



Riverchase Townhome Owners Association Covenants Summary and Quick Reference

The following summary of the Riverchase Townhome Owners Association By Laws Covenants and the Riverchase Residential Association Covenants and By Laws is intended as a quick reference guide and a clarifying document. This document is not to be considered exhaustive. The original documents should be consulted for a more in-depth description of the restrictive covenants and by laws. For a complete copy of these documents, please email your request to TheRTOA@gmail.com

FENCING

All fencing must be approved by the RAC. If the fence extends beyond the side of the house, landscape screening may be required.

GARBAGE AND RECYCLING CONTAINERS

Containers may be placed in the open on any day that pick-up is made. At all other times such containers must be stored in such a way so that they cannot be seen from adjacent and surrounding property.

HARMONIOUS BLENDING

The maintenance and painting of each townhome must not disrupt the harmonious blending of the original architectural plan of the townhome community.

- Front doors must be solid.
 - Front doors must be one of these Benjamin Moore Colors
 - Black (HC-190)
 - Heritage Red (HC-181)
 - Tarrytown Green (HC-134)
 - Coastal Path (AF-380)
- Outside color of all siding and trim must be Benjamin Moore Coastal Path (AF-380)
- Outside light fixtures must be approved by the RAC prior to installing
 - The color of the fixture must be black or bronze
- Roofing shingles must be architectural and ridge vents are allowed
- Storm doors must be approved by the RAC before installation.
 - They must have a metal frame painted black or the same color of the door.
 - No ornamental or security doors are allowed.
- No signs of any kind are allowed on any lot except one five (5) square foot sign advertising property for sale.
 - One security sign is permitted and shall be located in a shrubbery bed, mounted near ground level. Small security stickers may be placed on home windows as long as they do not detract from the overall harmony of the area.
- Appropriate holiday decorations may be displayed for a 30-day period of time before the holiday and must be removed no later than 15 days after the holiday.

HOSES

When not in use, hoses must be stored in a location not visible from the street. Hose boxes of a subdued color may be used if located within 2 feet of the hose bib. Hoses must be a subdued color.

LANDSCAPING

Approval of the Riverchase Architectural Committee (RAC) should be obtained prior to making any changes to landscaping.

All homeowners are responsible for maintaining a neat appearance of all landscaping visible to the public.

Regular maintenance includes:

- Regular mowing of grass and removal of grass clippings
- Treatment to control weeds
- Pruning of trees and shrubbery
- Edging grass along the curb or gutter, walkways, sidewalks, and natural areas
- Regular removal of leaves from the front lawn
- Regular refreshing of mulch

Curbs and gutters must be kept free of grass clippings, leaves, pine straw or other debris

Rocks, landscape timbers, or cross ties cannot be used as a border or as edging.

Natural areas must be covered with pine straw or natural colored bark and maintained free of weeds, sucker growth, and underbrush in areas not covered by sod.

All front and side yards are required to be solid sodded.

No trees can be removed without prior approval of the RAC. Trees removed must be replaced with another tree.

PARKING

Any and all vehicles must be kept within the parking pad or within the areas that are designated in the recorded maps and plot plans of the subdivision as "parking areas." All vehicles parked in the subdivision must be in good working order and cannot be covered with tarps or any other type of covering.

Townhome owners are only allowed to park on the street in front of their own home during the day for brief loading/unloading and never overnight. Overnight parking on the street is allowed for guests on a temporary basis. Temporary basis is defined as overnight parking (10 pm – 6 am) occurring less than 7 days in a calendar year (January 1 – December 31).

No commercial vehicles can be parked on any residential property unless they are parked in an enclosed garage. Commercial vehicles are defined as a truck or van with any type of lettering, logo, advertising, decals, or specialty paint jobs used for commercial purposes. This does not include temporary parking while providing commercial services to a homeowner.

YARD FIXTURES

Flowerpots are only allowed on the porch, not on sod or in natural areas. They can be no taller than 30 inches, must be subdued or neutral in color, and be in good taste. They can only contain healthy flowers and/or plants and be free of weeds.

No yard art is allowed. Yard art is defined as anything in a yard other than one bench (with seating no taller than 24 inches) including but not limited to birdbaths, birdfeeders, fountains, sculptures, iron pieces, etc.

Each townhome owner shall keep their property in good repair.

Before commencing any construction or alteration to the townhome, approval by the ARC and the RTOA board of directors is required.

If in the opinion of the Association, any lot owner fails to perform regular maintenance or violates any covenants, after thirty (30) days written notice from the Association to the lot owner to remedy the violation, the Association has the right to employ a company to enter the lot and correct the violation at the expense of the lot owner.

No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Violation of any covenant is considered noxious and offensive.

Enforcement of the covenants shall be by fines levied against the homeowner. When the fines accumulate to \$500 a lien will be placed against said property. If/when the fines accumulate an additional \$500 (\$1,000) a judgement will be sought.