

RIVER REST ESTATES
RULES & REGULATIONS
(Effective July 1, 2018)

Article VII of River Rest Estates Bylaws requires that the Board of Directors adopt and publish rules governing the use of property and to establish penalties for the infraction thereof.

These rules have been approved by the Board and are provided for your records. Your support and compliance with these rules will assure protection of property values and will provide conditions conducive to congenial occupancy of our homes and our community.

Common Grounds Use

- Placement of storage buildings, playhouses, equipment or the private use of common grounds for gardens or for any other purpose is prohibited unless approved in writing by the Board.
- Seeding, fertilizing, mowing or planting trees on common property adjoining private lots is permitted when approval (in writing) has been granted by the Board of Directors.
- Common grounds are not to be used for commercial purposes.

Private Lots

- No above ground structure shall be commenced on any lot, nor shall any exterior addition, change or alteration to any structure be made without prior written approval by the Board of Directors in accordance with Article X, Section 1 of River Rest Estates Declaration of Covenants, Conditions and Restrictions.

Pets

- No animals, livestock or poultry (including rabbits) of any kind shall be kept or maintained on any lot or in any living unit, except that dogs, cats and other household pets may be kept thereon, provided that they are not kept or maintained for commercial purposes and are controlled in accordance with applicable government ordinances.

Tennis Courts

- Loosen nets when play is finished.
- Limit length of play to reasonable times when others are waiting.
- Skateboarding, bicycling and all other activities (except tennis and tennis practice) are prohibited on courts.
- Use lights only when visibility warrants and turn off lights when play is finished.
- Lock gates when play is finished.
- Tennis courts are not to be used for commercial purposes.

Swimming Pool

- No lifeguard on duty. Parents and guardians are responsible for insuring the safety of their children.
- Glass containers are not allowed in the pool enclosure.
- Running and horseplay in the pool area is prohibited.
- Guests are prohibited unless accompanied by an owner.

- Observe all posted rules.
- No swimming lessons.

Pools on Personal Property

- Above ground pools are NOT permitted.
- Any in-ground pool, fountain, or decorative pond must be located in the rear of the property within codes for Williamson County.
- Pools or decorative ponds must be enclosed within an approved fence with a locking entrance.
- Any pool maintenance, repairs, and supervision of use are the responsibility of the Property Owner.
- Filtration and chemical systems shall be maintained in working order to prevent the water from becoming a breeding area for insects and bacterial growth.
- Repairs of damage to adjacent properties during any pool construction are the responsibility of the Property Owner building the pool.
- An approved Architectural Request Form is required before any pool may be constructed.

Fences

- A property survey is required for approval of the construction of a new fence or the replacement of an old fence. A prior survey is acceptable when replacing a fence in its current location.
- Acceptable materials are wrought iron, aluminum, spruce, pine or cedar wood. Unacceptable materials are sheet metal, chicken wire, barbed or razor wire, galvanized or plastic chain link, glass block, corrugated or flat plastic or fiberglass sheets, masonry or stucco, cement, bricks, or stones.
- Finishes should be natural finish or match existing fence stains and sealers. Fences can be painted in colors approved by the Architectural Review Committee.
- Fences are permitted in back and side yards only and should run along the property line with consideration for drainage and utility requirements.
- No fence line should extend forward of the front building line of the dwelling.
- Gates should be located to open onto common area without trespassing on the private property of neighbors. Gates should be 36" to 60" and be constructed of the same material as the fence.
- The proposed addition should relate favorably to the landscape, the existing structure, and the neighborhood compatibility (similar in architectural style, materials, color, and construction details and workmanship).
- Structural framing, an unfinished side, or a fence varying from existing fence standards shall not be exposed to or face any public street, sidewalk, common area, or neighboring lot. The "good side" must face out.
- Fence height shall be no lower than 3 feet and no higher than 6 feet. Any deviation in height must be approved by the Architectural Review Committee.
- Fences are to be maintained and in good repair at all times.
- Pre-existing boundary fences that mark the rear property lines, border the woods or creek are permitted to remain in their natural state. As these fences need replacement, they are subject to the current fence guidelines and standards.
- An approved Architectural Request Form is required before any fence may be erected.

Accessory Structures

- The only structures allowed are:
 - a. Greenhouses

- b. Gazebos
- c. Arbors
 - i. Arbors are considered to be any skeletal structure, which has overhead members
 - ii. Arbors are to be built of unfinished western red cedar or a combination of unfinished western cedar and unpainted pressure-treated pine.
 - iii. The overhead members are to be constructed out of western red cedar and the post/support structures of pressure-treated pine.
- d. Trellises
 - i. Trellises are similar to arbors except that they have no overhead members.
 - ii. Trellises may be of either painted or unpainted wood construction.
- e. Some children's playhouses
- f. Storage buildings
 - Any storage structure added to a property must be concealed behind a fence and/or natural screen (such as Arborvitae or Leland Cypress) so as not to be visible to the neighbors.
 - Any storage facility may be added only to the back yard of the property.
 - Materials and colors must be consistent with the current dwelling.
 - An approved Architectural Request Form is required before any accessory may be erected.

Additions to Current Dwellings: (decks, carports, patios, etc.)

- All additions must be attached to the current dwelling.
- Materials and colors must be consistent with the current dwelling.
- An approved Architectural Request Form is required before any additions may be constructed.
- Plans must be submitted along with the Architectural Request Form.

Outdoor Television Hardware

TV antennas and satellite dishes are prohibited in areas where they will be visible from the street.

Recreational Vehicles

Parking of motorhomes, campers, trailers, boats or other equipment on any lot, driveway or common area is prohibited, except that recreational vehicles are allowed to be parked on private driveways while being prepared for immediate use for periods not to exceed 72 hours.

Off-Road Vehicles

- No off-road motorized vehicles such as dirt bikes, three and four wheel recreational vehicles, go carts, etc. will be operated, parked or stored on common property or common driveways (common drive is paved access road from Blue Springs Road leading to tennis courts, clubhouse, pool and recreational area).
- Street legal recreational vehicles are permitted to be operated on common driveways but prohibited from other common property.

Parking

- No disabled vehicles in driveways.
- No parking in grass or on common property.
- Work vehicles are not to be stored in driveways; however, one (1) work truck may be parked in driveway, if used on a daily basis and is the homeowner's primary mode of transportation.

Rentals

Short term rentals are prohibited in River Rest Estates. Short term shall be considered anything under six months. River Rest Estates is capped at 14% rental properties at any time.

Violation of Rules

The membership rights of any member, including the right to vote, may be suspended by the Association's Board of Directors pursuant to authority granted in the Association's Bylaws. Any such suspension shall not affect such member's obligation to pay assessments and/or fines coming due during the period of suspension in accordance with Article IV, Section 3.

Fine Policy

- Homeowner will first be sent a letter outlining the problem, allowing fourteen (14) days to correct the infraction. Owner shall have the right to appeal before the Board of Directors within the same fourteen (14) day period.
- If the problem is not corrected and/or appealed, the homeowner will be sent a USPS letter allowing another fourteen (14) days to correct the violation. The letter will advise homeowner that on the 15th day a fine of \$50.00 will be levied against their account. The letter will also state that a fine of \$100.00 will be added at the end of twenty-eight (28) days from the letter date if the violation continues to exist.
- If the homeowner has failed to correct the violation after thirty (30) days from the letter date, the Board of Directors has the option of subjecting homeowner to additional fines, filing a lien against the property, and/or taking any legal action the Board deems necessary.