

Riverbend Acres Property Owners Association, Inc.

P. O. Box 730113, Ormond Beach, FL 32173

RULES & REGULATIONS

As prescribed in Article 9.02 (c) and (g) of the Riverbend Property Owners Association By-Laws, the Riverbend Acres Rules and Regulations exist to govern the use of the property and the conduct of the members, their families, guests, and tenants as needed to protect the health, comfort, safety, and welfare of the members. **This document should be used in conjunction with the Deed Restrictions of the Riverbend Acres Subdivision to provide definitions and further clarification, when necessary.** This document may be amended, and new rules and regulations enacted, from time to time, by the Board of Directors. An updated copy of the regulations shall be furnished by the Association to all Property Owners 48 hours prior to enforcing any regulation.

Any rule or regulation requiring approval by the Association Board will be documented in writing for the property owner's records. These decisions will be presented at the next Board meeting to be entered into the official meeting minutes.

Terms not otherwise defined in these Rules & Regulations shall have the meanings ascribed to such terms in the DEED RESTRICTIONS RIVERBEND SUBDIVISION (Deed Restrictions) and By-Laws:

DEED RESTRICTION #2

Minimum house square footage shall be 1600 square feet of enclosed living area. Concrete block exteriors will not be allowed. Ranch style, rough stained wood, glass, brick, stucco, and native stone exteriors are encouraged. Construction of the house must be completed within one year of commencement.

RULE & REGULATION:

Construction of new homes and/or attached or detached structures must be reviewed by the Association Board to include the following: Architectural plan(s) of the building(s); property survey (indicating proposed placement and setbacks); sample of house/structure paint, siding, and roof shingles. Inspection of property prior to clearing for setback approval.

If a building is built of concrete block, it must be covered with wood, brick, stucco, or approved finish materials. Earth tones are encouraged.

If main residence has wood, fiber cement siding, rock, brick, stone, beveled cedar, vinyl siding, log, metal roof, asphalt shingles, copper accents, etc., the additional structure shall have some similar presence as the main residence.

All detached buildings shall conform to the same styling, structural design, and exterior appearance of the main residence.

DEFINITIONS:

Building: Any structure exceeding 150 sq. ft.

Small Storage Shed: Any structure up to 150 sq. ft.

Other Structures: gazebos, atriums, green houses, swing sets, jungle gyms, above ground pools, etc.

Styling: The style is characterized by the features that make a building notable. This may also be referred to as the type of architecture, i.e., Ranch style, Craftsman, Log Cabin, Country, Victorian, Tudor, Georgian, etc.

Structural design: This refers to what a building is constructed of, i.e., wood framed, covered block, masonry, log, etc.

Exterior Appearance: This refers to what the outside of the building looks like.

RULES & REGULATIONS:

All buildings, small storage sheds, pole barns, car ports, and other structures must conform to the placement and setback requirements as identified in the deed restrictions.

Buildings must simulate the styling, structural design, and exterior appearance of the main residence.

ADDITIONAL DETACHED STRUCTURES:

Small storage sheds must have the exterior appearance as close in color as possible to the main residence.

Pole barns or car ports are to have the same roofing as the main residence. Pole barn or car port supports shall be of the same color as main residence and, if possible, exterior design as residence such as wood, brick, rock, fiber cement siding, vinyl covered, etc. No tarp covered structures will be permitted.

DEED RESTRICTION #3

All easements shall be perpetual in duration. Utility easements shall be defined as easements for installation, construction, reconstruction, maintenance, repair, operation and inspection of sewer, water, drainage, electric, gas, telephone, cable. Utility easements and drainage easements are hereby reserved over the rear ten feet of each and every lot for the purpose of allowing any and all necessary utilities and storm drainage channels. No structure, planting, or other material shall be placed or permitted to remain which may cause inaccessibility for maintenance of utilities within said easements. The landscaping and maintenance of the easement area adjacent to each parcel shall be maintained by the owner of the property.

RULE & REGULATION:

The maintenance of the easement and drainage areas are not the responsibility of the Association.

DEED RESTRICTION #6

No barbed wire or hog wire fencing shall be allowed. Fencing along the front lot line and side property lines back to a point in alignment with the front of the home shall be of a decorative nature and subject to approval of the Board. No chain link fencing shall be allowed along this line.

RULE & REGULATION:

All fence requests must be submitted to the Association Board for approval with fence layout outlined on the property survey and type and height of fence indicated.

Board Meeting Approval: May 20, 2021

Effective Date: May 23, 2021