

RIVER RUN HOMEOWNERS ASSOCIATION - RULES AND REGULATIONS

1. No sheds, barns, doghouses, dog runs, sport-courts, or other structures are allowed on any lot, other than containers located on the patio or deck for grills, tools and toys.
2. Changes or additions related to permanent structures including gazebos, brick barbeques, driveways, decks, roofing, fences, walls, hot tubs, swimming pools and sports courts must conform to guidelines within the Association Covenant and Restrictions or Architectural Guidelines(available on Association web-site).
3. No construction on a lot or alteration of any existing structure on any lot, including paint color, may be undertaken until the proposed work is approved by the Architectural Review Committee(ARC). Architectural Guidelines provide for relevant requirements and established standards. An Architectural/Landscape Improvement form needs to be submitted to ARC. Guidelines and form are available on Association web-site. Variances to established standards will be considered on case by case basis by ARC.
2. No skate ramps, basketball hoops or rails shall be permitted in the streets.
3. No signs shall be installed on the home, garage, on the perimeter berms or in the entrance areas to the Subdivision, except as required by local government or for notice of RRHOA meetings. Only one "For Sale" sign per lot is allowed and only in the front yard of the lot. "For Sale" sign must be removed within one week of closing. Political signs not greater than three square feet each in size are only permitted in the front yard of the lot and must be removed immediately following election to which they pertain. Political signs must also comply with all local governmental ordinances applicable thereto. "Recognition" signs for baby announcements, student graduations, etc. will be allowed for one week. No large "Recognition" balloons will be allowed.
4. Fence sections, which can be viewed from the street within the subdivision, must have fifty percent (50%) of the surface area masked by evergreens, shrubs, trees or flowers. Evergreens and shrubs must be installed that have an initial height of forty percent (40%) of the height of the fence.
5. Trash, garbage, lawn bags or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste materials is to be collected and removed. Containers must have lids affixed when put out for collection. Cans and yard waste shall not be put out for collection prior to 7:00 PM the night before collection or per local government ordinances.
6. Playground equipment may only be installed in the rear yard of the lot and not in the side or front yards.
7. No metal playground equipment shall be installed.

8. The front yard and side yards, including the parkway, must be sodded within two(2)weeks of conveyance of title from the Covenanter to the initial purchaser, unless the weather prohibits installation of sod, in which case, it must be installed within the first two (2) weeks when weather conditions are appropriate.

9. All yard area or vacant lots must be either sodded or seeded for grass. Areas not sodded in the front and side yard must be landscaped with bushes, flowers and appropriate ground cover.

10. The Landscaping Subcommittee must approve any plantings on berm initiated by a homeowner on adjacent lot. An Architectural/Landscape Improvement form needs to be submitted to Landscape Subcommittee, and is available at Association web-site.

11. Mailboxes may be installed without approval of the ARC or the Board of Directors provided that:

i) The bottom of the mailbox is no lower than forty inches (40") from the ground;

ii) The front of the mailbox is eight inches (8") from the back of the curb;

iii) The box is earth tone in color, if plastic;

iv) Made of cedar, if wood, and

v) No pipes, railroad ties or I-beams are used.

vi) All mailboxes must meet federal and local governmental regulations.

12. No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots.

13. No bicycles, carriages, or other articles shall be stored and left visible on any lot except when in use.

14. No trailers, boats, tractors, trucks, motorcycles, mobile homes, or other vehicles of any type whatsoever are to be parked, stored, or left unattended, permanently or temporarily, on any of the lots, except in the garages on the lots; provided that the operable automobiles being used by the owners, occupants, and their invitees of the lots may be parked on the owners' driveways and public streets as permitted by law.

15. No lots shall be used for other than residential purposes. No trade, business, or commercial enterprise of any type whatsoever shall be permitted or maintained