

Rivers Edge Rules and Regulations And Architectural Guidelines

Effective: May 1, 2015

Rivers Edge is a community which has an Architectural Control Committee (ACC) and Board of Directors whose responsibility is to enforce the Architectural / Maintenance and Rules of Use Guidelines and covenants, as explained in the Legal Documents. When you close on your home your real estate agent, or closing attorney, must provide a copy of the Declaration, Bylaws and Articles of Incorporation. If you decide to rent your home, it is the owner's responsibility to ensure the renter receives a copy of all documents. As owner you will be held accountable for the actions, or lack of, of any renters.

This document applies to owners with a permit to occupy their home. The developer and builders, commercial lots and recreational areas are not obligated to the guidelines in this document. The purpose of these guidelines is to maintain a specific appearance and sense of well-being in your community; allowing each homeowner to make minor alterations to their home in order to adapt your home to the needs of your family and your landscaping ideas. While each home will have its own personality, this control will ensure that property values in the community will not be affected by any "non-traditional" actions or improvements.

This document sets guidelines. The ACC and the Board of Directors may determine that the guidelines should not apply in a particular situation. In all cases the ACC and Board shall exercise their own judgment in making decisions. The ACC and Board of Directors may amend these guidelines at any time.

Architectural Control Committee

As part of the review process, you are required to submit the attached Architectural Request Form before altering the exterior of your home or landscape. This form asks for detailed information about the project, diagrams, drawings, photos, rooflines, dimensions, colors, plat plans, types of plantings, and signatures of your neighbors.

The approval of your request does not ensure that your project meets any City, County or State codes, rules, and guidelines. Please contact these agencies to learn what is required of you and to obtain all necessary permits.

After receipt of your request, the ACC will review and respond to you, in writing with an approval or disapproval within 30 days of receipt of the complete request. Any request for which there is no response is approved as requested.

If you disagree with any comments or requests made of the ACC you may contact The Board of Directors and ask for an opportunity to present written appeal of your concerns with them at the next regularly scheduled meeting. At this time they will hear and take into consideration your point of view. They will not be required to make a decision without reviewing the legal documents and discussing the matter with the ACC. You will be informed of the appeal decision as quickly as possible.

Whatever you do, or do not do, within your property lines has an effect on your property values as well as the other homeowners in your neighborhood. The Board of Directors hopes that you will participate in this community in a manner that will sustain your community's intrinsic value, add style and beauty, and enhance the comfort level of the community as a whole. Thank you.

Rules and Regulations

The Rules of Rivers Edge were put in place to ensure that each resident would be able to live in this community and feel welcome, safe, and secure. In addition to the rules covered in the Covenants, your Board has approved additional rules. These rules and regulations do not change or override the Declaration and Bylaws and may be subject to future change

Additions/Changes (See above for more details.)

All external changes to homes and property must have approval from the ACC before any work begins. This includes, but is not limited to the following: changes to doors, windows, landscaping, exterior painting, exterior renovations, color of your home, shutters, front door, gazebos, walkways, retaining walls, exterior lighting, additional patios, raised gardens, vegetable gardens, tree removal, etc. Painting projects not requiring change of color may be completed without informing the ACC. When in doubt, submit a request form.

Conduct

The applicant must ensure that all contractors etc. control the conduct of their employees while working on your home. Loud music, profanity, and other unbecoming behavior will not be tolerated. Monday - Saturday, work must not begin before 7:00 AM and cleanup will be completed prior to 8:00 PM, Sunday work hours are between 8:00 AM and 8:00 PM.

Site Cleanliness

Work sites must be maintained in a clean and orderly manner at all times.

Animals

Inherently dangerous animals, livestock, or poultry of any kind shall not be raised, bred, or kept in or on any lot, common area or facility. Dogs, cats or other household pets, limited to a total of 3 such animals, may be kept in the home.

No stable, poultry house or pen, or other similar structure shall be constructed or allowed on any lot.

When not in the home, dogs, cats and other household pets must be on a leash, be carried or otherwise restrained. Dogs may not be tethered in the yard or remain outside except for reasonable periods of time.

You are responsible for the removal of all of your animal's waste on private and common area property.

Activities

Noxious, dangerous, or offensive activity shall not be carried on/in any home or property nor shall anything be done therein which may be or become an annoyance or nuisance to other residents.

Satellite Dishes

Not allowed in common areas. Requests must be submitted for ACC approval.

BBQ's/Grills

Use with caution. They are prohibited inside the pool area except for an HOA sponsored event.

Basketball Hoops

Permanent in ground hoops must be approved by the ACC before installation. Hoops attached to the home are not allowed.

Bikes

Bikes must not be left on the street, front and side yards, or common areas. Please ensure that all such equipment is stored out of sight.

Clothes Lines

Outdoor clothes lines, of all types, are not allowed in the community.

Construction Materials

Lumber, brick, stone, cinder block, concrete or any other building materials, scaffolding, mechanical devices or any other items used for building purposes shall not be stored on any lot in an exposed location except for the purpose of construction on such lot and shall not be stored on lot for longer than the length of time reasonably necessary for the construction in which the same is to be used.

Decks (other than those provided by the builder)

Decks must receive ACC approval before installation, be in the rear of and complement the home. Decks must meet all building codes as required by the county. The deck itself and any landscaping shall not prohibit proper drainage and shall allow water to flow away from the foundation and your neighbors' yard.

Decorative Flags/ Decorations

Flags are allowed as long as they are not offensive, in any way, to individuals or specific groups. The United States and North Carolina state flags are specifically allowed, but must be flown or displayed properly. Flags must be no more than four feet by six feet. Freestanding flagpoles of any type are not permitted. Flag poles (of a reasonable size) attached to the side or front of the home are allowed.

Enclosures/Screening/Patio

Screened enclosures of any sort must receive ACC approval before installation.

Fences/ Dog Runs

You must receive ACC approval before building all fences and dog runs.

Patio and deck fences shall be between 3 ft. and 6 ft. in height and be located on the edge of either the deck or patio. All structural elements shall face to the inside of the fence.

Yard fences must not be lower than 3 ft. and not higher than 6 ft. at the highest point and follow the natural grade of the land. All fences must be at least 3 inches inside the property line.

Fences may not extend past the middle point of each side of the home unless it is to cover the air conditioning units.

Chain link, wood, and electric fences (except in-ground low voltage pet control) are not allowed.

Please check your recorded plat plan before constructing any fences to identify easements, buffers or other restrictions on your lot. Any fences that are constructed over an easement, buffer or other restriction shall be done at the owner's risk and must be removed upon request by the easement/buffer owner.

Fencing in some locations, especially along roads, will require the installation of additional landscaping. The ACC will address the need for this on an individual basis.

Garages

When not in use, garage doors shall be left in a closed position.

Garbage Cans, Etc.

All garbage cans, hot tubs, spas, and related equipment, and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property.

All rubbish, garbage and trash shall be regularly removed and shall not be allowed to accumulate.

Do not put furniture, metal, construction debris, etc. at the curb; call your local waste provider to make arrangements for removal.

Mailboxes

Mailboxes shall be maintained by each homeowner. Contact your builder or the ACC for replacement mailboxes. You must use the standard Rivers Edge mailbox.

Noise: Music/TV/Auto/Animal/Etc.

Each person has their own tolerance level for noise. Please keep your "sounds" to a level that it will not travel to the homes of other residents.

County noise ordinance regulations will be enforced.

Parking

On street parking is limited to guests of residents. Personal vehicles should be parked in the garage and driveway.

Current registration and tags must be visible; automobiles may be towed at the owner's expense.

Recognizing that many residents have small businesses, work from home, or are provided transportation vehicles by their employer, requests to park vehicles that have company or business names and/or signage may be made to the ACC. These requests will be reviewed on a case by case basis.

Patios/Balconies

Only patio type furniture may be kept on balconies, decks and patios.

Play Equipment

Such equipment must blend with the natural surroundings, shall be an appropriate size for the backyard and shall be screened, with landscaping or fencing, from the street and neighbors. ACC approval required.

The equipment must be in good working order and shall be maintained at all times. Broken, rusted, or non-used equipment must be removed.

Vehicles

Inoperative, abandoned or non-licensed vehicles, of any type, shall not be stored on any lot, common area, or street within the community. Only very minor motor vehicle maintenance is permitted on your lot within the community. Repairs may not be made on common area or on any street.

Boats, trailers, campers, commercial and all other similar vehicles may not be parked in the street. They may be parked in a garage or area completely screened from the street and adjoining lots.

Any boat, motor home, trailer, or recreational vehicle shall not be parked in the driveway, lot, or adjacent street for longer than five continuous days without the written permission of the Board of Directors. Without approval, the above vehicles will be subject to removal upon written notification from the Association, at the owner's expense. Exceptions may be made for small personal trailers that are frequently used on a case by case basis.

Sheds/Out Buildings/Animal Houses

All such buildings visible from the street or any adjacent neighbor lots must receive ACC approval before installation, be built in proportion to the yard and primary residence, using the same exterior materials of the house and/or be painted using the same color scheme.

- Sheds are defined as outbuildings having a maximum floor area of 240 square feet. The minimum roof pitch of a shed shall be 6:12.

- Sheds shall be built on a concrete slab, or concrete footings must be used in all corners. Sheds not built on a concrete slab must be girded in order to hide footings. Please submit plans for girding in architectural approval.
- Outbuildings having floor areas from 241 to 1500 square feet are defined as detached garages. Detached garages shall not exceed 1500 square feet. The minimum roof pitch of a detached garage shall be 10:12.
- Outbuildings shall be sided with HardiPlank, same as used on the primary residence. Decorative brick or stone is encouraged but not mandatory.
- Outbuildings shall not be built with gambrel (barn style) roofs. Such roofs are not consistent with the style of our homes.

Such buildings must be maintained, doors must remain closed when not in use, located in the back yard and screened from view with large shrubs. Any building in disrepair must be removed from the property.

Signs

Signs, except one "for sale" or "for rent" sign, shall not be displayed to the public from any home without the prior written consent of the Board of Directors.

One political sign, no larger than 24"x 24", may be displayed within the period 45 days prior to, and 7 days after an election. One sign announcing garage sales may be placed at the home for no more than 48 hours.

Speed Limit

The speed limit while in the community is as posted or not more than 25 miles per hour.

Storage Tanks

No exposed above ground tanks will be allowed. Please refer to your legal documents for additional information.

Each unit owner and resident shall comply with the Covenants and the Rules voted on by the Board of Directors. Failure to do so could result in fines and legal costs.

If you disagree with any ruling, you may appeal it at the next Board meeting. Please contact your Board president for date, time and location and agenda. However, until the situation is resolved, all fines will remain in place and the decision will be considered final.