

*The “Dos & Don’ts” of Pheasant
Ridge Condominium
Association*

Dos and Don'ts of Pheasant Ridge Condominium Association

Dos

- Always read the Bylaws of the Association and be aware of the regulations and controls of Condominium living.
- Be considerate of your neighbors and the community.
- Be aware of any strangers on the premises, ask them if they live here and contact the Smithfield Police if necessary as this is private property. As a community, we are responsible.
- When assistance is needed from the Management Committee, the contact process is to be in writing by email (management@pheasantridgeri.com) or mail in the drop box at the mailbox at 18 Pheasant Run.
- For Condominium related emergencies only (such as a tree down in the street or building, wire down in the street or on building, major damage to a building), the emergency telephone number (401-615-4112) is to be used. All other emergencies should be directed to the fire or police departments.
- Only 4 solar lights are allowed in the front of a unit under the window. This is a sample of the style approved by the Management Committee.



- All unit owners are responsible for the clean up and maintenance of the unit side and backyards.
- A unit owner can be responsible for maintaining the area under the front window with a written request to the Landscaping committee who will then add the person's name to a "Do it Yourself List" for the Landscaper.
- Every unit owner has two paved parking spaces. Guests should park on paved surfaces only, not rocks, grass or dirt.

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Dos Continued

- Seasonal decorations are allowed only under the front light and near the front doors of a unit.
- One animal is allowed per unit and written notice is to be given to the Management Committee and said animal must follow the guidelines in the Bylaws.
- Tuesday, unless there is a holiday, is trash collection day at Pheasant Ridge and all trash is to be placed curbside.
- Always clean up after your pet's business.
- Association vendors can be utilized for areas that are the personal responsibility of the unit owner only.

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Don'ts

- Never call a committee member directly at home or cell phone. They will not respond to this form of contact as we are a volunteer committee.
- Do not call the emergency number for maintenance on a building, such as deck issues, woodpecker problem, etc. This is to be done in writing and is not considered an emergency.
- No holiday decorating or artificial flowers are allowed, such as lighting, signs etc. in the front of units, with the exception of the Dos decorations.
- No unit owner is to do any maintenance to a building or deck for liability reasons.
- No unit owner is to do any landscaping to common areas, especially the fronts of the unit unless you have notified the Committee that you would like to be a DIY gardener. This is the responsibility of the Management Committee.
- No structure is to be added to the deck or backyard without the approval of the Management Committee or the already approved items.
- Trash is not to be placed at curbside until the night before or morning of trash pickup. The only exception would be an appointment with the Town for special pickup. No trash or bins are to remain at curbside long after pickup and not left anywhere in front of the unit.
- If mulch or wood is being delivered, it is not to be dropped in a parking space at a unit or in any extra parking space. Arrangements should be made to be delivered in the unit owner's area. Common area is not to be used for personal use.
- No overnight parking is allowed on our streets. There is a parking area on Pheasant Run near 26 Pheasant Run and one on Quail Circle for guest parking.

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- No dogs are to do their business on the front lawns of units or the main entrance. There are plenty of grounds for this purpose.
- No window air conditioners are allowed in any front or back windows of a unit. No ductless air conditioners are allowed.
- Non Committee Members are not to request or instruct work done from the Association vendors for common areas. This is the responsibility of the Management Committee.