

ARTICLE 8

RIDGEFIELD OWNERS AND RESIDENTS BILL OF RIGHTS

RIDGEFIELD RESIDENTS BILL OF RIGHTS is meant to establish guidelines to help the Committees and Board of Trustees in formulating policies that affect Ridgefields life style and its property values.

8.1 RIDGEFIELD RESIDENTS AND OWNERS HAVE THE:

1. Right to enjoy peacefully their residence and all the common property and Recreation Facilities of Ridgefield.
2. Right to be free of harassment by the Board of Trustees, Committees, Management, other residents, animals, pets or disturbing noise.
3. Right to expect a Ridgefield lifestyle at reasonable costs, which includes:
  - a. Convenience Services
  - b. Friendly Sociable Community Events
  - c. Active Recreation Facility
4. Right to have their property and the property of Ridgefield protected materially and financially.
5. Right to expect that the Board of Trustees will act in a fiduciary manner, at all times putting the community's best interest ahead of their own personal considerations.
6. Right to be treated equally, fairly, with respect and dignity.
7. Right to be able to participate in the management of the Community through open Committee meetings.
8. Right to be heard, to ask questions, and receive answers through the various Committees and by appointment with the Board of Trustees.
9. Right to arbitration in any dispute with the Board of Trustees.
10. Owners shall have the right to be able to vote their proportionate interest in all decisions made by the Owners that require decision by ballot.