

RIVER POINTE HOMEOWNER'S BULLETIN #1

SPRING IS HERE!

The first spring is upon us at our growing River Pointe Community. And as we all come out from the warmth of our beautiful new homes to enjoy the warming temperatures and begin outdoor activities it seems like the perfect time to state or restate some of the Rules, Regulations and Guidelines that are part of maintaining our "Community".

Some of our neighbors are currently members of the Buildings and Grounds or the Rules and Regulations Committees. These Committee Members are working with our Community Manager and Board of Trustees to develop the Rules, Regulations and Guidelines that will assure the Lifestyle and Community that we all envisioned when we purchased our homes.

This Homeowner's Bulletin was prepared by members of the Buildings and Grounds Committee and the Community Manager. It was reviewed and approved by the River Pointe HOA Board of Trustees.

Until the Committee process is complete the following items are presented as a reminder to everyone.

PLANTING BEDS:

- Per Article 4.03E of the Public Offering Statement (POS), "Owners are responsible for any planting beds directly adjacent to their homes on their lots".
- The planting of **ANNUALS** (flowers) in the planting beds adjacent to your homes only, does not require Board approval, but Homeowners are reminded that any **ANNUALS** planted must be watered and cared for to maintain their appearance.
- The planting of anything other than annuals e.g. shrubs, trees is prohibited without prior approval of the Board. Any Homeowner who plants other than annuals without prior Board approval may be required to remove them.
- Birdfeeders and birdbaths are **NOT PERMITTED**. Homeowners that have them on their property are kindly asked to remove them.
- Artificial plants and flowers are **NOT PERMITTED**.
- Figurines, garden ornamentation, wrought iron hanging plants stands, planting pots and garden stones 6" or larger are permitted with certain limitations.
- An overall number of six (6) figurines, garden ornamentations or planting pots are permitted.
- Figurines and ornamentation must not exceed 30 inches in height and maximum height includes any base.
- Planting pots must not exceed a maximum height of 18 inches.
- A maximum of two (2) wrought iron hanging plant stands is permitted in the front planting beds.
- Vegetable and fruit plants are **NOT PERMITTED**.

- A maximum of two (2) wrought iron hanging plant stands is permitted in the rear of the home in planting beds or immediately adjacent to the patio so as to not interfere with lawn maintenance.
- Homeowners are not permitted to place any figurines, ornamentation, benches, tables, chairs, planter pots, or any other items on lawn areas.
- Solar landscape lighting is permitted in planting beds only. Lights shall not exceed 12 inches in height and must have amber/white light. Lighting is not permitted in any lawn area including along driveways.
- Up-lighting or spotlights are **NOT PERMITTED.**
- Rock gardens are **NOT PERMITTED.**
- Mulched areas must remain mulched areas. The replacement of mulch with decorative stone is **NOT PERMITTED.**
- When dressing or replacing mulch. A dark brown or black mulch consistent with original product is required.

VEHICLES:

- With the exception of vehicle washing or polishing, the maintenance of vehicles in driveways or roadways is **PROHIBITED.** Vehicle maintenance includes but is not limited to, oil changing, brake repair/replacement, tire rotation, body repair, etc.
- River Pointe is a Residential Community as such the maximum speed limit is 25 mph, for everyone's safety please comply.
- No commercial vans or trucks which shall be deemed to include any vehicle bearing commercial signs, lettering or equipment may park overnight on any roadway or parking lot except within a garage.
- No vehicles over 20 feet (20') in length, including any recreational vehicles or school buses may be parked on any part of the property, roadway or parking lot except those vehicles temporarily parked for the purposes of loading or unloading.

OUTSIDE STORAGE:

- Storage sheds, lockers or boxes are **NOT PERMITTED.**
- Patios, driveways, planting beds and lawn areas are **NOT PERMITTED** to be used as storage areas.
- With the exception of patio furniture and grills, all seasonal items not in use must be stored in garages. Seasonal items are deemed as but not limited to be, empty planting pots, garden hose holders (after season), holiday decorations. Residents with items stored on their property outside of garage areas are kindly asked to store them properly or remove them from their property.
- The storage of loose garden hoses anywhere on your property is **NOT PERMITTED** garden hoses left outside your garage must be in a proper container.

FLAGS:

- Flags are limited to American, holiday or seasonal.
- No more than one flag may be displayed at one time.
- The flag bracket must be mounted on the trim of the garage opposite of the house numbers at a minimum height of 5 feet 6 inches (5'6") and a maximum height of six feet (6') from the top of the driveway
- No flags or any other ornamental items will be mounted or hung on the mailbox or mailbox post.
- Windssocks and yardarms are **NOT PERMITTED**.
- All flags may not exceed three feet (3'0) x five feet (5'0).
- When displaying the American Flag all US Government Flag regulations must be followed.

GENERAL:

- All trash and recycling containers must be kept in your garage.
- With the exception of a front door wreath or decoration. **NO** decoration, item or device shall be placed or affixed to the exterior of homes.
- As stated in the "Public Offering Statement" (POS) Article 9.01.M "Each Homeowner shall keep his/her home in a good state of preservation and cleanliness".
-

NO SMOKING:

- All Residents are reminded that our Clubhouse "The Retreat" is a **NO SMOKING** area. This includes the indoor and outdoor pool areas as well as the outdoor patio area.
- Smoking is only permitted at the exact locations of the Butt containers. The Butt containers are not to be moved.

STORM DOORS:

- Storm doors are permitted with certain limitations:
- You must complete an "Architectural Modification Form" available at the Community Managers Office in "The Retreat".

- Your door ***must*** be installed by a professional. It will be necessary to have the frame surrounding your door "Built Out" so that when the storm door is installed it will have enough clearance to avoid hitting your entry door handle. This work can be done by you storm door installer.

Basic Guidelines -Approved Storm Doors

Doors must be either:

1. Full view with interchangeable window and screen.
2. Full view with self storing window (this option will have one narrow bar at the midpoint of the door).

All hardware on the door must be nickel, satin nickel, or brushed nickel.

No brass is permitted.

All storms must be white.

No etching is permitted on the glass.

Glass may be tinted if it is manufactured that way.

No film tinting may be applied to clear glass.

Home Depot

Home Depot carries the Anderson brand of storm doors.

Anderson 4000 Series-All acceptable with nickel finish hardware.

Anderson 3000 Series-Full view door with clear glass, TruEase Self storing Door.

Anderson 2000 Series-Full view door with clear glass,

Self storing door with slide away insert screen,

Self storing door with triple track ventilation.

Lowe's

Lowe's carries the Pella and Larson brands of storm doors.

Pella:

Ashford Model 4601 with satin nickel finish hardware.

One Touch Full view Model 4800 with satin nickel hardware.

Montgomery Model 3800 with satin nickel hardware.

Larson:

Signature Series-Signature clear with brushed nickel hardware.

Tradewinds-Full view brushed nickel.

PETS:

- In accordance with the "Public Offering Statement" (POS) Article 9.01.P (Pg. 38) no animal of any kind shall be raised, bred, or kept in any home or on any lot, except that household pets including dogs (other than trained attack or guard dogs) and cats may be kept in homes, provided however, they are not kept, bred or maintained for any commercial purposes, and housed within the home and the owner having such pet abides by all applicable rules and regulations.
- **No** outside pens, runs or yards shall be permitted.
- Pet owners are reminded that your pet must be curbed and that **"YOU"** are responsible for cleaning up after your pet.

SATELLITE DISHES:

- Satellite Dishes are permitted with certain limitations:

They can be no larger than 1 meter.

As long as acceptable quality signal is possible, they must be placed on the roof to the rear of the home with wiring/cable adequately concealed where possible.

Any damage to Common Property or adjacent homes will be the responsibility of the homeowner having the Satellite Dish installed.

Any questions regarding Satellite Dish installation should be addressed with the Community Manager prior to installation.

MODIFICATIONS:

- Homeowners are **NOT PERMITTED** to make **ANY** modifications to the exterior of their homes or lots without prior ARC Committee approval.
- Modifications are deemed to be but not limited to, patio extensions, deck or porch construction, color changes to the doors, garage door, siding or shutters, the addition or replacement of shutters, installation of garden hose reels and etc.
- The replacement or addition of exterior lighting is **NOT PERMITTED** without ARC Committee approval.

Subsequent "Homeowner's Bulletins" will be distributed as items are added or revised. As we await the completion of the Committee process and the distribution of Board approved Rules, Regulations and Guidelines, Homeowners are reminded that the absence or omission of an item from this "Homeowner's Bulletin" does not grant or imply permission.

If you have any questions, please contact the Community Manager Melissa Cuomo at 732- 657-4300 or VIA Email at.mcuomo@wentworthmgt.com

RIVER POINTE IS OUR COMMUNITY AND WE ARE ALL RESPONSIBLE FOR MAINTAINING ITS BEAUTY AND LIFESTYLE.

Sincerely,

Melissa Cuomo
Property Manager