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River Park Ranch

Declaration of Covenants, Conditions and Restrictions

Property Owner Guidelines

River Park Ranch Declaration of Covenants, Conditions and Restrictions Property Owner Guidelines

COMPLIANCE GUIDELINES

To assist the individual Property Owner (PO) in their efforts to comply with the River Park Ranch Declaration of Covenants, Conditions and Restrictions (DCCR), the following guidelines have been developed for use. These Guidelines represent actions needed by each PO to comply with the specific DCCR requirements as stated in the DCCR documents and as interpreted by the River Park Ranch Property Owners Association Board of Directors (Board)..

The Guidelines are formatted by DCCR Section with the requirements shown as well as specific details used by the Board and by the Management Company to conduct scheduled compliance surveys. Compliance surveys are completed every two (2) weeks. Potential violations are recorded during the survey but no action taken if a potential violation is noted for the first time. During the next survey, potential violations are again recorded and if prior observations are confirmed in a second survey, a DCCR violation is deemed to exist. All such DCCR potential violations are noted and identified to the Board for review and verification prior to being finalized in a report presented for approval to the Board. Once this report is approved, all violations are entered into the management company DCCR Compliance Database. Each violation is tracked from inception to completion using the DCCR Enforcement Process and a historical record is maintained for each property within RPR.

Failure to comply with the River Park Ranch Declaration of Covenants, Conditions and Restrictions (DCCR) can result in fines and penalties as shown in the Fines and Penalties Schedule available on the RPR web site. Use of these guidelines is intended to promote consistency in application of the DCCR. Section III of the DCCR is the control document for enforcement and these survey guidelines are to be used to supplement the enforcement efforts and in no way are designed to replace or take precedence over the recorded DCCR document.

SECTION 3.01

**Section covers single family construction requirements and restrictions for all lots or composite building sites within RPR.
All activities require pre-approval by the ACC.**

REQUIREMENTS

SPECIFICS

- Main dwelling unit (MDU)
 - Only one MDU allowed per lot
 - Minimum 2400 sq. ft livable space (excludes porches, garages, unfinished attics, etc.)
 - Construction using new material only – no metal siding allowed
 - Exterior construction must be complete within 12 months of start
 - Required to have minimum 2 car garage (attached or detached)

Approval required by ACC before any improvements are started on any property within RPR

(Note: start date defined as date on which foundation form work initiated)

- Guest / Servant quarters (GH)
 - One GH allowed per lot
 - Minimum 750 sq. ft. livable space (excludes porches, garages, unfinished attics, etc.)
 - Construction using new materials only – no metal siding allowed
 - Required to be of equivalent and harmonious construction, design and colors to the MDU
 - Construction allowed during or after MDU construction commenced
 - Construction must be complete within 12 months of start (start date defined as date on which MDU foundation form work initiated)

Approval required by ACC before any improvements are started on any property within RPR

SECTION 3.01 Section covers single family construction requirements and restrictions for all lots or composite building sites within RPR. All activities require pre-approval by the ACC (continued).

REQUIREMENTS

SPECIFICS

• Other outbuildings (OB)

- Includes workshops, barns or other such structures
- Construction using new materials only
- Required to be of equivalent and harmonious construction, design and colors to the MDU
- Construction allowed during or after MDU construction commenced
- All outbuildings must be erected on the lot such that they are no closer to the street fronting the lot than a line drawn across the lot at the rear of the MDU
- Construction must be complete within 12 months of start

Approval required by ACC before any improvements are started on any property within RPR

(Note: start date defined as date on which foundation form work initiated if built as part of the MDU application or within 12 months of approval if built as stand alone project)

• Construction timing

- Detached garage, workshop or barn may be built prior to MDU
- If done so, MDU construction must commence within 2 years if located in RPR Section One or Three and 5 years if located in RPR Section Two

Approval required by ACC before any improvements are started on property within RPR

SECTION 3.01 Section covers single family construction requirements and restrictions for all lots or composite building sites within RPR. All activities require pre-approval by the ACC (continued).

REQUIREMENTS

SPECIFICS

• Building Use

- No building or lot may be used for commercial use of any kind
- Home office allowed with restrictions
 - No signs allowed
 - Maximum 3 client visits per day

No commercial vehicles other than those used by the PO in daily commuting may be parked or stored on any property within RPR

• General Restriction

- All lots located within the 594 acre tract (RPR Sections Two and Three) are required to have underground utilities
- Exceptions only as noted in specifics

Above ground power source may be used on those lots where such power source exists but service to any structure on any such lot must be run underground from the source

SECTION 3.02 Section defines “Composite Building Site” and notes requirements for same.

REQUIREMENTS

- Available to owners of multiple, adjacent lots
- Must petition ACC for composite lots designation
- Lots may be subsequently subdivided as long as resulting frontage of any lot equals or exceeds minimum frontage of all lots in same block
- All lot setback and easement requirements remain applicable to new lots as designated (i.e. if combining lots, set backs applied to outer lot boundary lines of combined lots; if subdividing, set backs applied to new boundary lines of each lot)

SPECIFICS

PO must submit a request for a composite lot designation and such request must be approved by the ACC for the PO to receive this designation. Composite lots will be assessed a single annual maintenance fee

SECTION 3.03 Section defines development set backs and utility requirements required for each lot.

REQUIREMENTS

- All lots in RPR Section One have a minimum 75 foot building line set back from the front property line adjacent to any street.
- All lots in RPR Sections Two and Three have a minimum 100 foot building line set back from the street easement boundary line
- All lots have a required minimum building set back of 25 feet from any side or rear property boundary line
- All barns used for agricultural or livestock (regardless of RPR Section) require a minimum building set back of 45 feet from any side or rear property boundary line
- All lots require septic sewer system (in compliance with applicable laws and regulations), electric and water service.

SPECIFICS

Approval required by ACC before any improvements are started on any property within RPR

County and State requirements for installation, use and maintenance of all septic systems must be met including all quarterly inspections, chlorine treatments, monitoring reports, etc.

SECTION 3.04 Section defines requirements for construction of building foundations.

REQUIREMENTS

- Pier and beam foundations or concrete slab foundations allowed
- Alternative foundation designs require ACC approval
- Sealed drawings on all foundations regardless of type required or a signed waiver must be processed as part of construction application package
- Pier and beam foundations required to have brick or stone skirting

SPECIFICS

Approval required by ACC before any improvements are started on any property within RPR

SECTION 3.05 Section defines requirements for all driveway and/or entrance to all lots.

REQUIREMENTS

SPECIFICS

• Driveways

- May be constructed of concrete, asphalt, gravel, iron ore, or crushed rock
- At a minimum, the first 40 feet (as measured from the existing street boundary line) of any driveway must be paved with concrete

Access to any lot must be made via a culvert (if required by county). Driving into or through established ditches is prohibited.

(Note: for the purposes of enforcement, a driveway is defined as that entrance used to ingress or egress from an improved lot and on a frequent and regular basis.)

• Culverts

- If required by the County, must be of sufficient size and placed in a manner to meet all County requirements
- Must be constructed with a concrete headwall on each end of the culvert

All culverts on developed lots must have 40 feet of concrete paving as measured from the existing street boundary line. All other culverts must be removed and the ditches cleared.

(Note: for the purposes of enforcement, the presence of a culvert on an improved lot is considered to constitute a driveway and is thus subject to the concrete paving requirement note above.)

SECTION 3.06

Section defines requirements for all mailboxes erected on any

lot

REQUIREMENTS

- Mailboxes are to be of the same type and exterior of the MDU design
- Installation in approved location required by completion of main residence
- Must meet requirements of the US Postal Authorities
- Temporary mailbox is allowed during construction of the MDU

SPECIFICS

Mailbox design and placement approval by the ACC is required before any construction.

Must be removed after completion of MDU and replaced with an ACC approved design to qualify the PO for refund of their building deposit

SECTION 3.07 Section outlines the use of temporary structures on any lot within RPR.

REQUIREMENTS

- Use of temporary structures as residence is not allowed at any time on any lot
- Builder exception if 10 or more lots owned and for sale
- Such a building must be at least 750 sq. ft.

SPECIFICS

Includes temporary, portable buildings as well as travel trailers and motor homes or coaches.

No longer applicable

No longer applicable

SECTION 3.08

Section defines water supply requirement for each lot.

REQUIREMENTS

- Each lot required to have private water well as primary source of water
- Must meet state and county requirements for private use
- Tank and pump must be hidden from the street

SPECIFICS

None

As viewed from front of MDU. If the PO has opted to plant bushes or plants to act as a screening fence, total concealment must be achieved within 12 months of the planting to avoid further compliance enforcement

SECTION 3.09

Section defines sanitary sewer requirements for each lot.

REQUIREMENTS

- No outside, open or pit type toilets permitted in subdivision
- All dwellings constructed must have sewage disposal system
- Must be installed before occupancy
- Must meet all requirements of the appropriate governing agencies

SPECIFICS

County and State requirements for installation, use and maintenance of all septic systems must be met including all quarterly inspections, chlorine treatments, monitoring reports, etc.

SECTION 3.10 Section deals with walls and fences and outlines location restrictions, design criteria and approval requirements.

REQUIREMENTS

SPECIFICS

• Construction and location

- All walls and fences require approval by the ACC prior to construction
- No wall or fence shall be closer to the front street property line than the easement boundary line
- No wall or fence shall be closer than the lot boundary line to the side street lines
- Unless otherwise permitted within the DCCR, no wall, fence or other improvement may be constructed on any easement

Approval required by ACC before any improvements are started on any property within RPR

• Materials accepted

- All walls and fences which face any street will be constructed of three (3) rail vinyl white fence
- All other fences may be constructed of ornamental iron, wood, vinyl, masonry, four strand barbed wire or slick wire
- No fence will exceed 6 feet in height
- No chain link fences allowed

Three rail, white vinyl fence required only at street boundary line

• Dog run exception

- May be chain link but must be hidden from street
- Dog run must be ACC approved before installation

• Developer had right to construct walls and fencing as desired on lots facing Ruel Road and Old Hempstead Road regardless of location restrictions

Approval required by ACC before any improvements are started on any property within RPR

No longer applicable

SECTION 3.11

Section prohibits offensive activities on any lot.

REQUIREMENTS

- Activities not allowed
 - No activity allowed to be conducted on any lot that is not related to single family residential purposes
 - No noxious or offensive activity of any sort allowed
 - Exception – normal activity associated with home sales is allowed

- Other restrictions
 - No exterior speakers, horn, whistle, or bell or other sound device allowed on lot except for security and fire alarms
 - Security and fire devices used solely for that purpose are allowed

- Most visible nuisance and/or annoyance activities are covered within the DCCR, but some issues may not be discovered during the scheduled community inspections. Other examples of possible nuisance and/or annoyance are:
 - Unseen storage of trash or refuse on a lot, burning of same as well as other offensive, noxious materials.
 - Lack of general maintenance items such a mowing, stump and dead tree removal, etc.
 - Fence maintenance and repair.
 - Animal husbandry issues such as un-kept pens/corrals/pastures, odor control, etc.
 - Maintaining allowed animals on lot.
 - Loud music, fireworks, gatherings, and like activities past 10:00 PM.

- **POA has sole and absolute discretion as to what constitutes a nuisance or annoyance.**

SPECIFICS

Includes any nuisance, annoyances and commercial activity other than “home offices” which are covered in Section 3.01

An environment of DCCR compliance and good neighbor relations is the desired goal for RPR. Addressing nuisance or annoyance activities, a joint responsibility of both the property owners as well as the POA and the management company.

Neighbors are expected to discuss any such activities that are felt to fall under this designation with their neighbors to which the activity is associated. Being a good neighbor involves respecting all owners who make up the community and consideration for each other. The preferred handling of any concern by any owner pertaining to the activities of others in the community is for a respectful discussion and resolution among the parties involved.

Should the neighbor discussion not resolve the activity in question, or in the case that the complaining party wishes to remain anonymous, the concerned owner should contact a Board Member to discuss the offending activity. The Board will work with all owners involved to resolve the issue.

As a last resort should no resolution be reached after completion of the above discussions formal notification and enforcement procedures will be initiated through the management company.

SECTION 3.12 Section details garbage and trash disposal restrictions and requirements for all lots within subdivision.

REQUIREMENTS

- Storage
 - Dumping of garbage, trash or other refuse on any lot is not allowed
 - Dumping of garbage, trash or other refuse on any adjoining land where a nuisance to any residence of the subdivision is created is not allowed
 - No lot may be used or maintained as a dumping ground for rubbish

- Disposal
 - Trash, garbage or other waste not allowed to accumulate
 - Must be disposed of regularly
 - All equipment for the storage or disposal of such material must be kept in clean and sanitary condition
 - All equipment used for the storage or disposal of such material must not be visible

SPECIFICS

Lots must be clear of accumulated trash including land clearing refuse, construction materials, etc. Temporary storage of such debris is limited to 30 days after activities that generated such debris is completed. Clearing of any lot requires prior ACC approval. Approval for general ongoing lot maintenance that generates such debris is not required

As viewed from the street in front of MDU

SECTION 3.13

Section outlines restrictions associated with the storage of junk motor vehicles.

REQUIREMENTS

- Vehicles
 - No junked motor vehicles allowed on any lot
 - No accessories, parts or objects used with cars, boats, houses, trucks, trailers, house trailers or the like allowed to be kept on any lot
 - May be kept in garage or other structure approved by the ACC

(Note: for purposes of enforcement, a junk motor vehicle is defined as one without a current, valid state vehicle inspection sticker, license plate and valid insurance coverage.)

- Other Junk
 - No junk of any kind or character can be kept on any lot
 - No dilapidated structure or building of any kind or character can be kept on any lot

SPECIFICS

Private trailers, trailered boats and personal RV's are permitted. PO's are encouraged to store any such vehicles inside garages, workshops, barns or off site facilities. If stored on their lot, PO's must ensure any such vehicles are stored so that they are not visible as viewed from the street in front of the MDU and are hidden from view from surrounding properties as much as possible through the use of screening plants, existing buildings, etc. In any case, no such vehicle is allowed to be stored closer to the street fronting the lot than a line drawn across the lot at the rear of the MDU.

Includes junk, trash or other refuse stored on private trailers

SECTION 3.14 Section covers restrictions for satellite dishes, clotheslines, garbage cans, air conditioning units, propane tanks and other items as noted.

REQUIREMENTS

SPECIFICS

- Satellite dishes
 - Maximum 24 inches in diameter allowed
 - Require ACC approval before installation
- Clotheslines
 - All outside clotheslines of any kind are not allowed
- Other items
 - Propane tanks must be hidden from street
 - Air conditioning units must be hidden from street
 - Garbage cans must be hidden from street

(Note: garbage cans and receptacles must be stored out of site as viewed from the front of the MDU. Empty cans and receptacles must be removed from the street within 24 hours of trash service pick-up.)

As viewed from front of MDU. If the PO has opted to plant bushes or plants to act as a screening fence, total concealment must be achieved within 12 months of the planting to avoid further compliance enforcement

SECTION 3.14 Section covers restrictions for satellite dishes, clotheslines, garbage cans, air conditioning units, propane tanks and other items as noted.

REQUIREMENTS

SPECIFICS

- Solar Energy Devices
 - Use of all solar energy devices is allowed but requires written ACC approval prior to installation. All such installations are subject to the following restrictions:
 - No such device that threatens public health or safety, violates a law or voids material warranties due to installation are allowed.
 - Solar devices must be located on the roof of the residence or other structure, fenced in yard, patio or other location as specified by the ACC. Device must be entirely on the owner's property. Alternate locations may be approved by the ACC if such location results in devices receiving more than 10% production over the ACC designated location.
 - If located in fenced yard or patio area, solar device must be lower than the fence line surrounding the yard / area.
 - Solar panels, if used, may be no higher or wider than the roofline of the structure it is mounted on, and the top edge of the solar panel must be parallel with the roofline and conform to the slope of the roofline of the structure upon which it is installed.
 - Solar panel frames, brackets, wires and pipes may be silver, bronze or black in color.

The POA may not withhold approval for installation of a solar energy device if the stated requirements are met unless they determine in writing that placement of the device constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance. **Written approval of the proposed placement of the device by all property owners of adjoining property will be required to ensure no such condition is created with the installation.**

SECTION 3.14 Section covers restrictions for satellite dishes, clotheslines, garbage cans, air conditioning units, propane tanks and other items as noted.

REQUIREMENTS

SPECIFICS

- Flags and Flag Poles
 - Owners may display a United States Flag, a Texas State Flag, or a replica flag of any branch of the United States Armed Forces and are allowed a flag pole for the purpose of displaying such flags subject to the following rules:
 - United States Flag must be displayed in accordance with 4 U.S.C. Sections 5-10.
 - The Texas Flag must be displayed in accordance with Chapter 3100 of the Texas Government Code.
 - A flag pole, whether attached to a dwelling or freestanding, must be constructed of permanent, long-lasting materials with a finish appropriate to the materials used in the construction of the flag pole and harmonious with the dwelling.
 - The flag display must conform to all setbacks, easements and zoning ordinances and requirements.
 - Flags and flag poles must be maintained in good condition; flags and poles that are deteriorating or represent an unsafe condition must be repaired, replaced or removed. If used, all external flag pole halyards must be secured to prevent noise.
 - Flag poles are limited to two per lot, may not exceed 20 feet in height, and may be placed only on owners property.
 - Placement of the flag poles or display, flag size, and any proposed lighting must be approved by the ACC prior to construction or display.

Flag poles and displays constructed before July 1, 2013 are exempt from these rules and regulations.

SECTION 3.14 Section covers restrictions for satellite dishes, clotheslines, garbage cans, air conditioning units, propane tanks and other items as noted.

REQUIREMENTS

SPECIFICS

- Rain Barrels
 - The construction and installation of rain barrels or water harvesting systems is allowed on an owner's property subject to the following rules:
 - All such installations require written ACC approval prior to installation and construction.
 - The barrels or system must be of a color that is consistent with the color scheme of the owner's home.
 - The barrels or system cannot be located between the front of the owner's residence and an adjoining or adjacent street.
 - No barrel or system may display any language or other content that is not typically included on the item when it is manufactured.
 - The size, type, materials and manner of screening for barrels and systems that are visible from the street, another lot or common area must be approved by the ACC prior to installation.
 - The owner's property must be large enough to install and support the barrels or system.

Written approval of the proposed placement of the devices by all property owners of adjoining property will be required to ensure no such condition is created with the installation

SECTION 3.15 Section details controls and limitations for use of signs and religious displays within subdivision.

REQUIREMENTS

- Signage restriction
 - No signs, advertisement, billboard or advertising structure of any kind may be erected or maintained on any lot without the consent in writing of the ACC
 - Home sale/rent signs exempted
 - Maximum 48 inch, square sign allowed
 - Advertisement for sale or rent of home only
 - Builder sign(s) exempted
 - Reasonable signage allowed
 - Sale of new homes constructed by builder only
 - Political sign(s) exempted
 - PO may display on his/her property one or more signs advertising a political candidate or ballot item for an election provided that:
 - Sign(s) may be displayed on or after the 90th day before the date of the election to which the sign relates. Signs must be removed by the 10th day after that election date.
 - Signs must be individually mounted and not affixed to any building, fence, vehicle, trailer, or other structure on the property.
 - Only one sign per candidate or ballot item is allowed.
 - No sign(s) is allowed that contains language, graphics, or any display that would be offensive to the ordinary person.
 - No sign(s) may be used that incorporate music or other sounds or by streamers or other such material that is otherwise distracting to motorists.
 - Board and ACC have right to remove any prohibited signage without any liability for trespass or other tort arising from such removal

SPECIFICS

A maximum 48", square sign equates to a **square** sign that is 4 foot wide and 4 foot tall. Signs equal to this dimension or smaller are compliant with this restriction.

SECTION 3.15 Section details controls and limitations for use of signs and religious displays within subdivision.

REQUIREMENTS

SPECIFICS

- Religious Displays
 - All property owners within River Park Ranch may display one or more religious items on their entry door or door frame. Such displays must be motivated by the owner or resident’s “sincere religious belief” and are subject to the following rules:
 - The religious item cannot threaten public health or safety, nor may any such item violate the law.
 - The religious item cannot contain language, graphics or other display that is patently offensive to a passerby or neighbors.
 - The religious item must be located on the entry door or entry door frame and cannot extend past the outer edge of the door frame of the dwelling.
 - The maximum space allotted to a religious item or combination of religious items shall be no more than 25 square inches.
 - The POA may remove any item or items that do not conform with these requirements or state statute.

Maximum 25 square inch space equates to an item approximately 5 inches wide and 5 inches tall. Displayed items on the door or door frame as noted that are equal to this dimension or smaller are compliant with this restriction.

SECTION 3.16 Section outlines number and type of animals allowed to be kept on any lot.

REQUIREMENTS

- Non-FFA or 4-H animals are allowed in subdivision with the following restrictions:
 - Three (3) ordinary household pets (maximum)
 - Three (3) cows for each full five acres owned
 - Requires fencing of an approved manner is provided
 - Fencing requires ACC approval
 - One (1) horse per each acre owned
 - No swine or fowl are allowed except for FFA or 4-H projects (see next item)
 - Maximum of five (5) large animals on any five (5) acre tract are allowed
- FFA or 4-H animals are allowed in subdivision with the following restrictions:
 - FFA or 4-H member must be a member of the property owner's family
 - Maximum three (3) animals per FFA or 4-H member are allowed provided:
 - FFA or 4-H Member must be under the age of 19
 - Person must be a bona fide member of FFA or a 4-H club
 - Lot kept clean and in a sanitary and odorless condition
 - Animals may be kept on lot for the sole purpose of raising such animal for competition or as part of a club project
 - Each animal shall be kept in a sightly pen or other enclosure

SPECIFICS

For purposes of compliance, ordinary household pets are considered to be domestic dogs or cats kept in outbuildings, barns or outdoors on the PO's lot. Pets which remain inside the MDU are not included in the maximum three (3) pet limitation. All outside pets must be maintained on owner's lots behind physical or .electronic fence and in accordance with all applicable county laws.

Large animals are defined as any allowed animal other than ordinary household pets as defined above

Prior to any family member's participation in FFA or 4-H activities, PO's are required to submit documentation detailing any family member(s) participation. This documentation must include the name of the school, supervising teacher, dates the program will begin and end, type of animal(s) involved and the teacher's signature.

SECTION 3.17 Section covers logging or mineral development on any lot within the subdivision.

REQUIREMENTS

SPECIFICS

- Logging
 - No trees 4 inches or larger in diameter may be cut down without prior written consent of the ACC.
 - Thirty (30) foot greenbelt around the entire perimeter of the subdivision must not be mowed or cleared at any time without the approval of the ACC
 - Except for building sites, all timber removal must have ACC approval
- Mineral development
 - No derricks or other structures designated for the use of boring for oil or natural gas shall be erected, maintained or permitted upon any lot

SECION 3.18 Section defines controls placed on drainage and drainage facilities within the subdivision.

REQUIREMENTS

SPECIFICS

- Natural established drainage patterns may not be impaired by any person or persons
 - Streets
 - Lots
 - Roadway ditches
- Driveway culverts must be a sufficient size as to afford proper drainage of ditches without backing water up into ditch or diverting flow
- Breaking of curbs (as required for driveway installations)
 - To be done in a good and workmanlike manner
 - Must be re-cemented without hindrance to drainage
 - Work subject to inspection and approval of the ACC

SECTION 3.19 Section details lot maintenance requirements and gives examples of some but not all items to be considered in application of the control as well as resolution and fines applicable to lack of compliance with requirements.

REQUIREMENTS

SPECIFICS

- General maintenance of lots
 - All lots (specifically including any detention area easement) shall be kept at all times in a neat, attractive, healthful and sanitary condition
 - All weeds and grass in cleared open yard areas must be mowed
 - Other items to be considered
 - Prompt removal of litter, trash, refuse, and wastes
 - Lawn mowing (in cleared open yard areas outside natural vegetation areas)
 - Tree and shrub pruning (outside natural vegetation areas)
 - Keeping exterior lighting and mechanical facilities in working order
 - Keeping lawn and garden areas alive, free of weeds, and attractive
 - Complying with all government health and policy requirements
 - Repainting of improvements
 - Repair of exterior damage to improvements

Required once lot has been cleared or mowed. Clearing is defined as the initial removal of existing natural vegetation from a lot in preparation for construction. As of this date all lots within RPR have been cleared at least once and as such, all lots within RPR are now required to be mowed and maintained as noted. This is regardless of whether or not there are improvements present on lot.

25' adjacent to MDU and 25' on either side along any driveway should be maintained @ 6" or less

Pastures should be maintained @ 15" or less unless lot is Ag Exempt acreage or acreage used for hay production. PO's are required to provide documentation for any such exempt acreage or lots used for hay production to avoid DCCR violation notices.–

Includes clearing and cleaning of white vinyl fencing at least annually or more often if identified during DCCR compliance inspections. All plants, trees and grass must be trimmed such that they do not touch or impinge on fences.

SECTION 3.19 Section details lot maintenance requirements and gives examples of some but not all items to be considered in application of the control as well as resolution and fines applicable to lack of compliance with requirements (continued).

REQUIREMENTS

SPECIFICS

- Lot use restrictions
 - In no event may any lot be used for the storage of non-residential materials or equipment
 - Residential materials and equipment allowed if:
 - Normal residential maintenance and use
 - Incident to construction of improvements on lot
 - All residential yard equipment and / or storage of allowed residential materials must be concealed from view by use of a screened service yard or similar approved facility
 - Concealment required to restrict view from
 - Neighboring lots
 - Streets
 - Other property
 - No storage or accumulation of garbage, trash or rubbish allowed on any lot
 - No burning of garbage, trash or rubbish allowed on any lot
 - Burning of underbrush and trees during lot clearing is permitted
- Association or designated agents have several remedies to correct non-compliance with Section 3.19 requirements (see DCCR for discussion)

Total concealment required

Burning of fallen trees and limbs is permitted and PO's may build wood camp fires for family gatherings as long as they are no larger then 10' in diameter and 4' in height. Any and all fires must be attended at all times and County rules and regulations governing or prohibiting fires at certain times of the year must be followed

SECTION 3.20 Section outlines actions the Association may take to correct situation where owner allows building(s) in subdivision to fall into disrepair and become in need of paint, repair or restoration of any nature and become unattractive and not in keeping with the written neighborhood, and owner fails to correct deficiencies after notice of same (see DCCR for discussion).

REQUIREMENTS

- Board enforcement process as documented in DCCR. Process documentation is available for review on the Community web site (www.riverparkranch.org) or the current Management Company web site.

SPECIFICS

Governed by DCCR Enforcement Process recorded with the County

SECTION 3.21 Section deals with the storage or accumulation of all wastes including hazardous wastes.

REQUIREMENTS

- No lot may be used or maintained as a dumping ground for rubbish or trash and no garbage or other waste shall be kept upon any lot except in sanitary containers

- All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition

- Hazardous wastes
 - No such materials allowed to be brought on to, installed, used , stored, treated, disposed of or transported over the subdivision or any lot
 - All activities on any lot must comply with all applicable laws at all times

- Definition of hazardous waste and applicable laws detailed in DCCR under section 3.21

SPECIFICS

See Section 3.12 for further guidance