

March 23, 2015

TO: All Residents

RE: Clarification of Rules and CCR's

After 1 year in Rivers Landing, there have been some issues come up that need clarifying and setting clear expectations.

1. The boundary fence will be maintained by the HOA, even though it is now on privately owned lots. The Association will maintain and repair the fence and the lot owner cannot remove or replace the fence without written authorization of the Association. *"Pursuant to Section 5.01, the Association is responsible for all grounds maintenance." The Association will maintain and repair the boundary fence. The lot owner cannot remove or replace the fence without written authorization of the Association."*
2. Re: The size of the docks on the lake. All existing docks are excluded, but going forward only docks that are 10' x 20' or 10' x 26' will be approved. *Per Section 3.15 of the CCRS say "the construction plans for a Private Dock, including the style, design and materials, must be approved by the Association Board in writing in advance of construction. Any boat used on or in the lake shall be covered when not in use. There shall be no permanent attachments to the dock except a ladder."*
3. Re: Front acreage owned by Association. We want it to remain pristine, in its' natural state. *"There are to be no ATV's or motorized vehicles. One boat trailer per residence may be stored on this property when the homeowner has a boat in the lake. No camping, no fire pits, no removal of trees, or creating paths. Hiking is permitted."*