



## Covenant Guidelines October 5, 2012

The following guidelines are provided to assist homeowners and residents with understanding the Riverwind Declaration, Covenants, and Amendments rules and regulations. **Homeowners and residents should keep in mind that the following is not all-inclusive and should refer to the above referenced document for additional information.** Updates will be posted on the Riverwind website ([www.riverwindnews.com](http://www.riverwindnews.com)), announced at community meetings, and/or sent to homeowners, as necessary, with the annual meeting notice. **It is the responsibility of the homeowner to keep a record of this document and any yearly updates.** This document replaces the Riverwind Homeowners Covenants Guidelines, 2008, which is obsolete.

1. Additions/Alterations: Article 5, Section 2
  - a. The Architectural Review Committee (ARC) must approve all property additions and/or alterations. Click [HERE](#) to view application form.
  - b. The process to apply and obtain approval is posted on the Riverwind website or in person from the association's property management firm. Click [HERE](#) to view document.
2. Air Conditioners/Fans: Installation of roof, window, or wall-mounted units are not permitted.
3. Animals/Pets: Article IX, Section 4 and Amendment 9, Paragraph 3
  - a. No animals except domestic cats, dogs, and caged pet birds are allowed.
  - b. Pets cannot exceed three in number. No unattended animals are allowed outside the residence.
  - c. Leashes are required for any animal off the owner's premises.
  - d. Each owner is responsible for immediate removal of pet wastes and excrement.
  - e. Commercial activity, such as pet breeding or care, is prohibited.
4. Antennae: Amendment 9, Paragraph 6a
  - a. No antennae, excluding satellite dishes, shall be installed in the exterior area of any residential property.
  - b. Satellite dish installation is restricted to less than one meter in diameter as allowed by FCC regulations.
  - c. Satellite dishes require sufficient landscape screening, such as shrubs planted so as to break the profile of the dish and pole and to fully screen it from street view.
5. Awnings: Installation of awnings is prohibited.
6. Basketball Stanchions/Play Equipment: Article IX, Section 3
  - a. Permanently installed exterior play equipment is prohibited.
  - b. Temporary play equipment, approved by the ARC must be stored inside the residence at the end of each day.
7. Boats/Recreational Vehicles: Amendment 9, Paragraph 5.
  - a. Riverwind covenants contain a list of prohibited vehicles.
  - b. Recreational vehicles may be parked, stored, maintained and repaired within the confines of the closed garage.
  - c. For the personal convenience of homeowners, campers and RVs may be parked for a maximum of three hours for the purposes of loading or unloading.
  - d. Boats and boat trailers may be parked not to exceed twelve hours.
8. Clothes Drying Racks and Lines: Any exterior clothesline or similar material for exterior drying of clothing is discouraged and must be approved by the ARC prior to installation.
9. Commercial Vehicles: Amendment 9, Paragraph 5 - Homeowner/resident owned or operated commercial vehicles must be parked inside a closed garage.
10. Common Elements: Article 5, Section 1 - No owner or lessee shall make any alterations to the common areas without the written approval of the Board of Directors. Concerns with common area elements should be directed to the association's property management firm.

11. Contractor Work Hours:
  - a. Nonemergency Work hours are from 7am until 7 pm Monday through Friday and 8 am until 2 pm Saturday.
  - b. No contract work will be done on Sunday or major holidays except for immediate emergency repairs, such as: alarm, appliance, cooling/heating, electric, plumbing, television, telephone, and towing services.
12. Exterior Equipment (A/C, Compressors, Generators, Pool pumps/heaters, meters, exterior mechanical equipment) shall be fully screened from the immediate neighbor and street view with adequate plantings.
13. Fences/Screening: No fences of any type are allowed unless approved by the ARC.
14. Flags: Florida Statute states "Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, not larger than 4 1/2 feet by 6 feet ...". For the sake of uniformity the Riverwind ARC recommends flagpoles not longer than 6 feet, mounted at a 45-degree angle from the front of the residence. It is further recommended that, in compliance with US Government policy, the United States flag only be flown from dawn to dusk, or appropriately lighted.
15. Hot tubs, Saunas, and Above Ground Pools:
  - a. Above ground pools are not permitted.
  - b. Exterior hot tub, sauna, and spa installations require an application to the ARC and must be installed by licensed professionals in accordance with local and state requirements.
16. Irrigation: No changes or connections to the irrigation system are allowed without ARC approval and must be preformed by the association's contract irrigation company.
17. Lakes/Ponds:
  - a. Swimming and boating are not permitted on community lakes at any time.
  - b. No docks or fishing platforms are to be installed.
  - c. Radio-controlled watercrafts are not permitted.
18. Landscaping:
  - a. The ARC must approve changes to the landscape prior to installation. It is recommended plants be chosen from the approved list provided by the Riverwind Landscape committee and posted on the website. *Click [HERE](#) to view document.*
  - b. Homeowners are required to replace dead plant material. Replacement of dead plants with like plants does not require ARC approval.
19. Leasing/Rentals:
  - a. Association approval is required prior to leasing. *Click [HERE](#) to view application form.*
  - b. Subleasing is prohibited.
  - c. No rental/lease of less than 89 consecutive days or more than twice in a twelve month period will be permitted. See Amendment 7, Paragraph 1 and Amendment 9, Paragraph 7a for additional information.
  - d. The leasing owner transfers all Riverwind facility privileges to the lessee and is prohibited from use of the facilities during the term of the lease. See Amendment 9, Paragraph 8.
20. Lighting (exterior):
  - a. The ARC must approve changes to exterior lighting.
  - b. Replacement of current lights is permitted in accordance with the guidelines posted on the Riverwind website. *Click [HERE](#) to view document.*
  - c. With the exception of holiday lighting, no colored lights or light strings are permitted.
  - d. Holiday lighting is permitted for two weeks before the named holiday and must be removed within one week after the holiday. Christmas lighting is allowed after Thanksgiving until January 15.
  - e. Excluding exterior motion-detector lighting, high wattage floodlights are not permitted.
21. Mailboxes: No changes to mailboxes are permitted. Information concerning care and upkeep of mailboxes is available on the website. *Click [HERE](#) to view document.*

22. Dirt Bikes/Golf Carts/ ATV's/Gas or Electric Scooters/Go-Carts/Mopeds:
  - a. Are not permitted within the community unless such vehicles are properly licensed for use on public roadways, are insured, and operated by a properly licensed resident.
  - b. Must be stored in a closed garage when not in use.
23. Motor homes/Travel Trailers/Recreational Vehicles/Campers: Amendment 9, paragraph 5.
  - a. Riverwind covenants, list prohibited vehicles.
  - b. Recreational vehicles may be parked, stored, maintained and repaired within the confines of the closed garage.
  - c. For the personal convenience of homeowners, campers and RVs may be parked for a maximum of three hours on any lot or street for the purposes of loading or unloading.
  - d. Boats and boat trailers may be parked not to exceed twelve hours.
24. Ornaments/Statues/Fountains:
  - a. All exterior decorative objects, whether natural or man-made, which were not part of the original construction design as either a standard or optional feature or which are visible in the front, or on the side, require Architectural Review Committee (ARC) approval. Examples of such objects requiring approval include (but are not limited to) fountains and other water features, installed landscape features such as rock or driftwood, and lawn or garden sculpture.
  - b. Bird feeders and birdhouses are not permitted due to concerns with rodent/pest problems.
  - c. Due to concerns for mosquito borne diseases, birdbaths are prohibited.
  - d. Approval is not required for removable exterior decorative objects that are of a temporary nature (seasonal, holiday, special occasion). Holiday decorations should be taken down within one week after the holiday. Christmas decorations may be displayed after Thanksgiving until January 15th.
25. Parking:
  - a. Vehicles parked on common property in Riverwind must not interfere with emergency vehicle access.
  - b. No resident parking of commercial vehicles outside of a closed garage is allowed.
  - c. Parking is not allowed on the grass or any vacant lot.
  - d. Garage doors are to be kept closed when the garage is not in use.
  - e. On street overnight parking is prohibited.
26. Painting (Exterior): All approved exterior paint colors for homes, trim, and shutters are posted on the website. ([link](#)) The ARC must approve color changes and will not approve a color change to a color currently in use on immediate adjacent houses.
27. Patios: Installation of new or expansion of existing patios requires ARC approval. They must:
  - a. Be located in the rear of the property,
  - b. Not adversely affect the existing drainage scheme for surrounding properties or common areas and,
  - c. No portion of existing drainage systems shall be removed nor their functioning impeded.
28. Planters/Pots
  - a. Exterior planters or pots require ARC approval.
  - b. They must be located no more than 5 feet from the residence, placed on existing landscape brick or mulch, and be no larger than 28 inches high and 28 inches wide, and be constructed of a material, which is harmonious with existing Riverwind landscaping.
  - c. In the event of a named storm all exterior planters must be placed inside the residence.
29. Play Equipment/Basketball Stanchions: Article IX, Section 3
  - a. Permanently installed exterior play equipment is prohibited.
  - b. Temporary play equipment, approved by the ARC must be stored inside the residence at the end of each day.

30. Pets/Animals: Article IX, Section 4 and Amendment 9, Paragraph 3
  - a. No animals except domestic cats, dogs, and caged pet birds are allowed.
  - b. Pets cannot exceed three in number. No unattended animals are allowed outside the residence.
  - c. Leashes are required for any animal off the owner's premises.
  - d. Each owner is responsible for immediate removal of pet wastes and excrement.
  - e. Commercial activity, such as pet breeding or pet care is prohibited.
31. Recreational Vehicles/Boats: Amendment 9, paragraph 5.
  - a. Riverwind covenants contain a list of prohibited vehicles.
  - b. Recreational vehicles may be parked, stored, maintained and repaired within the confines of the closed garage.
  - c. For the personal convenience of homeowners, campers and RVs may be parked for a maximum of three hours for the purposes of loading or unloading.
  - d. Boats and boat trailers may be parked not to exceed twelve hours.
32. Leasing/Rentals:
  - a. Association approval is required prior to leasing.
  - b. Subleasing is prohibited.
  - c. No rental/lease of less than 89 consecutive days or more than twice in a twelve month period will be permitted. See Amendment 7, Paragraph 1 and Amendment 9, Paragraph 7a for additional information.
  - d. The leasing owner transfers all Riverwind facility privileges to the lessee and is prohibited from use of the facilities during the term of the lease. See Amendment 9, Paragraph 8.
33. Roofs: Article 9, Section 5 - Inasmuch as roofs in Riverwind are subject to mold, mildew, and staining, all roofs will be cleaned on a regular basis.
34. Satellite Dishes: Amendment 9, Paragraph 6a
  - a. Satellite dish installation is restricted to less than one meter in diameter as allowed by FCC regulations.
  - b. Satellite dishes require sufficient landscape screening, such as shrubs planted so as to break the profile of the dish and pole and to fully screen it from street view.
  - c. Installation of satellite dishes on roofs, roof fascia boards, or the sidewalls of residences is prohibited.
  - d. No antennae, excluding satellite dishes, shall be installed in the exterior area of any residential property.
35. Screening/Fencing: Article 9, Section 15 (a).
  - a. Installation of screens fences/hedges or any plant screening requires ARC approval.
36. Signs: Amendment 9, Paragraph 4
  - a. Small security company signs are permitted.
  - b. No other signage is permitted in the community unless approved by the BOD.
37. Solar Panels: Amendment 9, Paragraph 6b.
  - a. Installation of solar panels requires ARC approval and proper solar permitting as required by county ordinance.
38. Storage: Article IX, Section 3 - No exterior storage cabinets or sheds are permitted.
39. Trash/Recycle Receptacles:
  - a. Trash and Recycle containers must be kept out of view, except when placed at curbside no earlier than 6:00 pm before the day of regularly scheduled trash or recycle pick-up. See Amendment 7, Paragraph 5.
  - b. Trash containers need to be taken inside as soon as possible after trash pick up.
  - c. No accumulation or storage of litter, new or used building material, or trash of any kind shall be permitted on the exterior of any dwelling unit. See Article IX, sec 14.
  - d. Yard debris: The landscape contractor removes yard debris placed at the curb on their scheduled workdays, currently Monday and Tuesday. Un-bagged yard debris should be placed at the curb no sooner than the day before the scheduled workday.

40. Utility Connections: Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house so as to minimize their visibility.

41. Vehicles:

- a. Parking is not allowed on the grass or any vacant lot.
- b. Vehicles parked on common property, i.e. streets and parking lots, must not interfere with emergency vehicle access.
- c. No resident parking of commercial vehicles outside of a closed garage is allowed.
- d. Garage doors are to be kept closed when the garage is not in use.
- e. On street overnight parking is prohibited.
- f. Note that an extensive list of vehicle rules is contained in Amendment 9, Paragraph 5.

## Yearly Inspections, Violations, and Fines

- The Riverwind ARC inspects all properties within the community on a yearly basis or, as needed to address community issues and concerns.
- Failure to adhere to the maintenance standards is a violation of Riverwind Declaration of Covenants and Restrictions and may result in a Violation Notice.
- If a violation is not corrected within the specified time period, it can result in a fine for non-compliance.
- An additional assessment may be made if the community must take action to have the work performed to bring the unit into compliance.
- This Fine and/or Assessment will be billed to the property owner and may result in a lien against the offending property.

## Resources

The Riverwind materials referenced in this document and other related information are listed below. These items are posted on the Riverwind website [www.riverwindnews.com](http://www.riverwindnews.com).

Click to link to the document or form:

- **Declaration & Covenants**, click [HERE](#)
- **First thru Ninth Amendments to Declaration of Covenants**, click [HERE](#)
- **Home Improvement Request Process**, click [HERE](#)
- **Home Improvement Application**, click [HERE](#)
- **Landscape Guidelines & Plant List**, click [HERE](#)
- **Home Lease/Rental Application**, click [HERE](#)
- **Quick Reference Guide to Home Improvements**, click [HERE](#)
- **Riverwind Information List** (ARC Committee Members) click [HERE](#)