

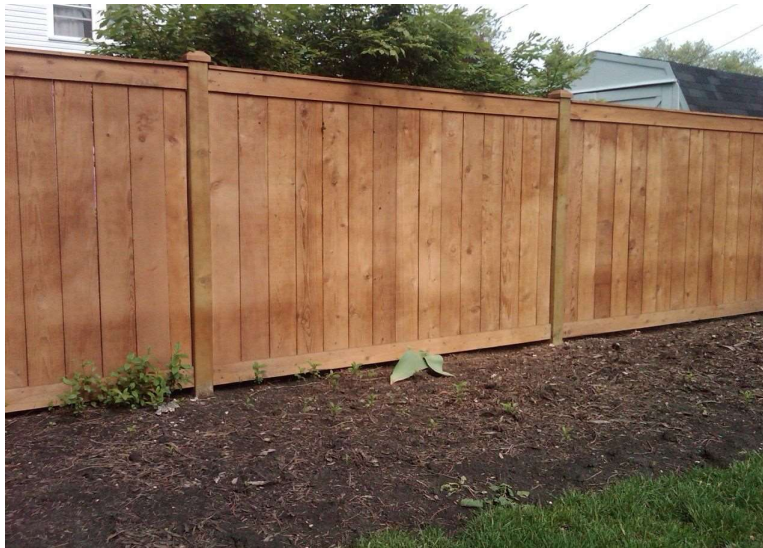
River Meadows Design Guidelines – ALL EXTERIOR CHANGES, ALTERATIONS AND ADDITIONS MUST BE APPROVED PRIOR TO ANY CHANGES TAKING PLACE. THE HOA HAS 30 DAYS TO REPLY TO ALL ACC REQUESTS. NO WORK MAY BEGIN UNTIL THE WRITTEN APPROVAL HAS BEEN GIVEN BY THE HOA BOARD.

1. FENCES-

- A. Only 6 feet high wooden dog ear or shadow box shadow box capped style fences allowed (see example below) For the rear fence only you can have 5' Black Aluminum fence. No chain link. No vinyl fences allowed.



****SHADOW BOX with cap**



****DOG EAR OR FLAT PANEL with cap**

- B. Stain colors allowed – BEHR - Walnut, Woodchip, Chestnut, Pewter

- C. All fences must be stained within 6 months of installation.
- D. Side fence lines may come no further than 1/3 of the distance of side of home, measured from rear corner going forward.
- E. Fences must be kept in good condition and regularly stained and pressure washed as needed.

2. SHEDS – Sheds are allowed in fenced yards only. Sheds must meet the following guidelines-
- A. All sheds must be wooden and painted with home colors
 - B. All Roof must match home singles in style and color
 - C. No shed may be more than 8 feet high at highest point
 - D. All sheds must be placed centered behind home towards back of property line so as to minimize view from street.
 - E. All approved sheds must be placed on concrete pad.

3. LANDSCAPE STANDARDS – ALL changes are strictly enforced community wide and must be approved prior to installation.
- A. The number of trees in any front or side yard cannot be reduced. All removed trees must be replaced with similar style and size. If you remove a tree that is already 4-5 feet high, then the same size must be planted. ** Palms or Banana Trees are not approved for any section of the yard in the community.
 - B. Shrubs must be replaced with approved, similar styles.
 - C. Mulch – Pine straw may be replaced with mulch (red, brown or black) or rocks (approved colors only. NO white rocks or gravel will be approved.)
 - D. Pots, planters and statues are not allowed in the planting beds, front yard or side yards, but may be used in **fenced** rear yards only.
 - E. NO artificial flowers, plants or vegetation of any kind is allowed in yard.
 - F. No driveway statues or art allowed.
 - G. Low profile solar lights only are allowed along driveway or sidewalks – white, black or bronze only. The type of light allowed sits low to the grass and is as follows:



4. PLAY EQUIPMENT
- A. All playsets and trampolines must be placed within a fenced back yard and must be centered behind home to minimize view from the street. No aluminum swing sets are allowed.
 - B. Basketball goals, soccer nets, etc. are allowed in rear yard only.

C. No above ground pools are allowed.

5. VEHICLES – No commercial vehicles of any kind are allowed in the community, even behind fences. No golf carts, ATVs, RVs and campers, boats or trailers of any kind unless they are stored in the garage.
6. SOLAR ROOF PANELS – Only homes that back up to wooded areas with no backyard view from street are considered for solar roofs. This is an aesthetic issue. Each application will be reviewed based on lot and home location.

ALL OTHER EXTERIOR ALTERATIONS OR ADDITIONS NOT SPECIFIED MUST BE SUBMITTED FOR BOARD APPROVAL. NO CHANGES MAY BEGIN UNTIL OWNER HAS RECEIVED WRITTEN AND SPECIFIC APPROVALS.