

INLAND GREENS/CEDAR RIDGE, Inc. RESPONSIBILITIES
(IG/CR, Inc. and/or Third Corp)

AMENITIES: Management, repair and maintenance, insurance, utilities, landscape services and equipment/supplies/furniture for: **Swimming Pool, Sport Courts, Clubhouse** and

Storage Areas (2 Corrals for boats/RVs/ extra vehicles, etc.) – including 2 storage bldgs

Note: Third Corp pays all expenses for these amenities including telephone, water and sewer, electricity, storm water runoff, insurance, permits, taxes, signage, furnishings, etc.. Revenue from the rental of the clubhouse and storage corrals is used to offset expenses.

STREETS: All streets are owned and maintained by the IG/CR through a Reserve Account. Streets are kept "private" to maintain our "closed-area" status. Speed bumps, patching, painting, etc. are all Third Corp's responsibility as are posts/reflectors and speed bumps for traffic control.

STREET LIGHTING: There are approximately 57 street lights in the communities. They are leased from Duke/Progress Energy and Third Corp pays the 4 separate electric bills: (clubhouse, street lights, main entrance lights and south Cardinal lights).

STREET SIGNAGE (all) AND ENTRANCE SIGNS (for the 3 main entrances)

IRRIGATION and lighting for clubhouse/pool/sport court area and 3 main entrances

LANDSCAPING (grass cutting, mulch, pruning, trees, flowers and shrubs, and keeping vegetation off fences).

Note: See color-coded map on web site for details

- **3 main entrance areas** (main/center entrance to Inland Greens Circle on both sides of street)
- **clubhouse/pool/sport courts/storage corrals**
- **fence line for: Chester Street** (full length; north side of street)
 - Cardinal Drive** (full length; both sides of fence)
 - Inland Greens Drive** (south side from Cardinal to clubhouse/pool and strip on right side to 6055 Inland Greens Drive)

FENCING (repair, maintenance or replacement):

Cardinal Drive - 6' front fence

Chester Street – 6' fence on north side of street

Inland Greens Dr – 6' fence on south side from Cardinal to behind clubhouse/pool area

Storage Corrals – gates and fencing

Note: Inland Greens HOA is responsible for the 6 ft fence behind the villas with enclosed backyards on Caddy Circle. Cedar Ridge is responsible for the 6 ft fence behind Bogey Drive and Birdie Lane private yard areas to picket fencing. Picket fence on old/original golf holes # 15, 16 and 17 (from 219 Birdie to golf course pump house) is City responsibility. Cedar Ridge is also responsible for individual home fences.

BUFFER ZONE - There is a city-controlled buffer zone between multi-family and single family housing. No trees over 3" in diameter may be cut. Brush and undergrowth may be trimmed and maintained. Our buffer zone is the area beyond the fencing from south Cardinal Dr entrance along Inland Greens Drive to behind the clubhouse/pool/sport courts to the south side of Caddy Circle (behind the villas) and ending at the pond on #17 old golf hole. Clean up and maintenance of this buffer zone is Third Corp's responsibility.