

The Communities of Tall Pines at River Ridge

The Tall Pines Community at River Ridge has 6 governing bodies.

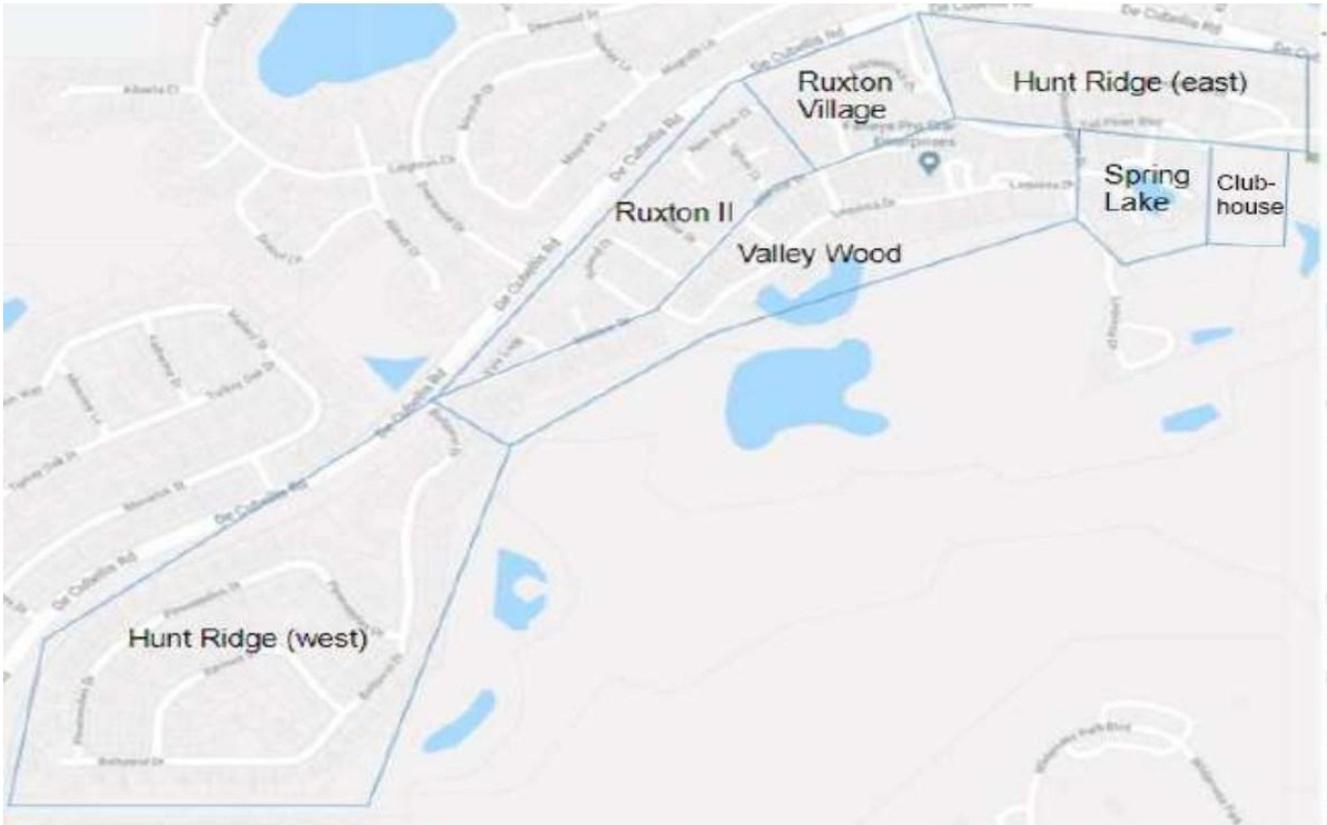
1. Tall Pines
2. Hunt Ridge
3. Ruxton Village
4. Ruxton II
5. Spring Lake
6. Valley Wood

Tall Pines is the “master” community and its by laws are responsible for all of the Common Areas and the Club House. The remaining five are sub-communities of Tall Pines.

Each body is independent and has its own set of by-laws. They have a master declaration with deed restrictions and is incorporated with its own articles of incorporation. Additionally, they have an architectural committee, responsible for compliance with the community structural and environmental standards.

Each of the five sub-communities has their own Home Owners Association (HOA) and pay a \$66 monthly fee to Tall Pines to cover the following expenses:

- Electric: street lights, irrigation pumps & clocks, HOA signs, clubhouse
- Insurance: Property, General Liability, Crime, D&O
- Property Management fee & office expenses
- Legal & Accountant fees
- Maintenance & Janitorial Payroll
- Water & Sewer,
- Telephone, TV & Internet,
- Pest Control
- Monthly newsletter, HiLites, & website
- Clubhouse repair & supplies
- Common area: trees, plants, mulch
- Common area lawn & shrub maintenance
- Irrigation system maintenance
- Pond maintenance
- In addition, adequate reserves are maintained for future expenses, including clubhouse roof replacement, street sign replacement, irrigation system replacement, road paving and more. That \$66 goes a long way to keeping our community one we can be proud to call home!



Tall Pines consists of:

- 317 resident units
- 5 individual sub-communities
 1. Hunt Ridge, consisting of:
 - 139 single family dwellings
 2. Ruxton Village, consisting of:
 - 24 resident villas
 - 6 buildings with 4 corner units
 3. Ruxton II, consisting of:
 - 48 resident villas
 - 12 buildings with 4 corner units
 4. Spring Lake, consisting of:
 - 14 resident units
 - 1 building with 4 side by side units
 - 1 building with 4 corner units
 - 1 building with 2 side by side units
 - 4 single family dwellings
 5. Valley Wood, consisting of
 - 92 resident villas
 - 23 buildings with 4 side by side units
- A clubhouse
- A website, <https://www.tallpinesnpr.com/>

Sub-community Street Names

If you are unsure of the sub-community you live in then the following chart will help:

Street Name	Street Number	Sub-community	Street Name	Street Number	Sub-community
Baltusrol Dr		Hunt Ridge	Mroz Ln		Ruxton 2
Bayhill Ct		Valley Wood	Muttontown Ln		Valley Wood
Bloomingle Dale Dr		Valley Wood	Oakmont Ln		Valley Wood
Brookhaven Dr		Hunt Ridge	Pineneedles Dr		Hunt Ridge
Buita Des Morts		Spring Lake	Piping Rock Ct		Spring Lake
Chenequa Ct		Valley Wood	Ravines Dr		Hunt Ridge
Fiddlesticks Ct		Ruxton Village	Rockville Ct		Ruxton Village
Haig Ct		Ruxton 2	Roland Ct		Ruxton 2
LaQuinta Dr		Valley Wood	Roy Ct		Ruxton 2
Medinah Dr		Spring Lake	Tolar Dr		Ruxton 2
Millriver Dr	Even numbers	Valley Wood	Upton Ct	7633-7702	Ruxton 2
Millriver Dr	10643-10703	Ruxton 2	Upton Ct	7708-7710	Ruxton Village
Millriver Dr	10705-10707	Ruxton Village	Vale Loop		Ruxton 2
			Wingfoot Ct		Ruxton Village