

RIVER

VISTA HOA

Home Owner Association

Community Regulations

Community Regulations Adopted on March 10, 2021

- The use of vehicle covers within the River Vista Community is prohibited unless used on vehicles inside an enclosed garage.
- Proper disposal of paint and cans - Latex or water based paints may be put in your trash but the can must be empty. If there is some residual paint in the can fill it with kitty litter until it is all absorbed. Oil based paint & sealers must be saved and brought to one of the several city recycle events.
- We strongly encourage exterior mechanical equipment such as pool & irrigation pumps as well as AC compressors are screened as viewed from the road.
- Fences and Natural Screening – It has always been the goal of our community to keep River Vista as natural looking as possible. As the number of sales has increased there has been an increase in the requests to construct fences. Therefore it has become apparent that clearer guidelines are in order. Some of the issues that must be considered are: 1. The purpose of the fence (Containment or Privacy) 2. The type of fence (Structural material, Solid, Pickets Color), 3 Impact on the abutting neighbors and community as a whole, 4. Effect on air flow, 5. Hurricane hazard, 6. Setbacks, 7. Maintenance (Rust stains), 8. Susceptibility to flying rocks from mowers, 9. Gates and 10. Obviously location. Each property is a unique entity and all of the mentioned factors must be considered by the

Architectural Review Board (ARB). The ARB must review and approve the application prior to commencement of any work.

- Any proposed work to be done near a property line must include a plot plan or survey of the lot. As indicated on the ARB Abbreviated Application, abutting neighbors must be notified of intentions and that an application is being filed. In the case of landscaping along a boundary, whether it is natural or fence, the ARB may consider input from the BOD before rendering a decision.

- Fences

- All fencing material must be aluminum, vinyl or wood. Masonry walls and driveway gates are not permitted. Regardless of the material, the fence must be maintained in good condition as determined by the ARB.

- Existing fences will be documented and grandfathered from new regulations

- Any replacement or repaired fences will be required to conform to these regulations.

- Water View Lots

- Any fence or natural screening that might obstruct a neighbor's view on a water view lot would be prohibited.

- Fencing around a pool on waterfront lots must not exceed 4 Ft in height and be picketed. Color and picket pattern will be approved on a case by case basis.

- Privacy considerations around a pool may be achieved by supplementing with natural screening unless this obstructs a neighbor's view.

- All Lots

- Natural screening or fences used between homes may not extend further than the front wall on the side of the home. Natural screening vegetation must be trimmed to an appropriate height depending on the height of neighboring homes and

not intrude over to the neighbor's yard.

-Fences between homes must be 6 feet or less.

-The setback requirement for fences from the side or back property lines is 6 inches.

-Natural landscaping is required on the road side of any fence that is viewed from the road. A list of suggested types of landscaping plants is available from the ARB.

Document updated 05/30/24