULES ARE SUBJECT TO CHANGE BY THE BOARD OF DIRECTORS**

## The Scenic Ridge Board

The Board is made up of five (5) members with each member taking on certain responsibilities. The Board members serve three-year terms with no term limits. Officer positions are appointed by the Board on an annual basis and are generally filled by the Board members themselves. Officer positions currently include President, Vice-President, Assistant Vice-President, Secretary, and Treasurer. The Board may choose to increase or decrease the number of Board members, anywhere between three (minimum) and nine (maximum) members. Officer minimums include a President, Vice-President and Secretary/Treasurer.

The Board is responsible for retaining services to perform the following:

- Maintain Common areas;
- Lawn Maintenance, snow removal, and leaf removal;
- Pool and Recreation area maintenance;
- Financial responsibilities of the Association, including billing and collecting annual and special assessments, record keeping, and fiscal planning; and
- Legal and insurance matters in relation to the Common Areas.

Any Association member concerns should be communicated to the Board in writing or via email ([info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com)) at least two weeks before the next scheduled Board meeting to help ensure its consideration for the Agenda.

To subscribe to our email list, please send an email from the email address you wish to use with “subscribe” in the subject to: [sceniclist-request@scenicridgehomeowners.com](mailto:sceniclist-request@scenicridgehomeowners.com)

If you no longer wish to receive emails from our mailing list, please send an email from the email address you would like to unsubscribe with “unsubscribe” in the subject: [sceniclist-request@scenicridgehomeowners.com](mailto:sceniclist-request@scenicridgehomeowners.com)

Operational decisions, including the annual budget and annual assessments, are voted upon by the Board, governed by majority decision. In the event of a split decision, the Board will appoint an arbitration committee to resolve the dispute.

From the Association’s By-Laws:

### ARTICLE VIII

#### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- a. adopt and publish rules and regulations governing the use of the Common Area and recreational facilities and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof;

## The Scenic Ridge Board

- b. exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, The Articles of Incorporation, or the Declaration;
- c. declare the office of a member of the Board or Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- d. employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of directors to:

- a. cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;
- b. supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- c. as more fully provided herein, and in the Declare-
  - 1. fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period, as hereinafter provided in Article XII, and
  - 2. send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period:
- d. Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- e. procure and maintain adequate liability and Hazard insurance on property owned by the Association;
- f. cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- g. cause the Common Area, the lots to the extent applicable and the recreational facilities to be maintained; and
- h. cause the exterior of the dwellings to be maintained as outlined in Article IX of the Declaration.

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# **Appendix**

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# SCENIC RIDGE HOMEOWNERS ASSOCIATION

## Transfer of Membership Application Form

**To:** Board of Directors  
Scenic Ridge Homeowners Association  
One Amber Drive  
Croton-on-Hudson, NY 10520

**Name(s) of the sellers:** \_\_\_\_\_  
**Scenic Ridge Property Address:** \_\_\_\_\_

**Buyer's/s' name(s):** \_\_\_\_\_

**Name of buyer's/s' lender/bank:** \_\_\_\_\_  
**Bank's address:** \_\_\_\_\_

**Contact name at bank:** \_\_\_\_\_  
**Bank's phone number:** \_\_\_\_\_

**Name of buyer's homeowners' insurance company:** \_\_\_\_\_  
**Policy number:** \_\_\_\_\_  
**Insurance Company's address:** \_\_\_\_\_

I, \_\_\_\_\_, present owner(s) of \_\_\_\_\_, Scenic Ridge, Croton-on-Hudson, New York, hereby surrender my/our Homeowners' Association Membership to my/our buyer/buyers as of the closing date of the sale of my property in Scenic Ridge. I will furnish my buyer/buyers with a copy of the Scenic Ridge Homeowners Association Declaration of Covenants, Conditions, Restrictions, and Easements, the Scenic Ridge Homeowners' Association By-Laws, Subsequent Resolutions and Amendments and the Scenic Ridge Homeowners' Handbook. As the present owner, I understand because I/we have subscribed my/our name to this application, that **before closing, I/we will make the buyer/buyers aware of their responsibility for the payment of one-fourth the current annual assessment (to be used as a capital fund contribution for the Association) plus one-fourth the current annual assessment** (to be submitted as an Administrative Fee), totaling one half the current annual assessment. **Payment will be submitted by personal check or money order per the conditions in the following paragraph made payable to "The Scenic Ridge Homeowners' Association"** along with this completed application.

The Association will NOT release a Statement of Assessments letter until: (1) this COMPLETED FORM; and a (2) POSTDATED CHECK OR MONEY ORDER are received for full payment (from the buyer) OR a SIGNED LETTER FROM THE BUYER'S ATTORNEY, stating the fees will be held in escrow and paid to the Association within seven calendar days after the closing, is received, along with the completed Transfer of Membership form. In either option, the completed Transfer of Membership form and a payment option must be submitted to the Association before the closing.

**Signed**

**Date**

**Seller(s):** \_\_\_\_\_

**Buyer(s):** \_\_\_\_\_

### Optional Information

Buyer's/Buyers' Email Address \_\_\_\_\_  
Buyer's/Buyers' Home Phone Number \_\_\_\_\_  
Buyer's/Buyers' Work Phone Number \_\_\_\_\_

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# SCENIC RIDGE HOMEOWNERS ASSOCIATION

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## Rental Request Form

To: Board of Directors  
Scenic Ridge Homeowners Association  
One Amber Drive  
Croton-on-Hudson, NY 10520

**An annual administration fee of \$500 is due to the Scenic Ridge Homeowners' Association for each year the unit is rented.**

Name of Lot Owner(s):

Property Address:

Name of Renter(s) (include all residents):

Lot Owner's Mailing Address for billing

Lot Owner's Contact Phone Number

Are these rental residents all part of the same immediate family?

Lease period (start date to end date)

How many cars will the renter(s) park on the Scenic Ridge grounds?

Has a credit check been performed?

If "Yes," what were the results of the check?

Name of Lot Owner's Homeowners' Insurance Company:

Lot Owner's Homeowners' Insurance Policy Number:

Lot Owner's Homeowners' Insurance Company's Address:

Is the insurance company aware you are renting your unit?

Signed

Date

Homeowner(s) of Record:

### Optional Information

Renter's Email Address

Renter's Home Phone Number

Renter's Work Phone Number

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## SCENIC RIDGE HOMEOWNERS ASSOCIATION

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### Fees and Payment Schedule

Annual Assessment payments are due quarterly at the beginning of the quarter for which you are paying. The payments are due each year on:

- ☒ January 1;
- ☒ April 1;
- ☒ July 1; and
- ☒ October 1.

Actual assessment fees are determined in the annual budget approved by the Scenic Ridge Board of Directors. It is the homeowners' responsibility to be aware of the annual budget and to make quarterly payments by the due dates, regardless of whether a bill has been received. Checks must be made payable to "Scenic Ridge Homeowners' Association" and sent to: One Amber Drive, Croton-on-Hudson, NY 10520. Payments must be received on or before the due date to avoid additional charges.

Additional Administration Fees (actual charges will also be assessed including Bank Charges, Legal Fees, and other fees levied against the Scenic Ridge Homeowners' Association in connection with events caused by a homeowner or homeowners directly to them as part of their annual assessment):

Annual Rental Administration Fee	\$500
(for each year in which a unit is rented)	
Bounced Check/Insufficient Funds	\$25
Pool and Playground permit replacement	\$15
Copy of Declaration and By-Laws	\$50 per set
Copy of Handbook	\$30
Late Payment Administration Fee	\$20

Legal Fees	Actual fees billed
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Restoration of unauthorized structural or landscaping change	Cost of restoration to original state and any associated legal fees and other costs
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See the Compliance section for further fees.

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## SCENIC RIDGE HOMEOWNERS ASSOCIATION

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### Compliance

Unless otherwise noted, for any infraction of the guidelines, you will first receive a warning letter. Second, you will receive another, more serious letter. Finally, we will take legal action against you to remediate the violation, including fines, legal fees, and other associated remediation costs. Also, be aware that if you do not comply with the guidelines by a date specified in the warning letter (if applicable), the Board reserves the right to remediate the issue on its own (including accessing your property as per the Declaration and By-Laws) and charge the homeowner directly as part of their annual assessment for all associated costs (including, but not limited to service fees, materials, and legal fees).

Please note fine amounts may vary depending on the severity of the infraction. These are minimum fines.

	Initial Fine Amount (per occurrence)
Excessive external lighting, tree lights, spotlights, and holiday lights must be taken down completely three weeks after they were first mounted. Excessive path lighting is not allowed. The wall sconces in front of the doors may not have more than 100 watt bulbs.	\$50
Each unit may mount one flag and one flagpole on their unit. The flag may be no larger than 3' X 5'. The flag may not be a commercial advertisement.	\$25
No large lawn statues or other large lawn dressings may be placed in the front yards.	\$50
Unused bulk sports equipment must be moved out of sight (e.g. into a garage) when not in use.	\$25
An election sign may be posted two weeks before an official election. Signs may be no larger than 2' X 4'. No other signs may be mounted and you may only mount one election sign.	\$25
Bulk lawn furniture, large toys, tents and children's vehicles must be stored on your patio or out of sight when not in use.	\$25
Fencing and protective coverings must not be obtrusive or visible. Permitted coverings include dark netting.	\$50
Unightly or unsanitary items must be removed on a timely basis in both the front and back of your home.	\$50

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## SCENIC RIDGE HOMEOWNERS ASSOCIATION

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Bird feeders must be mounted at least 50 feet from any residential structure. If a homeowner erects one or more bird feeders within the recommended 50 foot exclusion zone, they will have to remove it at the Board's request if evidence develops that the feeder's/feeders' presence is attracting rodents or posing another health hazard. Such evidence will be determined by the Board in conjunction with industry professionals; the decision is binding.	\$ 100
Food may not be left outside homes (e.g. food to feed animals, food that could be eaten by or attract animals).	\$ 100
Garbage may not be left outside overnight. Garbage must also be properly disposed of in dumpsters. Air conditioners must also be properly disposed of by obtaining a sticker from Croton DPW. (NO WARNING WILL BE PROVIDED)	\$ 100
Outdoor speakers must not face directly at a neighbor. They may be mounted inwards. Outdoor speakers may also not be played after 10PM and must be played at a reasonable volume.	\$ 25
Guests who do not park in authorized spaces subject the hosting homeowner to a fine.	\$ 50
Unleashed dogs.	\$ 100
Non-removal of pet droppings. (NO WARNING WILL BE PROVIDED)	\$ 100 First Offense \$ 500 Second Offense
Dangerous play that includes, but is not limited to the use of projectiles (BB guns, paintball guns, bows and arrows).	\$ 100
Dish Antennae must be placed at the rear of your home if the rear faces south. It must be placed on the roof so it is not viewable from the front street, or on your deck. For homes where the front faces south, Dish Antennae must be mounted right behind the peak of the roof based on the rear roof section. Dish Antennae may not be mounted on any wall, window, or in the front or rear yard.	\$ 100
Architectural changes, new windows, doors, and gutters must match the existing windows, doors, and gutters in color, shape, panels, and bordering.	\$ 100
Failure to notify or submit requests to the Board for significant issues (e.g. installation of satellite, change to exterior of home, change to landscaping, installation of shed, deck expansion, replacement of garage door, etc.).	\$ 100
Failure to pay assessments 30 days from the due dates of April 1, July 1, October 1, and January 1, and Special Assessment due dates.	\$ 20

## Frequently Asked Questions (FAQ)

Try as we might, the words and pictures in this handbook cannot describe the charm and friendliness of our townhouse community. Commuters like it because of its proximity to the MTA's Croton-Harmon station, just 5 minutes away; parents like it because of the area's highly regarded Hendrick-Hudson school district; plus, our enclosed playground next to our inviting pool are added attractions. Finally, everyone likes the low common charges and the well-maintained facilities.

Below is a series of questions the Board has been asked on a regular basis by our residents and their respective answers.

This FAQ is intended solely for the use of current Scenic Ridge homeowners.

**Q:** *How does Scenic Ridge differ from a condominium?*

**A:** Scenic Ridge is a Planned Unit development (PUD). A PUD is a type of housing project that has five or more individually owned homes and each owner has a share of ownership of the Common Areas. PUDs are generally found in suburban areas. You own your home and the land it's on, as well as a part of the areas that you share with other homeowners, like the grounds and swimming pool. Similar to a condominium, you have to pay an owners' association monthly fee to maintain the common areas. PUDs may follow a set of strict rules called Covenants, conditions and restrictions, and have By-Laws that specify everything from how maintenance is handled to what color doors you can or cannot have. Homeowners are responsible for structural and other maintenance, whereas in a condominium, the homeowners may not be responsible for them. Condominium homeowners' associations generally reserve the costs for the structural and other major maintenance items and pay for them directly. Unlike in the case of a condominium, the annual assessment fee in a PUD does not cover structural problems and other maintenance items.

**Q:** *How many units are in Scenic Ridge?*

**A:** 97, consisting of a mix of two and three bedroom units.

**Q:** *How old are the units?*

**A:** The units were built between 1980 and 1984 in various phases. More information is available through the Westchester County Clerk's office for individual units.

## Frequently Asked Questions (FAQ)

**Q:** *What amenities are in Scenic Ridge?*

**A:** There is a full commercial playground with safety surfacing; including a main play structure and two swing bays (one with two adult swings and one with two tot swings). There is a pool that is open during the summer and is accessible to all Scenic Ridge residents and a limited number of their guests. There is a locker room and bathhouse next to the pool and a small play area near the playground and pool.

**Q:** *What do I need if I want to go to the pool and/or playground?*

**A:** Make sure to have your pool and playground passes with you when you visit them; one pass is good for an entire resident family. You may be asked to present identification that must match the information on your pool and playground pass; this control has been implemented to limit the use of the Scenic Ridge facilities to Scenic Ridge residents and their guests only. If you need a new pass, they are available for a minimal fee and you can request them by contacting the Scenic Ridge Board. You can also get temporary passes from the Board if you expect to have more than just your immediate family visiting with you.

**Q:** *How do I find the pool and playground?*

**A:** You can access the pool from Amber Drive, closer to Wren and Lark Lanes behind the Oriole Lane homes. You cannot access the playground from this side if the pool is not open. You can also access the pool, playground, and play area by following the path behind Oriole Lane that starts at the intersection of Amber Drive and Oriole Lane (the other side of Amber Drive before you get to Robin Lane when following Amber from Scenic Drive West).

**Q:** *Where is the Common Land/Common Area in Scenic Ridge?*

**A:** The only Common Land/Common Areas are the Pool area, playground area, play area, Bird Lanes' pavement and parking areas, the dumpster areas, and there are some buffer zones (approximately 15 feet wide) bordering the Amberlands and the Audubon Preserve. Otherwise, homeowners within their specific lots own every other piece of property individually.

## Frequently Asked Questions (FAQ)

**Q:** *What do I do if I want to sell my home in Scenic Ridge?*

**A:** You need to contact the Board letting them know of your intent to sell. Your buyer needs to complete an application form when you are ready to close. Refer to the Scenic Ridge Handbook for more details. The buyer needs to submit a capital fund contribution of one quarter of the current annual assessment upon the purchase of the home in addition to an Administrative Fee also equal to one quarter of the current annual assessment (totaling one half the current annual assessment) to become a member of the Scenic Ridge Homeowners' Association. See the Transfer of Membership Application form.

**Q:** *What is the fee a new homeowner has to pay to gain membership in the Scenic Ridge Association?*

**A:** One quarter of the current annual assessment as a Capital Contribution in addition to an Administrative Fee also equal to one quarter of the current annual assessment (totaling one half the current annual assessment) is due upon purchase of a home in Scenic Ridge. Once the fees are paid, the new homeowner will get a receipt for the payment and will become a member of the Homeowners' Association. See the Transfer of Membership Application form. Membership is mandatory for all homeowners in Scenic Ridge.

**Q:** *What percentage of homes is rented in Scenic Ridge?*

**A:** The percentage can vary, but no more than 10% of units are supposed to be rented at any one time. There was a By-Laws amendment passed in September 2004 that limits the total number of rentals to nine (9) units.

**Q:** *What do I need to do if I want to rent my unit?*

**A:** First, you need to contact the Board notifying them of your intent to rent. There is a Rental Request Form you need to complete that is included in the handbook. There is also a \$500 annual charge to rent your unit payable every year you rent.

**Q:** *Who is responsible for maintenance of my home and land?*

**A:** Every homeowner is responsible for structural maintenance of their individual homes and any other pavement or structures on their land. This includes roofs, basements, walls, windows, siding, decks, balconies, driveways, retaining walls, stairs, walkways, stoops, and other structural items. Every homeowner is also responsible for maintaining shrubs, trees, patios, edging, and other landscaping items, including grass (but not mowing).

## Frequently Asked Questions (FAQ)

**Q:** *What happens if I don't maintain my home and land?*

**A:** If your lack of maintenance affects the safety, health, impacts the ability of others to enjoy Scenic Ridge, access, or overall appearance of the community, the Board reserves the right to make the changes directly and levy all the costs associated with the changes (including legal fees and other costs) against the homeowner as part of their annual assessment.

**Q:** *What is the Board responsible for?*

**A:** The Board will mow all lawns (as long as they are reasonably accessible), plow snow on all Bird Lanes (Wren, Lark, Oriole and Robin only as Amber Drive is plowed and maintained by the Village of Croton-on-Hudson), remove fallen leaves, maintain the road pavement and curbs of the Bird Lanes, maintain the playground, maintain the pool, and maintain the recreation area and bathhouse. The Board will not plow snow from spaces where cars are parked, nor will they shovel snow between them. The Board will also not mow lawns that present obstructions (e.g. lawn furniture, fences with limited access, child play toys, pets, refuse, construction material, or other debris); the lawns with such obstructions must be maintained by the individual homeowners or the Board may have the debris removed and charge the homeowner directly for all associated costs (including legal fees) as part of their annual assessment. No permanent obstructions may be installed on lawns without the express permission of the Scenic Ridge Board.

**Q:** *What do I need to do if I want to change my home or landscaping?*

**A:** Please refer to the Architectural, Structural and Landscaping Guidelines in this handbook for details on requirements.

## Frequently Asked Questions (FAQ)

**Q:** *What if I make a change without the Board's approval?*

**A:** That wouldn't be a good idea because the Board has the right to return your structure and landscaping to its original state and charge you directly for the cost of the reversal of the changes and any associated fees (including legal fees), which can amount to quite a bit of money. It's best to avoid this situation and follow the rules in making changes to your home and land. It's a good idea to run all changes past the Board in writing before starting them, as a matter of precaution.

**Q:** *What kind of changes has the Board approved in the past? What changes need to be requested?*

**A:** The Board has approved changes like adding and removing bushes and trees, installing small fences, deck expansion and replacement, patio expansion and replacement, screen/storm door replacement, garage door replacement, siding replacement, and window replacement. The main concern of the Board is that any changes do not affect the overall safety, health, access, look, and feel of the community. Generally, windows, doors, siding, and garage doors need to be replaced with the same color, material, and style. Overall, minor variations should be fine for items other than windows and siding, but you should request the potential changes anyway to make sure that the Board is aware of them and will not take further steps to have you reverse any changes. Better safe than sorry.

**Q:** *How many cars am I allowed to park in the Scenic Ridge grounds?*

**A:** Two bedroom units are each designated two parking spots as close to their units as reasonably possible. Three bedroom units have a garage and their driveway, giving them two spots also. There are also designated visitors spots that are open on a first-come, first-serve basis to all. No one car may be parked in a single visitor's spot for seven days consecutively. Parking in areas not designated as parking spots (e.g. unlined areas, near fire hydrants, No Parking areas), or leaving a car in a visitor's spot for seven days or more consecutively, subject the parked car to towing at the owner's expense as the Scenic Ridge Homeowners' Association can enforce the parking rules on the Bird Lanes. In summation, every unit is designated two spots and you take a chance by parking any more than two cars in Scenic Ridge.

**Q:** *Who owns the roads in Scenic Ridge?*

**A:** The Scenic Ridge Homeowners' Association holds title to the Bird Lanes (Lark, Wren, Oriole, and Robin) and is responsible for maintenance of only the pavement and curbs on such. Amber Drive is controlled and maintained by the Village of Croton-on-Hudson. The Scenic Ridge Homeowners' Association also can enforce the parking rules on the Bird Lanes, including the towing of cars.

## Frequently Asked Questions (FAQ)

**Q:** *How many people are on the Scenic Ridge Board?*

**A:** There are currently five Scenic Ridge Board members. The Board can consist of anywhere between three and nine members and the members each serve three-year terms with no term limits.

**Q:** *Who are the officers of Scenic Ridge and how do they differ from the Board?*

**A:** Scenic Ridge officers are appointed on an annual basis after the Board's annual meeting. The Board members usually serve as officers in order to save costs. Officer positions currently are President, Vice-President, Assistant Vice-President, Secretary, and Treasurer.

**Q:** *Do Board members pay the same fees as everyone else in Scenic Ridge?*

**A:** No. An amendment to the By-Laws passed in 1995 grants the Board members the annual assessment fee as compensation for serving on the Board. Board members, however, do pay for special assessments.

**Q:** *When are Scenic Ridge Board meetings held and can I attend?*

**A:** Board meetings are held on a monthly basis. The dates, times, and locations are posted regularly throughout the community and are included in most written communications with the Scenic Ridge Homeowners' Association's membership. The meetings are open to all Scenic Ridge Homeowners' Association members.

**Q:** *How much are the monthly assessments and how are they determined?*

**A:** The Board sets an annual budget that is split amongst the Scenic Ridge Homeowners' Association membership and the assessments are billed on a quarterly basis. The annual budget is sent to the Scenic Ridge homeowners before the Board's annual meeting for discussion at such meeting.

**Q:** *Why are the Scenic Ridge assessments so inexpensive?*

**A:** Costs are minimized since the Association is self-managed by residents; homeowners are responsible for their own structures and land. Many costs a condominium would have to endure, and reserve for, are not applicable in Scenic Ridge. In addition, we enjoy the cost benefits of Village of Croton-on-Hudson trash removal, and that our main road (Amber Drive) is fully maintained by the village.



## Frequently Asked Questions (FAQ)

**Q:** *How can I pay for my annual assessments?*

**A:** You can send in your payment using a personal check or you may pay by credit card (Visa, MasterCard and American Express). **You are responsible to pay the quarterly assessments even if you do not receive a bill.** It is the homeowners' responsibility to be aware of the annual budget and to make quarterly payments on the due dates of January 1, April 1, July 1, and October 1 of every year. Checks must be made payable to "Scenic Ridge Homeowners' Association" and sent to: Scenic Ridge Homeowners' Association, One Amber Drive, Croton-on-Hudson, NY 10520. Payments must be received on or before the due date to avoid additional charges.

**Q:** *What happens if I don't pay my assessments?*

**A:** This would not be a good idea as the Board has the right to start legal action and lien proceedings against you and your home. The Board also has the right to charge you for any associated legal fees or other costs as part of your annual assessment. You have thirty days from the due date of the quarterly assessment until you are considered in default and legal proceedings start. The Board will then begin legal action to recover the overdue assessments and any associated legal fees or other costs that are incurred by the Board that result from action taken regarding your overdue payment. Not only may the Board win a judgment to collect the overdue assessments, but also may be successful in completing a recorded lien on your home, preventing you from selling it. In summation, it's a very bad idea to be late with payments.

**Q:** *Can I pay my annual assessments in advance?*

**A:** Yes. We encourage the payment of an entire year up front, based on the annual budget's fiscal year, in lieu of the quarterly payments. Keep in mind, the billing and receipt is performed by the Board members acting as Officers of the Association, so any other diversion from either an annual or quarterly payment cannot be accepted due to the overhead associated with allowing such types of variations.

**Q:** *Why are there special assessments and when do they get charged?*

**A:** Special assessments can arise for a number of reasons ranging from emergency repairs to community maintenance. There is no set schedule for special assessments; however, keep in mind they do need membership approval by a two-thirds majority of a majority of voting homeowners before they are levied (i.e. more than 60% of voting members must cast a vote and two-thirds of those who actually vote in person or by proxy must approve the special assessment).

## Frequently Asked Questions (FAQ)

**Q:** *How much money does the Association have in its bank accounts?*

**A:** That can vary from day to day. Account balances are documented in the monthly Board meeting minutes and are available for examination by Association members.

**Q:** *What insurance does the Association carry?*

**A:** The Association has policies for general liability, fidelity bonds, workmen's compensation, and automobile insurance. If you need more details, please contact the Scenic Ridge Board at (914) 271-4459.

**Q:** *Who pays for property taxes?*

**A:** Homeowners pay property taxes on their individual lots (School Tax, Township Tax, and Village Tax). The Association pays property taxes for the Common Area land and structures. The Board holds the title to the Common property, although it is owned in part by all the Scenic Ridge Association members in good standing. Homeowners may also be entitled to deduct a pro-rata share of the real estate taxes the Association pays. Please consult your tax advisor.

**Q:** *Where does Scenic Ridge get its water?*

**A:** Scenic Ridge gets its water supply from the Village of Croton-on-Hudson well water and is tied into the Village sewer, not septic tanks. You should check your unit's water pressure regularly to determine whether you need water pressure reducers if one is not already installed. You can consult a licensed plumber regarding this issue if you are unsure. The pool gets its water from its own well.

**Q:** *What fuel do Scenic Ridge residents use for heating, cooking, and hot water?*

**A:** Scenic Ridge uses natural gas.

**Q:** *Where can I walk my pet(s)?*

**A:** You can walk your pet(s) anywhere on your own lot. If your pet is allowed outside an enclosed area, Village Law requires that your pet(s), particularly dogs, be leashed when outside your residence. You can walk your pet(s) on the sidewalks, but must clean up after them diligently. Individual homeowners own the walkways and they have the right to deny you access if they so choose. You **CANNOT** walk your pet(s) in the play area or anywhere in the recreation areas, including the pool and playground.

## Frequently Asked Questions (FAQ)

**Q:** *Who removes the Scenic Ridge garbage?*

**A:** The Village of Croton-on-Hudson Department of Public Works provides garbage disposal and recyclable removal services. Please refer to the details about proper garbage disposal in the Scenic Ridge Handbook. You may be charged against your annual assessment if you don't follow the rules and that can be costly for many major appliances (especially air conditioners), and bulk garbage, including furniture, landscaping refuse, and carpeting.

**Q:** *How can I get in touch with the Scenic Ridge Board?*

**A:** The Scenic Ridge Board can be reached via voicemail at (914) 271-4459 and via email at [info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com). You can also send mail via the U.S. Postal Service to One Amber Drive, Croton-on-Hudson, NY 10520. Packages cannot be sent to this address, as it is only a mailbox. Please allow a reasonable amount of time for the Board to respond as it is a volunteer Board and there is no staffed office.

**Q:** *How can I get a new handbook?*

**A:** If you are a current or new Scenic Ridge Homeowner, you can request a new handbook, for a nominal fee, by contacting the Scenic Ridge Board. The fee must be paid before a new copy is delivered.

**Q:** *If I want to commute via Metro-North, where can I park my car?*

**A:** Residents of Scenic Ridge qualify for parking permits at the Croton-Harmon station. Contact Village Hall at (914) 271-4781 to find out more details.

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# SCENIC RIDGE

TOWN HOMES



**Pool**



**Playground**



**In Croton-on-Hudson, NY**





Howard Millman, President  
Cari Highbloom, Vice-President  
Debra Maiorano, Secretary  
Earl Faber, Treasurer  
Janet Gover, Assistant Vice-President

<http://www.scenicridgehomeowners.com>  
[info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com)

Scenic Ridge Homeowners' Association  
Scenic Ridge Board of Directors  
1 Amber Drive  
Croton-on-Hudson, NY 10520

(914) 271-4459