



# *The Rydings*

## *Welcome Home!*



*The Rydings*

*Is a Covenant Protected  
Community*

**NO SOLICITING**

*By Order of the R.H.O.A.*

*Visit us online at  
[TheRydings.com](http://TheRydings.com)*

Association Fees are \$100/year due on January 1. Past Due on January 31.

Payment Information:

The Rydings Maintenance and Improvement Association Inc.

P.O. Box 9245

Warner Robins, GA 31095

*[therydings.com](http://therydings.com)*



*The Rydings*

**Home Owners Association**

PO BOX 9245, Warner Robins, GA 31093-9245

New Homeowner,

The Rydings Homeowners Association would like to welcome you to our neighborhood. Enclosed you will find some information that hopefully you will find informative. The Rydings subdivision is a no soliciting, covenant protected community. The homeowners association board of directors is comprised of homeowners living here in the community.

Anyone soliciting in our neighborhood (someone coming to your door), must have permission to do so by the association. The association will provide them written permission. Ask for this up front. If the solicitor is unable to produce it, then close the door. If time permits, the association will also send a mass email to everyone listed on our website informing the community that a solicitor will be in the neighborhood. It is rare that we approve anyone. However, prior approvals have included homeowners asking to sell Girl Scout cookies and the like.

If you did not receive a copy of the Protective Covenants at closing or from your real estate agent, we have a copy that can be viewed and downloaded 24/7 on our website: [www.therydings.com](http://www.therydings.com) or on The Rydings HOA app. Once you sign up to become a member of our website you may review more of the information about The Rydings.

If you have some free time and would like to be active in the homeowners association, we encourage you to do so. Your help is always welcome. Email us through the Contact Us page at [www.therydings.com](http://www.therydings.com) to volunteer.

The Association hopes you enjoy your new neighborhood. If there is anything we can do to help you settle in, please let us know.

Best Regards

The Rydings HOA

Curry Ahouse, President  
Scott Henderson, Treasurer

Rebecca Blaisdell, Vice President  
Laurel Henderson, Secretary



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The Rydings Architectural Control Committee  
Approved Fence Design

Material: Pressure Treated Wood or Engineered wood (i.e. Treck Deck)

Height: 6 Ft.

Posts: 4x4 inside perimeter

6x6 any side that faces the street (must be exposed)

Design:

- Fence must be erected so that it outlines the entire perimeter of your property starting and terminating at the rear corners of the home
- Perimeter boards must be installed in a vertical fashion with the boards affixed to the outside of the fence framing

Stain/Paint: May be left natural or if stained/painted then any natural shade of brown only.

Any deviation from the listed elements must be approved by the Architectural Control Committee before work begins. The ACC may be reached by mail using the address above or online at [www.therydings.com](http://www.therydings.com) Contact Us link.

Examples:





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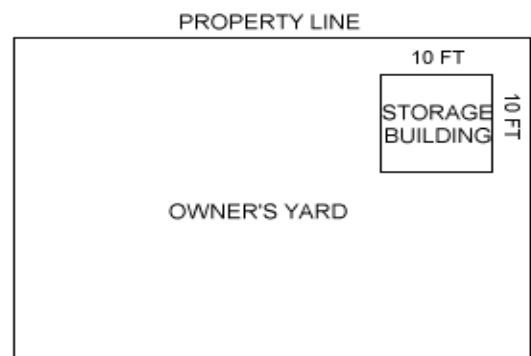
### The Rydings Architectural Control Committee Approved Storage Shed Design

- Construction: Wood framed, roof pitch and style similar to existing home
- Siding: Wall materials must be of similar color to the main structure on property regardless of materials utilized.
- Roofing: Roof materials must be consistent in color to main structure regardless of materials utilized. Roofs must be of A-frame style pitch (NO single pitch sheds)
- Size: Single floor only
- Doors: Doors may be of roll up or swing style.
- Placement: Must comply with The Rydings' Protective Covenants section 3

Examples:



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## The Rydings Architectural Control Committee Approved Satellite Dish Locations

Item 11 of our protective covenants states:

“No satellite dish of any kind shall be permitted on any lot except as authorized in writing by the Architectural Control Committee (ACC).”

The Rydings ACC has adopted the following policy regarding approving satellite dish locations:

No C-Band (large ~5ft diameter) dishes are permitted in The Rydings Subdivision.

Satellite dishes that are supplied by the Satellite companies (Dish Network and DirecTV) are acceptable. However, please be aware that satellite dishes must be installed in the backyard of your home so they are not easily visible from the street. Please inform your installer of this requirement. Some installers have a tendency to place the dish at the most convenient location for them. Dishes may be installed on your home or on a pole in your backyard. No more than two per home.

If your home has an existing dish that you would like to have moved to an appropriate area, you may call your satellite company and request it to be moved. Both Dish Network and DirecTV will move your dish one time for free.

Any deviation from the listed elements must be approved by the Architectural Control Committee. The ACC may be reached by mail using the address above or online at [www.therydings.com](http://www.therydings.com) Contact Us link.

**NO WINDOW A/C's ALLOWED!!**



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## Our Goals!

To develop and maintain cohesiveness within our community.

- Annual community meetings
- On-line Community resources including App
- Providing a news outlet for information pertaining to the community.

To provide a safe environment for our residents.

- Neighborhood Watch Signs
- No soliciting community

To promote a sense of pride in your home and the community as a whole.

- Christmas Decorations at both Entrances

To protect our real estate investments by enforcing the covenants.

- Developing an interactive system for homeowners to report covenant violations and requests for building projects.



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## USEFUL PHONE NUMBERS AND INFORMATION

UTILITIES	EDUCATION	LIBRARIES
<p>Houston County Water Dept. 542-2120</p> <p>Flint Energy Company 988-3500</p>	<p>Houston County Board of Education 1100 Main Street Perry GA 31069 988-6200</p>	<p>721 Watson Blvd. Warner Robins GA 31088 923-0128</p> <p>1201 Washington St. Perry GA 31069 987-3050</p> <p>310 East Church St. Centerville GA 31068 953-4500</p>
DRIVER'S LICENSE	ZONED SCHOOLS	HOSPITALS
<p>New residents should obtain a Georgia driver's license within 30 days of establishing residency. Military personnel may continue to use their valid driver's license from their home state. Licenses are issued by the Georgia Department of Motor Vehicle Safety at the following locations:</p> <p>198 Carl Vinson Pkwy Warner Robins GA 31088 929-6774</p> <p>450 Larry Walker Pkwy Perry GA 31069 988-6972</p>	<p>Perdue Primary (K-2) 218-7500</p> <p>Perdue Elementary (3-5) 988-6350</p> <p>Mossy Creek Middle (6-8) 218-7538</p> <p>Houston County High (9-12) 988-6340</p>	<p>Houston Medical Center 1601 Watson Blvd Warner Robins GA 31088 922-4281</p> <p>Perry Hospital 1120 Morningside Dr Perry GA 31069 987-3600</p> <p>The Medical Center 777 Hemlock St Macon GA 31021 633-1000</p>
TAG & TITLE	POST SECONDARY	GOVERNMENT
<p>200 Carl Vinson Pkwy Warner Robins GA 31088 542-2110</p> <p>201 Perry Pkwy Perry GA 31069 218-4940</p>	<p>Middle Georgia Tech College 80 Cohen Walker Drive Warner Robins GA 31088 988-6800</p> <p>Macon State College 100 College Station Dr Macon Ga 31206 471-2700</p> <p>Mercer University 1400 Coleman Ave Macon GA 31207 800-MERCERU</p> <p>Wesleyan College 4760 Forsyth Road Macon GA 31210</p>	<p>Houston County Board of Commissioners 542-2115</p> <p>Warner Robins City Hall 929-1111</p> <p>City of Perry 988-2700</p>

	800-447-6610	
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