

Ridgmar Crossroads Condominiums, Inc.

Homeowners Association
6600 Plaza Parkway, Suite 100
Fort Worth, Texas 76116-2400

Welcome to the Neighborhood

Living in a community with an HOA is different from living in an apartment or a detached single-family home. All Ridgmar Crossroads owners and tenants should have a copy of the Ridgmar Crossroads Condominiums ***Homeowner's Handbook*** and read it thoroughly. It's readily available on the Ridgmar HOA homepage (<https://www.ridgmarcrossroads.org>) under "Other Documents."

QUICK START GUIDE FOR NEW OWNERS & ALL TENANTS

HOA Guidelines

- Your HOA is a corporation with a governing Board of Directors
- ***Declaration and Master Deed*** for Ridgmar Crossroads Condominiums, Inc. is the legal governing document for your HOA
- The HOA has the legal authority to enact and enforce maintenance and design standards, in addition to those established by City of Fort Worth ordinances
- HOA membership is mandatory for all property owners
- Members are charged mandatory monthly HOA dues
- Rules are enforced by an HOA Board elected by the property owners
- Member involvement is crucial to the success of this HOA

HOA Dues & Assessments

- Monthly HOA dues should be paid by the first and no later than the 10th
- Late fees can be assessed after that date
- Dues cover the cost of maintenance and improvement of the community and its common areas
- Direct, electronic payment is the recommended way to pay HOA monthly dues
- Payment options are described in detail in the ***Homeowner's Handbook***

Contact Info & Right to Access

- All tenants should provide phone & email contact info in case of an emergency
- Residents must provide the HOA a spare front door key
- If you change the front door lock, you must provide the HOA a new key
- Tenants should provide vehicle make, model & license plate number
- The RCC HOA has a reasonable right of entry into any residence
- Access may be needed to affect emergency repairs or pest control
- Every effort will be made to notify occupants in advance of needed entry

Parking Guidelines

- Each unit is assigned at least one permanent parking space
- Only cars, pickups or SUVs should be parked at Ridgmar Crossroads
- Parking in the garage or carport is preferred
- Inoperative, unregistered or non-inspected vehicles are subject to towing
- Washing and polishing of vehicles on site isn't allowed
- The speed limit inside the property is not to exceed 15 mph

Trash & Recycling

- All refuse should be placed in the dumpster on the property's northwest corner
- Owners are issued a key for the dumpster and recycling bin locks
- Ridgmar Crossroads supports recycling as defined by the city
- More recycling info available from Republic Services at <https://www.republicservices.com/recycling-guide?tab=local>

HOA Website

- HOA updates, community news, notices and a calendar of events available online
- Secure contact information available only to website registered guests
- Tenants can receive e-mail notices about what is going on within the HOA
- Links to city, county and state information are available
- Search HOA documents, Board meeting minutes and more
- Website members can post a photo or classified ad for others to view
- Members can e-mail other HOA members directly at any time

Again... Welcome to the Neighborhood!

All the topics addressed above, and more are described in detail in your ***Homeowner's Handbook***. The resident guide is meant to be a reference for all community members. It addresses unique guidelines that relate to our HOA, homeowner properties and the common areas. Enhance your awareness by taking a few moments to read it in detail.

Still have questions?

- Contact Site Manager Mickie Terrell by email RidgmarCrossroads@gmail.com, phone (817) 880-5977, or stop by the clubhouse office.

According to Texas statutes, the ***Homeowner's Handbook*** – like the ***HOA By-Laws*** – is subordinate to the ***Declaration and Master Deed for the Ridgmar Crossroads Condominiums***

(Current as of March 9, 2020)

Ridgmar Crossroads Condominiums, Inc. on the web at <https://www.ridgmarcrossroads.org/>