

Blue Quail Ridge HOA
1st - 5th Addition Restrictions
A Guide for Homeowners

Purpose: This Reference Guide is offered as clarification for what we, as homeowners, aspire to, so that each home in our neighborhood contributes to the aesthetic “presentable elevation” as set forth in our CC&Rs.

Paragraph 6.1, Frontage:

“Every residence erected on any lot shall present a pleasant and compatible elevation on the street or streets on which said plot fronts. Houses on corner lots shall have a presentable elevation on both streets.”

Area	Standard
Lawn	Grass, weeds, etc. no more than 5” high. Lawn mostly grass with efforts for weed control.
Driveway	Presentable / functional; cracks cannot be numerous enough to produce rubble. Weeds and grass in cracks kept clear.
Sidewalk	Presentable / functional; damage cannot present tripping hazard. Weeds and grass in cracks kept clear.
Landscaping	Remove dead plants. Trim bushes and do not allow ivy to compromise structure. Stack and maintain wood piles. Use mulch piles within 30 days. Rainwater control (e.g. French drains) must not run into neighboring property.
Building Structure/Façade	Building structure preserved in good repair free of falling or loose structural components to include roofing and fascia, peeling/ faded paint, cracked/ failing windows. Exterior will have no missing bricks or paneling, and siding is to be kept free of mold, rot, and bare painted areas.
Mailboxes	Functional / good repair; must not detract from appearance of home.
Fences	Meet Architectural Committee standards/ good repair; free of mold and rot. Fences and gates are not in excess of 6 ft, structurally sound, with no broken or missing pickets. Example: not leaning more than 10 degrees from plumb.
Roof	Meet Architectural Committee standards/ good repair. Refer to the CC&Rs for shingle gauge/type and color. Shingles are required to present a shake wood color appearance. It is

	required to submit plans to the Architectural Committee and receive approval in writing BEFORE work is started on your roof.
Lighting	Functional; does not disturb neighbors or present hazard to drivers.
Parking	Vehicles will be fully operational free of significant body/glass damage, and have current tags as required under State of Oklahoma laws. Vehicles shall be parked in the garage, or driveway, which is preferred. If parked along the curb, the vehicle should rest in the direction of traffic, so as not to impede movement. It is advisable to secure the permission of neighbors to use their curb space if hosting large gatherings. Even a vehicle parked across the street from a driveway can impede ingress and egress. CONTACT the OKC.gov/action for online help with parking infractions. The phone number is 405) 297-2535.
Tidiness	Keep property clear of trash and storm debris; make all reasonable efforts to keep frontage tidy with respect to children’s toys and personal effects. Trash/ Recycling containers are to be placed the night before collection and removed by the evening of collection. It is preferred that containers are stored out of sight, as to not be visible from the street. Consult your water bill for restrictions regarding bulky trash items, and penalties for setting them out too soon. Periodically sweep up and dispose of leaves, dirt, and debris along the curb surrounding your property.
Antennae (para 9.4)	Limit to 5 feet over maximum roof height. Includes satellite dishes. Must not be distracting from overall home appearance.
Animals (para 9.5)	Cows, horses, poultry, or other livestock are prohibited. Dogs, cats, and other common, small household pets are allowed if not used for commercial purposes (e.g. breeding).
Building Materials (para 9.8)	Material used for construction must be stored within property boundaries of the lot on which they will be used. Materials will not be placed on the streets or between the curb and the property line.

Paragraph 4.2, Garages:

“Boats, campers and smaller type trailers may be kept on the premises provided they are parked in such locations as to be totally concealed

from the street, and under no condition may any cross-country semi-trailer or commercial vehicle be parked in front of the developed area overnight or at any extended length of time except to temporarily service the development or the residential property. Under no condition may a trailer of any type be occupied temporarily or permanently as a residence except during construction when a worker or night watchman may live in a trailer on the premises during the construction period only and only then with the permission of the Architectural Committee, in writing.”

Term	Definition
Semi-trailer	A trailer without a front axle.
Commercial Vehicle	Any vehicle requiring a Commercial Driver’s License, defined by the Federal Motor Carrier Safety Administration as any vehicle over 26,000 pounds, capable of towing over 10,000 pounds, or designed to transport over 16 passengers, including the driver. In dispute: Vehicles such as box trucks, vans and heavy duty trucks that display business name/logo, and are designed/ built to facilitate work in the services industry, in addition to vehicles carrying ladders, tools, machines, and similar equipment. OKC will respond to and issue citations for vehicles in residentially zoned areas that do not meet the city ordinances for parking and/or storage of commercial vehicles.
Permission	Please provide plans to the Architectural Committee and give a minimum of 14 days’ notice; using the BQR HOA website to access forms, and to communicate through the Sound-Off page.

Paragraph 9.2, Commercial Enterprises:

“No store, business or commercial building, apartment or church shall be erected on any lot, nor shall any commercial activity be conducted on any lot.”

Term	Definition
Commercial Activity	Using a lot in a way that would require commercial zoning in accordance with Oklahoma City statutes. Remote work, or running a business from home that does not utilize the lot for commercial purposes is not considered commercial activity for this restriction. (Examples of businesses that are restricted as “commercial activity” in the neighborhood include, but are not limited to, enterprises requiring a storefront, barber shop, Day Care, Nail/Hair Salon, product packaging, distribution and/or warehousing operations.

Paragraph 9.3, Noxious Activity:

“No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance or annoyance to the neighborhood.”

Term	Definition
Noxious Activity	Any activity which causes a disturbance to or lowers the quality of life of your neighbors (e.g. overly loud gatherings, projectile sports or pranks resulting in damage to neighboring lots, inappropriate displays in public view).

While the Blue Quail Ridge Community addresses such behavior in its Restrictions, its charter does not have provisions for correction. Rather, any such incidents will be referred to law enforcement. As such, all members are highly encouraged to follow the Golden Rule when it comes to activities on their respective properties.

Please also be aware that the homes within Blue Quail Ridge are designated as single family dwellings. They were not constructed for multiple families to occupy, and have space for cars to fit inside garages or on driveways while keeping sidewalks clear.