

Riverwood Ranch Homeowners ARB Guidelines

For changes and improvements, AFTER initial construction, to home and property that must be reviewed and approved by the ARB.

Mission Statement

The purpose of the Architectural Review Board (ARB) is to protect and enhance the value, attractiveness, and desirability of Riverwood Ranch. The ARB considers all applications in a fair and just manner according to the Association's governing documents. The ARB pledges to assure and protect the rights and privileges of the property owner set by the Association. With this in mind, applicants' special needs and variances to the Covenants and By-Laws of 2012 will be considered on a case-by-case basis.

ARB Meeting and the agenda will be posted at least 2 days in advanced. Neighbors with vested interest, such as adjacent lot owners are encouraged to attend. Their input will be valued but the final recommendation made by the ARB will be based on the covenants and ARB Guidelines.

Following is a quick reference guide to help homeowners determine what items need to go before the Architectural Review Board (ARB) after initial construction is complete. This list, however, is not all-inclusive. Check with the ARB before proceeding with changes to see if a review is required. All requests must be in writing, dated, and signed and presented to the ARB on the ARB Application form. Do not proceed until you receive written approval by the ARB.

Outlined below are some criteria that will determine ARB approval or disapproval. See details in the Covenants under Article VIII, Architectural Planning Criteria, and IX, Use Restrictions:

1. **A separate garage, shed, or storage facility.** Provide a description and detailed drawing(s), including location on property. (VIII.1 & IX.1 & 2)
2. **Planned changes to the original house, either structurally or aesthetically.** The ARB has an approved color pallet for your convenience if painting or repainting any surface on the outside of the home. (VIII.6)
3. **Driveways-** any change after initial construction. (XIII.8)
4. **Signs.** Only real estate, and security signs are permitted and limited to 8" x 12". During construction signs and permit boxes provided by contractor are accepted. Celebratory signs and decorations are permitted for one week. Seasonal decorations such as Thanksgiving and Christmas may be displayed up to 4 weeks before and removed by 2 weeks after the holiday. (VIII.10)
5. **Play structures, outdoor gyms, basketball nets, doghouses, etc.** Must be out of public view*. (VIII.11)
6. **Landscape devices such as fences, walls, trellises, arbors, and all structures built on the property.** Provide a description and detailed drawing showing location on the property. Screening fences, walls, or landscaping to hide water equipment, air

conditioning, out-door units, and pool equipment is encouraged, but must be approved. Landscape lighting does not need ARB approval; however, lighting must not be a nuisance to neighbors. Simple decorative objects and flower pots are OK on porches, at entries to the home structure, and in established flower/scrub beds. Containment fences shall not be made of any agricultural type, such as, barbed wire or chicken wire, or chain-link fencing material. (VIII.12)

7. **New docks and dock roofs** must be approved. (VIII.12)
8. **Landscaping** Major changes to landscaping such as new flower or shrub beds, a water feature, removal of major trees, etc. Provide complete plans as to location and content. Simple additions or removals to the established landscape such as some flowers or shrubs need not be approved by the ARB. Check with an ARB member for assurance. (VIII. 13 & IX. 5)
9. **Alternate schemes of landscaping** In addition to the required sod installation in the front and on the sides of the house during initial construction, please submit such plans. Florida Friendly and Xeriscaping is encouraged by Florida statutes and Riverwood Ranch. Landscaping to new construction within one year of completion is encouraged. No artificial grass or plants unless approved. (VIII.13 & IX 5)
10. **Artificial Vegetation**. No artificial plants or artificial flowers may be used in the front flower/shrub beds. If artificial flowers are used in window boxes or entry planters, they must be replaced when faded or unsightly. (IX.5)
11. **New pools** and pool/patio screening. Such screening should not project beyond the sides of the structure, so as not to be seen from River Ranch Path* (VIII.14c)
12. **Window and wall air conditioners** must be out of public view* and not be a noise nuisance to neighbors. (VIII.18)
13. **Change in design of your mailbox**. No novelty mailboxes will be approved. (VIII.19)
14. **Temporary structures, tents, shacks, and antennas**. Satellite dishes are allowed (VIII-16 & IX. 2 & 3).

*ARB's definition criteria of "Public View": Not readily visible from River Ranch Path.

Also, see the Declaration of Covenants, Article VII, Architectural Control, for further reference.

Revised by ARB 2/23/2012

BOD Approved: