

Ridgeline Homeowner Association Retaining Wall Policy

The purpose of this policy is to define who is responsible for the repair and maintenance of retaining walls. This includes retaining walls that have been installed on common area, owner's lots, and in some cases, retaining walls that are located jointly on common area and on owner's lots.

This policy addresses retaining walls that were installed by either the original developer, the original builder or by an owner.

Retaining walls were installed either to, 1) construct a more level building site, or 2) to create a tiered hillside for building sites, or 3) to protect the road bed or utilities from erosion either onto the road or to protect the road bed, or 4) to protect sidewalks or walkways accessing homes from hillside erosion. Sometimes, retaining walls can serve multiple purposes (1, 2, 3 & 4 above).

Responsibility for Repair and Maintenance:

Retaining walls that are completely on an owner's lot are the sole responsibility of that owner.

Retaining walls or portions of retaining walls that are shared between two owners are the responsibility of the two sharing owners. It is up to the two owners to determine who will be responsible for what portion of the retaining wall.

Retaining walls or portions of retaining walls that are shared by or between an owner's property and the common area that are the sole purpose of providing a building site for the lot of the owner will be the sole responsibility of the lot owner.

A retaining wall that was built on common area in order to enlarge a building area or to provide sidewalk or walkway access to an owner's lot is the responsibility of the lot owner. If a sidewalk is shared by more than one lot owner, then the responsibility for maintenance or repair is shared between the multiple lot owners.

Retaining walls that serve only the protection of the roadbed and in some cases the immediately adjacent utilities will be repaired and maintained by the Homeowners Association.

If there is some question with regard to the responsibility of maintenance or repair of any retaining walls within the subdivision, then the Board of Directors will make the final determination of responsibility.