

# River Pines at Riverside Village

## Permanent Architectural Guidelines

These Architectural Guidelines are promulgated this 20th day of April 2017, pursuant to the Master declaration of Covenants, Conditions and Restrictions for River Pines at Riverside Village.

Architectural Guidelines for River Pines at Riverside Village were originally promulgated on October 21, 1998. River Pines has, since that date, been completely developed and is under the management and governance of the River Pines Homeowners Association. In order to preserve both property values and the attractiveness of the area for all residents, the River Pines HOA has drafted new Architectural Guidelines designed to supplement the Master Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the original Architectural Guidelines to address ongoing maintenance and use and changes to the exterior of their homes or lots.

### I . General Maintenance

Homeowners in our small subdivision are responsible to maintain their property in a manner that will “insure the enhancement and preservation of property values . . . and create a residential development of the highest quality.” CC&Rs introduction. Of the many areas in and around the home that should be inspected regularly to insure that that property is in good repair are:



lawn care



gutters



roofs



trees & shrubbery



fences

	paint
	landscaping
	driveways
	trash container storage
	decks
	playground equipment
	debris & trash removal

## II. Maintenance Violations

Whenever a member of the Board or the Architectural Control Committee (ACC) has been made aware that a property has deteriorated to the point that it is affecting the aesthetics of the community, the ACC will be asked to make an inspection of the property. If the ACC finds the property needs maintenance, the homeowner will be notified and told of the specific violation(s). The ACC will also inform the Board of the violation. If the violation(s) are not corrected within a reasonable period of time (as determined by the Board), the Board will take action as described in the CC&Rs.

## III. Making Changes, Getting Started, Approval Process

### III(A). Alteration Submittals

Before an improvement in River Pines at Riverside Village may be significantly altered, modified, painted, stained or otherwise refinished, whether by excavation, fill, alteration of existing drainage, or the planting, cutting or removal of existing vegetation, shrubs or trees, or any other alteration or modification, such alteration, or modification must be approved by the Architectural Control Committee. Submittals shall be made to the chair of the ACC in writing. (E-mail communications is fine.)

### **III(B). Alteration Approvals and Variances**

The Owner shall be notified of the action of the Architectural Control Committee within ten (10) days or sooner. The alteration approval shall be valid for a period of six (6) months, at which time shall be expired.

The ACC may authorize variance from compliance with the requirements of any conditions and restrictions contained in this Master Declaration, the Architectural Guidelines, or any prior approval when, in the sole discretion of the ACC, circumstances such as topography, natural obstructions, aesthetics or environmental considerations or hardship may so require. All variances must be approved and signed by the ACC chair and the chair of the Board of Directors.

## **IV. Architectural Control Rules**

The following rules are directed for the most part at maintenance and non-structural and landscape modifications. Major construction or reconstruction projects should refer to the original Architectural Guidelines, dated October 21, 1998, which are attached to this document as an integral part and remain in effect. If there are any discrepancies between the two sections, the newer one takes precedence.

### **IV(A). General Maintenance and Landscaping**

Each homeowner shall maintain all Improvements located thereon in good and sufficient repair and shall keep the Improvements thereon painted or stained, lawns cut, shrubbery trimmed, windows glazed, rubbish and debris removed, weeds cut and otherwise maintain the same in a neat and aesthetically pleasing condition.

All damage to any improvements shall be repaired as promptly as is reasonably possible.

Each homeowner should screen or enclose within an approved

structure such service items as garbage and trash containers, firewood, hoses, bicycles, etc. so that it cannot be seen from the street or surrounding homes. Consideration shall be given to the placement of all heat pumps, compressors, spas and hot tub equipment, etc. so that they don't create a visual or audible nuisance to surrounding homes.

No articles, goods, machinery, materials or similar items shall be stored, kept or maintained on a Lot in the required set-back area along a public or private right-of-way or otherwise kept in the open or exposed to public view

Owner shall not permit any Improvement, including any landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition.

#### **IV(B). Roofs**

The roofing materials that may be used are:

1. Cedar wood shakes and shingles
2. Asphalt combination "presidential style" TL-Ultimate triple layer 480-lbs/sq. ft. shingles, Country Grey color or the equivalent.

In all cases, the grey color of the material must closely match the color, texture, and shape of weathered wood shakes and shingles. Physical samples of any of the products, along with a color brochure indicating the proposed selection and color, must be submitted to the ACC for approval before installation.

#### **IV(C). Exterior Lighting**

Written applications for permanent changes in decorative and/or landscape lighting must be submitted to the ACC.

For exterior lighting which can be seen from streets, common area or neighboring building lots should be indirect and the light source may not be visible. Other generally accepted entrance lights on porches and garages may be allowed. Mercury vapor lamps are considered a nuisance and are not allowed. Colored lights are prohibited.

Required minimum: Two recessed can lights controlled by remote photocell to come on at dusk and off at dawn.

Decorative lighting for holiday purposes is allowed between November 1st and January 31st when it must be removed.

#### **IV(D). Mailboxes**

Only the standardized River Pines Mailboxes are approved. Mailboxes are maintained by River Pines HOA. Covers or additions to the mailboxes are prohibited.

#### **IV(E). Service Items**

Each homeowner should screen such service items as garbage and trash containers, firewood, hoses, bicycles, etc. so that it cannot be seen from the street or surrounding homes. Consideration shall be given to the placement of all heat pumps, compressors, spas and hot tub equipment, etc. so that they don't create a visual or audible nuisance to surrounding homes.

#### **IV(F). Fences and Walls**

Fences are allowed in River Pines at Riverside Village Subdivision. The fence shall be standard design. Examples of approved fence types may be obtained from the Architectural Control Committee. Where screened private areas are desired, the Architectural Control Committee will encourage the Owner to treat these fenced areas as extensions of the architecture of the house. Wood fencing is not allowed. Green rod iron fencing is preferred. Privacy screening should be accomplished with landscaping.

#### **IV(G). Mining and Drilling**

No lot shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, steam, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth; provided that

the HOA may, by permit, grant, license or easement, allow the drilling for and the extraction of water for use on the lot.

#### **IV(H). Children's Equipment/Sports Equipment**

Portable basketball stands which can be easily moved, tetherball stands, trampolines, nets, children's toys and other sports equipment must be shielded from neighbor and public view when not in use. After use, the equipment must be moved and stored out of sight. Tents must be removed after 48 hours.

Children's toys and sports equipment shall not be left in the roadway even for short periods of time.

#### **IV(I). Recreational Vehicles. Boats. Trailers. Cars. Campers. Mobile Homes. Commercial Vehicles.**

**IV(I)a. Recreational Vehicles** may be parked only temporarily in the driveway while the homeowner is preparing it for use, cleaning and/or maintenance. Temporary is defined as being no longer than 72 hours per occurrence.

**IV(I)b. Guest Recreational Vehicles:** Recreational Vehicles that are not owned by a River Pines resident are not allowed within River Pines over night.

**IV(I)c. Automobiles:** Vehicles must be garaged or parked in the driveway and not on the street. Allowances are made for temporary street parking to accommodate construction, occasional visitors, and etc. under the judgment of the ACC/Board. Long term storage in the driveway is not permitted. Vehicles must be operable and frequently used. Neighbor complaints and nuisance level will weigh heavily in violation decisions.

**IV(I)d. Commercial vehicles:** must be parked in the garage at all times.

Garage doors should be closed except when open for a temporary purpose, including yard work and outside home maintenance. Garage doors should be closed when the home is not occupied and when there are no activities in and around the garage.