

RULES AND REGULATIONS FOR RIVERMONT

From Restrictive Covenants

Objectives:

The "Declaration of Protective Covenants and Restrictions for Use for Rivermont III" is the reference document used by the Board of Directors for establishing specific policies for Rivermont Garden Homes and Executive Homes. The following Sections and accompanying policies of the Board of Directors focus on *Use Restrictions* (Article VII of these Covenants).

The objectives of these Sections are to 1) **preserve the character of the architecture and landscape design of the Rivermont community as originally planned** and 2) **ensure the peace and tranquility of the neighborhood for all residents. The policies of the Board of Directors are planned to achieve these same objectives.** The great majority of complaints by homeowners to board members and our property manager also have concerned these two objectives.

S.2 Environmental and Architectural Control Committee (p.13):

Policies of Board of Directors:

Rivermont residents may not add, place, or alter a building, other structure, fence or wall on any lot until the proposed change or addition has been approved by the Committee. All requests for additions and changes must be accompanied by construction plans and specifications which describe intended materials, dimensions, colors, and location on the property.

S.12 Nuisance:

Policies of Board of Directors:

1. Given the closeness of homes in the Rivermont community, owners are requested to keep the sound level of televisions, radios, and similar appliances used on porches and in other areas of the residence at low levels so as not to disturb neighbors.
2. Although household pets are appreciated and welcomed at Rivermont; home owners' yards, including back yards of the garden homes, may not be used as animal pens for these pets. Pets are to be kept indoors except for their exercise and waste needs. Barking, fighting, and similar activity by pets must be promptly stopped by pet owners. Pets may not be left in yards unattended or unsupervised (see also S.20).
3. Pet waste should be removed promptly from back yards and other areas of the pet owners' property to prevent odors and poor sanitation in the community.

S.13 Items to be Stored (p.18):

Policies of Director's Policies:

1. Garage doors must be kept closed at all times except when vehicles and other items are being placed in or removed from garages.

2. Boats, trailers, campers, recreational vehicles, and other equipment must be kept within garages. Garage doors must be closed completely to conceal these items.
3. Lawn and household maintenance equipment, garbage cans, garbage carts and similar items must be kept out of view and in the garage.
4. No bicycles, scooters, baby carriages, or similar vehicles and toys or other personal items may remain in the streets or front yards.
5. No basketball goals or other sports equipment may be placed or erected in front yards or allowed to remain in the streets, driveways, or front yards.

S.15 Vehicles (p. 19):

Policies of Board of Directors:

1. Vehicles of owners and their guests and employees may not be parked in front of another owner's home for more than four hours (4); in no instance may parked vehicles impede or prevent access to another's driveway.
2. Passenger cars and light trucks (one ton or less permitted) must be parked in an owner's driveway or garage: Boats, trailers, campers, recreational vehicles, and other equipment must be kept inside closed garages. Partially open garage doors for these items are not allowed.

S. 20 Animals (p.20):

Policies of Board of Directors:

1. All pets while on the streets of the subdivision must be on a secure leash and accompanied by a responsible person. Barking and fighting among dogs is not permitted.
2. Persons walking pets are responsible for removing their pet's droppings from the property of neighbors.

S.21 Rubbish (p. 21):

Policies of Board of Directors:

1. Garage containers and carts should not be placed in front yards or in driveways for extended periods prior to pick up on Tuesdays and Fridays (current garbage pick up schedule for Rivermont Garden homes). Normally, these containers and carts should be placed on driveways no earlier than the evening prior to the day of pick up and returned to garages on the day of pick up.
2. Trash, yard clippings, and other household refuse should not be placed on the street for extended periods prior to pick up on Thursdays (current trash pick up schedule). Normally, these items should be placed at the curbside or in the owner's yard no earlier than one day prior to pick up.