

WELCOME

TO

RIDGEFIELD TERRACE

1632 BRISTOL AVE.

STATE COLLEGE, PA. 16801

WELCOME TO RIDGEFIELD TERRACE

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RIDGEFIELD TERRACE

When we purchased our homes, we agreed to comply with the provisions as set forth in the Declaration of Condominium, the By-Laws and the Rules and Regulation documents. These documents establish some basic rules intended to maintain the overall appearance of the community, to provide safety, to promote harmony among the owners, and to protect our investment. In order to assure compliance with these goals, the Board has an obligation to enforce the rules.

Since some of the rules are redundant and in some cases difficult to find and understand, we developed a set of rules and regulations--hopefully in a more understandable manner.

The following summary of the rules and regulations is not intended to replace the Declaration of Condominium or the By-Laws but to more quickly identify them. Owners should read these documents and be familiar with the contents. Any questions should be brought to the attention of the Board.

The Board meets quarterly (January, April, July, October) at Continental Realty Office and owners are encouraged to attend. The Annual Meeting is held in December at a location to be announced each year. Once again it is important for owners to attend or honor the proxy request.

Your Association Board

OUR MANAGEMENT COMPANY

- 1. Continental Real Estate Management Company
333 S. Allen St. 814-238-1598**

- 2. Function**

- a. Support our association in all activities as a full Partner in our responsibilities.**
 - B. Collect all fees and maintain our financial books.**

- 3. General and Emergency repairs**

Call Continental 238-1598 for repairs to the interior of your unit or call a contractor of your choice. In either case, you are responsible for the cost.

RIDGEFIELD TERRACE

RULES AND REGULATIONS

The following are excerpts in whole or in part, from Article 8, USE RESTRICTIONS, of the BY-LAWS, RULES AND REGULATIONS OF RIDGEFIELD TERRACE CONDOMINIUM ASSOCIATION. The rules and regulations are reprinted herewith to emphasize their importance. In some instances, additional language has been added to clarify the intent of the specific regulations. This list is not meant to be a complete restatement of the rules and regulations detailed in the By-laws, Rules and Regulations of Ridgefield Terrace Association so there may be additional rules listed in this document that residents are subject to. Owners and renters are responsible for reading, understanding and complying with the BY-LAWS, RULES AND REGULATIONS AND DECLARATION OF CONDOMINIUM. Failure of residents to conform to these rules and regulations after formal notification from the Property Manager will result in a \$25.00 fine per day for each infraction.

-ARTICLE 8.1 USE RESTRICTIONS

No one may permit or suffer anything to be done or kept upon the property which will increase the rate of insurance on the property, or on the contents thereof, or which will obstruct or interfere with the rights of others, or annoy them by unreasonable noises or otherwise, and no one may commit or permit any nuisance, including noxious or offensive activity, or commit or suffer any immoral or illegal act to be committed anywhere in or upon the property.

-ARTICLE 8.2 SANITATION

Each owner shall maintain the interior of his or her unit in good condition, order and repair, at his or her own expense. Unit owners will not hang anything on the exterior of the unit (flower pots, wind chimes, flags, etc.). Installing antennas for television reception or any structure or addition of any kind is not permitted without prior approval of the Board. Small satellite TV dishes are permitted but only after written consent of the Board who will determine the location.

The exterior of a unit may not be modified in any way without Board approval. Storm doors are permitted, but are restricted to specific models as approved by the Board. Full view type doors are the approved models and samples can be obtained from Board members. Swing sets or any permanent structures are not permitted.

-ARTICLE 8.3 TRASH, GARBAGE, ETC

Trash, garbage, and other waste shall be kept in sanitary containers, stored indoors, and shall be disposed of in such manner as may be prescribed from time to time in rules and regulations established by the Board. Trash and garbage containers will not be placed outdoors more than twenty four (24) hours before pickups are scheduled, and must be returned indoors within twenty four (24) hours after pickup.

No articles of personal property belonging to any unit owner shall be stored in any portion of the common areas without the prior written approval of the Board.

-ARTICLE 8.4 HOLIDAY DECORATIONS

Holiday exterior lighting decorations are permitted as long as they are not excessive and do not overload the electrical systems. The decorations may not be attached to the unit exterior.

-ARTICLE 8.5 VEHICLE PARKING

No motor vehicle other than a private passenger type shall be parked on the property. Unit owners will park all registered vehicles in the garages and driveways. If there are more family vehicles than can be accommodated in the garage and driveway, they will be parked off premises, and not in the guest parking areas. **THERE IS ABSOLUTELY NO PARKING PERMITTED ON THE CONDOMINIUM STREETS.**

Motor homes, recreational vehicles and large trucks will not be parked on the premises. Such vehicles may be loaded or unloaded during daylight hours, but must be parked off premises overnight. Parking of these vehicles is not permitted in the guest parking areas. Guests who own motor homes, recreational vehicles and large trucks will not bring such vehicles on the premises, but will park them off premises. Always be conscious of blocking resident views when parking vehicles on Bristol Avenue.

-ARTICLE 8.6 SIGNS

No signs of any kind are permitted except for one temporary sign of not more than four square feet advertising the property for sale or rent.

-ARTICLE 8.7 PETS

No wild or exotic animals, trained attack dogs, or domestic farm livestock or poultry of any kind shall be raised, bred or kept in any unit on the property. Dogs, cats or any other domestic household pets may be kept as long as they are not kept, bred or maintained for any commercial purpose. No more than two (2) such pets, or one (1) large dog may be kept in any such unit. These pets must be housed indoors and conform to all local ordinances and regulations. Pets are not permitted left outside unattended and unleashed. Owners are required to keep pets on their own property and pick up after their pets.

-ARTICLE 8.8 LANDSCAPING

The mulched area immediately in front of and behind each unit is available for additional plantings by the owners. Residents are free to plant flowers, small bushes or flowering bushes in these areas. However, ground cover type plantings are not permitted unless approved by the Board. When planting, owners should give special consideration to low growing plants that require little maintenance and are complimentary to other vegetation in the project. Owners must not undertake pruning or removal of shrubs and trees planted by the Association Board's Landscape Contractors anywhere in the development. Remember, owners who add plants to areas are responsible for maintaining them. The mulched areas between the front of the structure and the back of the structure for units 101, 103, 201, 203, 301, 303, 401, 403, 501, 503, 601, 603, 701, 703, 801 and 803 will only contain plantings made by the Board.

Owners with requests for additional plantings or changes to their landscape scheme should contact the Board member in charge of landscaping by letter or email. This request will then be brought before the Board for action.

-ARTICLE 8.10 MAILBOXES

Mailboxes shall be retained as they are now, or as designated by the Association Board from time to time in the future. No unit owner shall keep or maintain a distinctive or different mailbox as set forth herein.

-ARTICLE 8.11 & 8.12 CLOTHES LINES, FENCES, HEDGES, ETC

Outdoor clotheslines are not permitted, and no fence of any kind, wall, hedge or similar structure shall be placed or maintained anywhere on the property, without written consent of the Association Board.

-SPEED LIMIT

The speed limit within Ridgefield Terrace will be fourteen (14) miles per hour. Owners and their guests will make every effort to keep our roadways safe.

-PATIO REGULATIONS

Owners are required to maintain patio areas in good condition and unsightly or dilapidated furniture and grills will not be permitted. Lawn furniture may be placed on the grass area temporarily but not overnight.

Patios may not be used for storage of bicycles, motorcycles, or any other objects. Units 101, 102, 103, 501, 502 and 503 must clear their patios from November 1st until April 1st of each year. Other units may store their patio furniture over the winter.

-ORNAMENTAL OBJECTS

No ornamental objects are permitted in either the 'limited' or 'total' common areas.

This is in accordance with the original By-Laws. This includes bird feeders.

However, flower pots in 'limited' areas measuring a maximum of twenty-four inches in all dimensions and containing only live flowers with no more than three pots allowed at the front of the units (one on the driveway at each side of the garage door opening and one on the concrete by the front door) and with no restriction as to the number of flower pots on the patios. The patio rules stated above continue to be in effect for those owners in units 100 and 500. Wreaths/decorations can be hung on the outside of doors as long as no puncturing of the door is required.

-GARAGE DOORS

Our homes are designed in such a way that our garages are very visible to our neighbors. Therefore, owners should keep their garage doors closed when not in use. Keypads may be installed as long as they are white and are placed on the side of the garage toward the main entrance road. They will be 60 inches above the ground.

-GRILLS

Grills may be stored in the driveway from April 1st to November 1st. They must be securely covered and in good condition. Unsightly and dilapidated grills will not be permitted.

RIDGEFIELD TERRACE BOARD MEMBERS
2007

Ron Webb-President
Unit 203 278-9899

Diane Amendola-Vice President
Unit 602 231-0150

Patricia Sanky-Secretary
Unit 801 234-1042

Nevin Krentz-Treasurer
Unit 502 234-2408

Charles Speicher-Asst Secretary
Unit 302 867-4389

COMMUNITY INFORMATION

1. Voting

Voting is done at the Ferguson Township Building located at 3147 Research Drive 238-4651

2. Tax Authority

- a. Ferguson Township at 3147 Research Drive 238-4651
- b. State College at 243 S. Allen St. 234-7120
- c. Centre County at Willowbank Building in Bellefonte 355-6805

3. Post Office

237 Fraser St. 800-275-8777

4. Library

211 S. Allen St 237-6236

5. Public Transportation

Centre Area Transportation Authority (CATA)
2081 W. Whitehall Road 238-2282

6. Airport

University Park Airport
2535 Fox Hill Road 865-5511

7. Emergency - Medical

NOTE: WHEN CALLING ABOUT AN EMERGENCY, IDENTIFY THAT YOU LIVE AT 1632 BRISTOL AVE., OFF OF BLUE COURSE DR., RIDGEFIELD TERRACE UNIT #----. DO NOT SAY YOU LIVE IN RIDGEFIELD TERRACE, AS IT COULD DELAY THE RESPONSE TIME.

- a. Mount Nittany Medical Center 1800 E. Park Ave. 231-7000
- b. Centre Life Link EMS 125 Puddintown Road 237-8163

8. Ferguson Township Police

- a. 3147 Research Drive 237 1172
- b. Emergency 911
- c. Non-Emergency 800-478-0050 & 800-479-0050.

9. Fire Department

NOTE: WHEN CALLING ABOUT AN EMERGENCY, IDENTIFY THAT YOU LIVE AT 1632 BRISTOL AVE, OFF OF BLUE COURSE DR., RIDGEFIELD TERRACE, UNIT#____. DO NOT SAY THAT YOU LIVE IN RIDGEFIELD TERRACE AS THAT COULD DELAY THE RESPONSE TIME.

- a. Emergency 911
- b. Non-emergency 800-479-0050

10. Ambulance Service

Centre Life Link EMS
125 Puddintown Road 237-8163

11. Hospital

Mount Nittany Medical Center
1800 E. Park Ave. 231-4651

12. Ferguson Township Building Location

3147 Research Drive 238-4651

13. Utilities

- a. Telephone 1-800-660-2215
- b. Gas- Columbia Gas of Pa. 888-460-4332
- c. Electric- Allegheny Power 800-255-3443
- d. Cable- Comcast 800-532-3779
- e. Waste
 - Curbside Recycling Rules- See last page of phone book
 - Collection day is Thursday.

14. Newspaper

Centre Daily Times
3400 E. College Ave.
Delivery 888-237-3801

RIDGEFIELD TERRACE CONDO ASSOCIATION
RESIDENTS LISTING

#101	Phylis Smith (Renter) 814-237-7243 pms613@aol.com	#501	Carl & Joanne Hacker 814-237-3925 carl16827@lycos.com
#102	Gregory Shorten 215-598-7600	#502	Nevin & Shirley Krentz 814-234-2408 nskrentz@msn.com
#103	Peter & Helga Schmid 814-234-2424	#503	
#201	Dan Silverman 814-861-0802 dps1@psu.edu	#601	Alexander & Anne Borys Patricia Bittinger 814-238-8564 aborys@psu.edu
#202	Robert and Carol August 814-238-2825	#602	Diane Amendola 814-231-0150 dianeebony@aol.com
#203	Ron & Liz Webb 814-278-9899 rwebb@pennswoods.net	#603	Joseph Small & Jeanne Confer 814-238-2158 OLDPROJOE@aol.com
#301	Ralph Webb & Sylvia Apple 814-235-7358 ralph.webb@psu.edu	#701	Mike & Jan Mahar 814-867-4473 jmahar@ist.psu.edu
#302	Charlie & Marie Speicher 814-867-4389 cspeicher@comcast.net	#702	Marilyn Page 814-867-3347
#303	James & Diane Byerly Camp Hill, PA 717-737-0208 or 717-761-4010 jbyerly@byerlyinc.com	#703	Richard & Jane Doerfler 814-238-0118 rdoerfler@adelphia.net
#401	Mark & Wendy Klemick 814-867-0636 lunaio@adelphia.net	#801	Patricia Sanky 814-234-1042 craftylady801@verizon.net

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Pittsburgh, PA
717-242-4613

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