

QUICK REFERENCE TO COMMONLY USED RIVER RIDGE COVENANT SECTIONS

Paragraph III: DEFINITIONS

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Part 2: Commercial vehicles and trucks definition (pickups that are not a “commercial vehicle” in the driveway).

Part 6: Nuisance definition.

Paragraph IV: MINIMUM STANDARDS AND PROHIBITED USES

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Part 2 thru 4: Setbacks. No building, structure or object may be less than 50 feet from center line of Road in front, 15 feet from side lot line, 30 feet from rear lot line. Anything to be placed in the setback area must have prior ARC approval. Recreational equipment that is not in the set back zone does not need ARC approval.

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Part 9: Garbage can placement and pickup.

Part 10: Rust Stain clean up. (*Note: The covenants allow for 30 days to clean up rust stains – this is an exception to the standard enforcement policy.*) This section also requires homeowners to keep irrigation intake pipes at the lake buried from view at all times.

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Part 13: Above ground water meters need to have plant screening.

Part 14: No clotheslines.

Part 16: Houses must be covered in stone/clapboards and be of earth tone paint colors.

Part 20: Animal rules.

Part 22: No motor boats on the lake.

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Part 23: No vehicles, trailers, etc.. may be parked on roadways, right of ways, or easements. No commercial vehicles may be parked in driveways.

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Part 24: No signs (e.g., realtor, business) posted in yards (except small approved number/name signs)

Part 25: No planting or building on easements and all approved landscaping must be maintained.

Part 26: Can't remove approved landscaping without ARC approval.

Part 27: All lots must be kept clean, sanitary...No garbage/refuse is allowed to accumulate.. No fire hazard is allowed to exist.

Part 28: No nuisance shall be allowed to exist.

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Part 32: All house paint colors must have prior ARC approval.

Part 36: All installed mailboxes must be in accordance with design manual standards.

Paragraphs VII, VIII, IX, X – Assessments, Fees, Dues – Creation, Collection, and Liens (PAGE 8)

Paragraph XIII – ARCHITECTURAL REVIEW COMMITTEE

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Part 2: Changes, modifications, things that require prior ARC approval.

Paragraph XV – RESALE AND LEASING OF LOTS (PAGE 14)

Paragraph XIX – COVENANT VIOLATION REPORTING AND ENFORCEMENT (PAGE 17)

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