

# VILLAGES AT RIVERWOODS HOMES ASSOCIATION

## Architectural Control Guidelines

The Villages at River Woods Homes Association is governed by the certified and registered covenants and by-laws documented with the Register of Deeds. The architectural guidelines were established to help maintain the beauty and harmony within the neighborhood, as well as preserve the value of its amenities. The following guidelines are provided to assist you in your home planning. While it is not the intent or desire of the Board to closely monitor these guidelines, it is their responsibility to ensure that the guidelines are followed.

The procedure established by the Board for Architectural Control violations is stated in Article X.

### **I. The following is PROHIBITED within the Villages at River Woods:**

- Extended outside storage and maintenance of inoperative vehicles and equipment. Homeowner must contact the Board if the duration is to exceed five days.
- The outside storage of recreational and motor vehicles as outlined in Article XI, Section 12. of the association covenants. This includes but is not limited to boats, trailers, campers, snowmobiles, etc. All storage exceeding three days must be offsite or within the homeowner's garage.
- Outside storage of garbage and refuse containers per Article XI, Section 5. This applies to any form of refuse including any discarded lumber and debris from construction and remodeling projects.
- Landscape structures and colors that are inconsistent with the natural landscaping of the neighborhood.
- Outside storage buildings of any type including lawn sheds, detached garages, tree houses, temporary structures, etc.
- Chain link fencing.
- Exterior radio or television antennas. (Satellite Dishes: FCC regulations state that "Homeowners associations and similar non-governmental authorities may regulate placement or indicate a preference for installations that are not visible from the neighboring property, as long as restriction does not impair reception." In accordance with the above federal rules, the River Woods Homeowners Association requests that any homeowner wishing to install a satellite dish should contact Architectural Control and fill out the architectural form before installing the dish.
- Above ground swimming pools.
- Landscape structures that are not consistent with the natural landscaping of the neighborhood.
- Exterior construction with products other than brick, stones or wood. Other materials with a natural appearance (i.e., vinyl or steel) require board approval on a case by case basis.
- Gardens that are not maintained.

## **II. The following require committee approval before starting construction or placement:**

- Construction of patios, decks, courts, patio covers, fences, porches, retaining walls, pools, landscaping structures, exterior home modifications, etc.
- Any color changes to residence. Vinyl and steel siding are permitted, providing they meet the approved color criteria established by the Architectural Control guidelines.
- Addition of any exterior accents or lighting.
- Landscaping stone.
- Swing sets and playground equipment.

## **Summary Procedure for Architectural Control Violations:**

Potential violations will be presented to the board and reviewed at the regularly scheduled meeting. A vote of the Board will determine if the action is a violation and define the start of a formal action against the homeowner.

First Notice: The board will contact the homeowner and present the violation. The violation must be removed or returned to the original state within 5 days of this notice.

Second Notice: If a First Notice does not correct the violation, the committee will formally cite the homeowner by registered mail. At this time, the Board may also impose a \$10 per day fine as provided under Article VI of the Bylaws. Within 10 days of the written notice, the owner must correct the violation or notify the committee in writing of their desire to be heard before the Committee. The 10 day period will be tolled until such time as the Committee shall meet.

If the Committee determines a violation remains following the meeting at which the Owner is given opportunity to present argument, the 10 day period to remove or restore the violation shall commence to run. If the Committee determines that a violation does not exist or that within reasonable time it can be corrected, the Committee will adopt a resolution and timeframe when it must be completed.

If the violation is not corrected within the resolution's stated period, the Committee may unilaterally remove the violation as provided under Article X, Section 3. Matters remaining in dispute shall be subject to Mediation or Non-binding Arbitration followed by Lawsuit under Article X, Section 4 of the Bylaws, which state in part, "...shall have the right to recover attorney's fees and costs in any action brought to enforce said Building and Use Restrictions."

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