

RIVENDELL SUBDIVISION OWNERS ASSOCIATION, INC. (HOA)

HOA Winter 2024 E-Newsletter (1)



Contact us at info@rivendellheights.net

Welcome to your HOA First Newsletter

Thank you to our first Rivendell homeowners and their patience as we navigate through a new subdivision and association. As you know, you are now a member of the HOA, where you can make requests for any architectural improvements, such as fences or sheds, and pay your dues. The majority of your HOA questions and all forms can be found at <https://rivendellheights.net>.

Highlights

What if I want to install a fence or shed? For fences and sheds, you must provide your plot plan (found in your closing or mortgage documents), showing the modification (i.e., fence or shed), as well as your plans, drawing and/or literature. We cannot process any application without your marked plot plan. The processing fee for the application is \$50 and both completed application and fee must be submitted to us for review and approval. As is custom, we do not pin the corners of the lots until final paving occurs, so in order to install a fence before that happens, you will need to arrange to have them pinned by a surveyor (usually the one listed on your plot plan). Additional Criteria for Fences and Sheds can be found on the second page of this newsletter.

How Can I Pay My Dues? Your required assessments can be made by check, BillPay through your bank, or by credit card through our website at www.rivendellheights.net, under HOA DUES. Make checks or payments to: Rivendell Subdivision Owners' Association, Inc., 5131 Post Road, Suite 101, Dublin, OH 43017.

How Do I Store My Trash Enclosures? Garbage, trash, or refuse shall be placed in containers that shall be stored within the dwelling unit (garage) or shall be concealed by means of a screening wall of materials similar to and compatible with that of the dwelling unit. The structure may be constructed to the side or rear of the dwelling unit (not in front of the dwelling unit), as long as it is not within a designated building set-back of the Lot and is a maximum height of 54". All trash enclosures must be maintained in good order and condition. No burning or storage of trash of any kind or storage of trash outside the container within the enclosure shall be permitted.

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www.rivendellheights.net

Fence and Shed Additional Criteria By the Board Based on Rivendell Heights CCRs

Fences. A fence may be permitted consistent with the following guidelines:

- No fence or any portion thereof may be installed on that part of any Lot that is forward of the primary rear wall of the Residence on the Lot (i.e. fences are permitted only in the rear of the residence).
- Fences shall be of white or beige vinyl material, decorative aluminum, wrought iron or wood (including pressure treated) only. No chain link type of fencing will be permitted.
- Fences shall be up to 48 inches in height from the finish grade of the Lot and shall not be privacy fences but shall have a minimum of 40% opening for the boards (i.e., spacing of 2" for every 3" board, or 2½" for every 3½" board).
- All fences must be installed with finished side out.
- All corner Lots are classified as "double fronting" Lots and shall adhere to the minimum building setback requirements. Fencing shall not extend forward beyond the side/rear house plane, or any closer to the street than the building setback line.
- No fence shall obstruct the flow of storm water.
- Privacy fences and stockade shadow box fences will not be permitted for perimeter lot line fencing.
- In addition to the regulations set forth above, it is the obligation of the Owner to adhere to any Township, City or County building requirements prior to construction.
- Additionally, any fence enclosing a swimming pool shall be a minimum of three (3) feet off the property line and conform to state or local regulation and be submitted to the proper governmental authority prior to construction.

Sheds/Accessory Buildings. No structure of a temporary character and no secondary building, trailer, mobile home, tent, shack, barn, or outbuilding shall be permanently or temporarily erected, maintained, or installed on any lot at any time. No sheds shall be installed without the prior written approval of the HOA.

- Subject to prior written approval, a **shed** may be constructed on a lot, not less than five (5) feet off any property line. Specific design standards for sheds shall be no more than 10 feet by 12 feet (a total of 120 Sq Ft) The shed shall be constructed of wood or vinyl material and painted to match the existing primary structure. The shed shall have roofing material consistent in material and color as that of the existing primary structure. Sheds not in accordance with this section shall be prohibited.