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Homeowners Association Newsletter – May 2022

Those Darn Rules are a Nuisance for Everyone but Must be Complied with by All

1. A recent occurrence has highlighted the need to remind all Homeowners of the obligations that we are all under with regards to the Declaration of Covenants that we all signed when we purchased our homes in this subdivision. The Board realizes that this is a boring subject but failure to comply with those documents can lead you into legal jeopardy and cause you financial losses. And as with all other legal matters, lack of familiarity with the rules doesn't excuse you not being compliant.

2. **The Governing Documents.** Every Homeowner should have received a paper copy of the Declaration of Covenants and Restrictions during their closing. However, you can also find them on our website www.myriverridge.org under the “Documents” tab. (Also, note the Amendments to the Covenants made in 2006, also under the same Tab). It is worth a read but the main Paragraphs are as follows:

Declaration of Covenants and Restrictions

Article III - General Restrictions

Para 3. **Room Rentals.** No room rentals permitted. Homeowner can only rent out property to a Single Family. No short term rentals, this includes AirBnB, VRBO and similar companies

Para 8. **Accessory Buildings or Improvements.** No Sheds or out-buildings.

Para 9. **Vehicle Storage.** No R/Vs or Campers, other than a few days for cleaning/loading.

Para 13. **Fences.** Max height 5ft. Defines permitted materials. Architectural Review Form required.

Para 14. **Animals.** Maximum of 2 dogs or cats. No livestock or poultry of any kind.

Para 17. **Outside Lights**. Maximum of 100 Watts (or equivalent) and maximum of 14 ft high.

Article IV - Architectural Review

Para 2. **Approval of Building Plans**. Board approval is required for any building or construction that may change the exterior appearance of a Home. An Architectural Review Form (that can be found on our website under the Documents Tab), is to be submitted to the Board in sufficient time for approval before the project is started. A Village Permit may also be required. **If you are wondering whether you need approval for a project – submit a Review Form!**

Attachment to Declaration of Covenants and Restrictions (Separate Document)

The complete document deals with the regulations for the formation and conduct of the Homeowner's Association, the Board and its powers and conduct. Once again, worth a familiarizing glance.

3. **Changes to the Declaration of Covenants**. As you will have seen when reviewing the Covenants, they are Legal Documents and can only be changed or amended by a legal process that is lengthy, onerous and expensive. They cannot be changed on a whim. We have made one change to the document and that took 18 months to achieve at a cost in excess of \$5000.

Rules and Regulations.

A separate document that supplements the Declaration of Covenants and is edited and produced by The Board. It reflects the rules laid out in the Covenants but is more responsive to change and explains the main points in less legalistic language. It also contains details of how to submit a Complaint to the Board for corrective action where required.

4. **Solar Panels**. A separate subject but with the recent explosion in the prevalence of Solar Panels to supplement a home's electrical supply, Homeowners should be aware that The Board will not approve any applications for the installation of Solar Arrays off the main structure of a home. Only roof mounted Solar Panels will be approved after submission of an Architectural Review Form.

5. **And Finally..!** Some seasonal reminders:

- a. No motorized vehicles permitted in the Detention Pond or on the Berms along Naperville/Plainfield Road.
- b. Keep dogs on a leash and please pick-up after them.
- c. Obey speed limits in the subdivision – there are a number of young children living here and their safety is paramount. No drag racing!