

Pine Woods at Ridge
Home Owners
Association
HOUSE RULES
AND
COMMUNITY REGULATIONS
2026 EDITION



Office 631-924-7290
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Pine Woods at Ridge ~ PO Box 506 ~ Ridge, NY 11961

Pine Woods at Ridge Is a Home Owners Association with its own specific House Rules and Regulations and By-Laws that govern this community, use of homes, common property and conduct of all residents therein. **ALL RESIDENTS** are expected to read and understand these rules and are responsible if their behavior or the behavior of their guests is not in accordance with the Associations rules and governing documents. Not complying with the rules can result in fines or legal action.

INTRODUCTION

Please read and familiarize yourself with the **2026 House Rules**. A neighborhood such as ours is directly dependent upon the cooperative nature of its residents. We must always keep in mind that we are a community and **NOT INDIVIDUALS LIVING ALONE**. We all share the responsibility of making Strathmore Ridge a pleasant place to live. As much as the children are a great part of this community, parental guidance must be practiced. Please inform your children of the rules and teach them to respect their neighbors. If you have any suggestions to better our community, please let us know by writing the Strathmore Ridge HOA or by sending an e-mail Pinewoodsatridge@gmail.com

Please realize that it is not in anyone's best interest to look the other way. If you see something going on that is against the rules of this community or against the law report it to the office at 631-924-7290 or pinewoodsatridge@gmail.com or call 911 if it is an emergency. All calls and reports will be kept confidential. All criminal activity should be reported to the Suffolk County Police Department by calling 911 in an emergency and 631-852-COPS for non emergencies. **IF YOU NOTICE ANY VANDALISM OR ACTIVITY THAT IS QUESTIONABLE, YOU MUST REPORT IT TO THE OFFICE WITHIN 24 HOURS.** Let us know the area and time the incident took place. If you are responsible for causing a problem in the community **STOP!** Any damage due to vandalism is subject to a fine, cost of repairs, and criminal charges. Remember, everyone on Strathmore Ridge property is responsible for adherence to the Rules and Regulations of the community.

Office Telephone: 631-924-7290 Fax: 631-714-8993
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1) COMMON CHARGES:

- A) Are due on the **FIRST** of the month and are payable to Strathmore Ridge HOA without penalty if received by the **20th of the month.**_____

COMMON CHARGES RECEIVED AFTER THE 20th OF THE MONTH **WILL INCUR A \$25.00 LATE FEE**

- B) If a payment arrangement is in place with our attorney or the collection agency, you must comply with those arrangements and submit your payment accordingly.

2) PARKING RULES:

- A. Every Unit is Assigned ONE numbered space. Second cars or guests must park in non-numbered spaces.
- B. Any resident reported parking in other residents assigned parking space will receive a warning. If the same car parks in another residents assigned parking space again, it will be stickered and towed in 24 hours. Should the same vehicle park in another resident's assigned parking space a third time it will be **TOWED WITHOUT NOTICE**.

If someone parks in your spot it does not give you the right to park in someone else's spot .

- C. Commercial vehicles are prohibited. This includes box trucks, buses, tractor trailers, trailers etc. Two exceptions would be delivery and moving vans. They can park as long as it takes to load and unload the vehicle. They may never drive on the grass- this will incur an automatic \$100 fine.
- D. All Cars parked in the community must have a valid registration, license plates, inspection and insurance and must be roadworthy. Strathmore Ridge is a private community and has the right to tow cars that are in violation. The HOA has contracted Regulator Tow Away Corp to tow cars that are not registered, no plates, on jacks, not drivable, illegally parked along roadways, in fire zones, in front of dumpsters or fire hydrants. The HOA no longer stickers cars. **Vehicles that are not in compliance will be towed without warning at the owner's expense.** Regulator Tow Away Corp will monitor the community several times a week and can be contacted at (631)243-3600 if you believe your car has been towed.
- E. No vehicle may be parked or allowed to sit unused for any extended period of time **30 day limit**. Cars must be roadworthy, no flat tires, not on jacks, and have current registration, insurance, and inspection at all times. Cars that are not registered, insured or are not roadworthy may be towed at owners' expense without further warning.
- F. No vehicle may take up more than one space within the community.
- G. No vehicle is permitted to park next to or in front of any dumpster, mailbox, fire hydrant, or fire zone. These cars may be towed without further warning, and you may incur a \$100 fine.
- H. Trailers are not permitted to be parked within the community, the exception being if a contractor is using a trailer associated with repairs, then it must not block roadways and cannot be left in the community overnight. Trailers parked overnight are subject to towing and/or fines without warning.
- I. ANY repairs or mechanical work to automobiles including but not limited to engine repairs, brake work, oil changes, tune ups, stereo work, are prohibited. Any homeowner not abiding by this law will be subject to fines with no warning. *Cars left unattended on jacks may be towed without warning.*

3) CENSUS FORMS: All Residents are required to have an updated, complete census on file with the Management Company. In case of an emergency, this information can save lives. This form can be downloaded at www.Strathmoreconnect.com or call the office. Failure to submit a current census may result in fines.

4) WARNINGS /FINES/APPEALS:

Residents and their guests who do not follow the rules and regulations of this community risk being fined. Except where otherwise noted, fines may be issued without warning. Fines may be appealed in writing to the Board within **THIRTY (30)** days detailing the reasons why this fine should be removed. No appeals will be considered if received after 30 days. The Board will decide within 30 days, or request more information.

5) HOUSE RULES AND REGULATIONS FINES:

A) HOUSE RULE VIOLATIONS

- i) 1st Offense Warning (Except where automatic fines are indicated then \$100)
- ii) 2nd Offense \$100
- iii) 3rd Offense \$200
- iv) 4th Offense to be determined by the Board.

B) Damage/Defacing property \$100 plus cost of repair/cleanup.

C) Driving on the lawn automatic \$100 fine plus cost of any repair.

6) REPORTING A PROBLEM:

All complaints/problems should be in writing. For **ANY** issue, include your name, phone number, unit number, and the unit number with issue (if appropriate) along with the description of the problem (include a photo or any proof). Please include as much information as you can. You can deliver the complaint (via e-mail, mail, or by hand) to the office. Anonymous complaints will be investigated prior to any action being undertaken, but all information will be kept confidential.

7) OWNER/TENANT/GUEST RESPONSIBILITY:

All Residents are responsible for their guests. All OWNERS/Landlords are responsible for the actions of their residents, tenants, and their tenants' guests. Tenants, owners, and guests need to understand these rules and abide by them. The Association has the right to seek a claim against tenants, landlords, owners, and guests who violate any of these rules.

8) USE OF PROPERTY:

- A. No lot shall be used except for residential purposes. No dwelling nor any part thereof can be used for any purpose except as a private dwelling for a family, nor shall any business of any kind be conducted therein. No business or trade of any kind or noxious, offensive, or illegal activity shall be carried on upon any lot or common area, nor shall anything be done thereon which may become of any annoyance or nuisance to the neighborhood. No boat, trailer, tent, shack, or other such structure shall be located erected, or used on any lot, parking area, roadway, and/or driveway. Nothing should ever be attached to the exterior of any unit. All **homeowners and residents must be in compliance with Brookhaven Town ordinances and the rules of this community.**
- B. Littering is not permitted.

C. DRIVING ON THE LAWN AT ANY TIME FOR ANY REASON IS PROHIBITED.

Driving anywhere except the parking lots and roadways will incur a \$100 fine without warning and possible criminal charges. The cost of any repairs due to this shall be added to and become part of the assessment to unit in which the resident lives.

D. Kiddie Pools should be emptied and put away at the end of each day.

E. Throwing balls or hard objects against a building is not permitted. The cost of any repairs from damage caused by this shall be added to and become part of the assessment to unit in which the resident lives.

F. No items should be left on the common area overnight or they may be removed and disposed of. Solar lights should not be installed on walkways or common areas as this is a tripping hazard.

G. Ball playing of any kind must be in designated areas only (the field by Ethan Allen Court) never in the parking lots or in the streets. The cost of any repairs from damage caused by playing ball in the street or other areas shall be added to and become part of the assessment to unit in which the resident lives.

H. No residents, their children or their guests should touch, vandalize, sit on or in any way come in contact with another residents car.

9) ALTERATIONS: No alteration or addition, including but not limited to the addition of decks and fences, window replacement, AC installation or repainting of the exterior thereof shall be made unless written approval by the Strathmore Ridge Architectural Committee has been given. If not adhered to any alteration may be taken down at the homeowner's expense. The cost of any repairs shall be added to and become part of the assessment to which the lot is subject.

10) EXTERIOR MAINTENANCE In addition to maintenance upon the Common Areas, the Association shall provide maintenance as per the bylaws as follows: Maintaining walks, landscaping, snow removal, garbage collection 3x a week. The Association shall provide exterior maintenance of each building and unit to its roof, siding, and facia. No fence, antenna, satellite dish or any other structures should be attached to any building.

Roof Replacement is the responsibility of each unit owner. Gutters are owned by each individual owner, and therefore the responsibility of the owners, not the Association. Gutters should be cleaned by the owners in spring and fall.

11) DISREPAIR OF LOTS. In the event the Owner of any Lot in The Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors of the Association, upon direction of the Board of Directors, it shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain and restore the Lot and the buildings, and any other improvements erected thereon. The cost of **such maintenance shall be added to and become part of the assessment of which such Lot is subject.**

12) DISHES AND ANTENNAS-The installation of Satellite dishes and antennas on Roofs, Siding, Facia and fences is prohibited.

13) PETS AND ANIMALS:

- A) No animal, livestock, or poultry of any kind shall be bred, raised or kept in any dwelling or on any lot, except dogs, cats, or any other domesticated household pets provided that they are not kept, bred or maintained for any commercial purpose and provided that not more than two pets may be kept in any such dwelling or Lot.
- B) All homeowner's pets must be registered on the census and licensed with the Town of Brookhaven.
- C) All dogs shall be leashed and walked at all times; loose dogs are subject to a \$100 automatic fine. Dog owners must clean up after their dog, every time, no matter where the dog goes in the community. This includes flower beds and along Smith Road. Any homeowner not abiding by this rule will be subject to a \$100 fine with no further warning.
- D) Residents shall not have pets that cause noxious odors to emanate from their unit or patio or may be subject to fines with no warning. No Pet should be tied outside or left outside in a crate under any circumstances, and no pet shall be left unattended outside at any time.
- E) Residents shall not allow any pet to cause excessive noise (barking Dogs) disturbing other residents or may be subject to automatic fines.
- F) Any resident whose pet or animal causes physical damage to any common area may be fined with no warning and charged for the repair as well. The cost of any repairs shall be added to and become part of the assessment of the unit in which the resident lives.
- G) No dog shall be allowed to run free and must be leashed and under the control of the owner at all times. Failure to keep dogs on a leash could result in a \$100 fine with no warning and or criminal charges as well as being reported to Town of Brookhaven Animal Control.
- H) No animal or pet is to be tied up or pent up on any lot or common area. Under local law, dogs are never allowed to be tied up at any time for any reason. This could result in criminal charges and fines and follow up by Town of Brookhaven Animal Control.

14) GARBAGE AND RUBBISH:

- A. Garbage and rubbish shall not be dumped or allowed to remain on any lot for any amount of time for any reason. Do not store garbage near units, no garbage cans are permitted in front of units. Keep the area around your unit clear of garbage, debris, furniture, car parts etc.
- B. All Garbage and rubbish shall be sealed in plastic bags before it shall be placed INSIDE of the dumpster. Garbage bags should never be left outside next to the dumpster
 - Any owner of a unit leaving bags of garbage next to or around the dumpster will receive a \$100 Automatic Fine.
- C. Residents must contact the Management Company to dispose of any large items. DO NOT LEAVE BULK ITEMS OR FURNITURE IN FRONT OF DUMPSTER OR BLOCKING THEM IN ANY WAY.
 - Any owner of a unit overloading the dumpster with furniture, mattresses or any other bulk item will receive a \$100 Automatic Fine.
- D. Residents are not allowed to go into the Dumpsters for any reason, ever.
- E. Cardboard and Plastic/metal recycling containers are located in front of the office and near Vally Forget Court and should be used whenever possible for recycling by order of the Town of Brookhaven Waste Management.

15) LAUNDRY: Laundry poles, lines, and the like outside of the dwellings is strictly

prohibited, nor may laundry be hung in any manner whatsoever outside the dwelling.

16) FENCING: No fence fabricated, growing, or otherwise (other than those originally constructed by the developers) shall be attached to the exterior of any dwelling nor shall they be erected on any lot or without the written approval of the Board and the Architectural Committee. Any additions or alterations to any fences shall become the homeowner's responsibility to repair and maintain. The Association will not be responsible to replace any part of a fence originally constructed by the developers that was removed by the owner. Areas inside the fence are the responsibility of the resident to maintain, and the area must be free of garbage.

17) SHEDS AND STORAGE:

- A) No temporary or permanent structure of any kind shall be erected without the written consent of the Board.
- B) Nothing shall be stored on or obstruct common areas, items left on common areas including hoses may be removed.
- C) No resident shall cause or permit anything to be hung or displayed from the outside of windows or placed on the outside of walls. Decorative flags should not exceed 28"x40". No awning, canopy or anything else shall be affixed to or placed upon the exterior walls, doors, roof, or any part thereof without prior written consent of the Board.

18) PLANTS/SHRUBS: No owner or occupant shall plant, install, or remove any trees, bushes, shrubs, or other planting or authorize the same to be done on any portion of their lot or on any common area without the prior written approval of the Board. However, once planted it becomes common property of the Association. Please call the office to discuss any landscaping issues.

All bushes and shrubs shall be trimmed twice a year at the discretion of the Association. Any special needs should be addressed to the office.

19) NOISE AND ODORS:

- A) Owners or residents **shall not cause or permit any unusual or objectionable NOISE or ODOR** to emanate from their dwelling or car.
- B) **PLEASE be considerate of your neighbors**. If people in another unit can hear it, it is too loud. Don't blast music from your car. Please be courteous of your neighbors. **Brookhaven Town Code Enforcement and Suffolk County Police Department will be notified for excessive noise** and fines may be issued without warning.
- C) Smoking inside your unit can affect your neighbors. Please be mindful and smoke 20' from all buildings.
- D) **Open fires, fire pits, tiki torches are all prohibited in the community.**
- E) **As per the Town of Brookhaven Fire Marshal, Open-flame cooking devices** such as Charcoal grills, Propane grills and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of any combustible construction i.e.: house, fence, shed.

20) GENERAL CONDUCT:

- **NO** sling shots, bow and arrows, darts, BB guns, paintball guns, or projectile firing instruments are allowed on common property. Repair to any damage to any common property from these shall be added to and become part of the assessment to unit in which the resident lives. Damage to units will be reported to the SCPD and criminal charges may be pressed.
- Personal property (chairs, bikes, toys hoses, etc.) should not block the sidewalks and is **NOT** permitted on sidewalks and streets after dark or overnight. Items left out may be removed and disposed of.
- No power bike, motorbike, or motorcycle which is not registered with the NYS Department of Motor Vehicles may be operated within the community. Operators may incur fines or criminal penalties.
- Power bikes, electric bikes or bikes should stay off sidewalks.
- **No appliances** or furniture other than patio furniture may be stored in any exterior areas.
- Residents should never jump out windows or go on any part of any roof at any time. This may incur fines without warning and possible criminal charges.
- Children should always be supervised at all times.

21) NO OBJECTIONABLE ACTIVITIES. The Board defines objectionable as: defacing property, littering, excessive noise, blasting car stereos, cursing, swearing, fighting, fires, large gatherings, and anything which **destroys the peace, tranquility, or quality of life of any resident.**

22) OBJECTIONABLE CONDUCT:

Endangering the health, safety, and welfare of any member of Strathmore Ridge Homeowner's Association or resident of Strathmore Ridge is prohibited. A full and thorough police action will be ordered, criminal charges will be filed, and all parties are subject to legal action and lawsuits. No illegal weapons of any kind shall be present on the property of Strathmore Ridge.

23) COMMON AREAS & PARKING LOTS: The common Areas shall not be obstructed, defaced, littered, or misused in any manner. This includes but is not limited to the following:

- A) **NO SELLING or Soliciting** within the complex grounds.
- B) Parking facilities are provided for the exclusive use of the residents and authorized guests. All other will be towed at owner's expense.
- C) Unregistered and unlicensed vehicles are subject to removal at the owner's expense. (Refer to #2)
- D) All motor vehicles on Association property must be in road worthy condition (IE no flat tires, current inspection etc.) Cars should never be covered. All Cars must be registered and have the correct license plates, inspected and insured. If not they may be towed without warning at the homeowners expense.
- E) ANY repairs or mechanical work to automobiles including but not limited to engine repairs, break work, oil changes, tune ups, stereo work, are prohibited. Any homeowner who does not abide by this law will be subject to fines with no warning. Cars left unattended on jacks or missing tires will be towed without further warning.

24) Dumpsters - are allowed on a limited basis with permission from the Association. Please call the office 631-924-7290 prior to having a dumpster delivered or it may be removed.

25) PODS and other mobile storage are allowed on a temporary limited basis with permission from the Association. Please call the office 631-924-7290 prior to having a POD delivered or it may be removed. Pods must fit in units assigned space.

26) SELLING AND LEASING OF HOMES:

- A) Selling of homes: a common charge release letter must be obtained from the managing agent at least 72 hours prior to closing. There is a \$200 fee for this letter.
- B) If an owner is renting their home a census form should be filled out for the tenant.

27) DAMAGE OF PROPERTY: Any resident or guest shall be liable for any and all damage they cause to the common elements and the property of the Association. The cost of repair shall be added to and become part of the assessment to which such residents' Lot is subject

28) VIOLATION OF HOUSE RULES AND REGULATIONS: Any violation of the House Rules and Regulations shall be subject to fines according to the schedule stated in Section 5 or where previously indicated. If litigation is required, the Homeowner will be responsible to reimburse the community for all attorney's fees incurred. The amount of the violation and attorney fees will be billed to the unit owner

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