

RIVER

VISTA HOA

Home Owner Association

RIVER VISTA HOME OWNER'S GUIDE

River Vista is a deed restricted community, meaning we have certain guidelines, rules and regulations that are part of our governing documents. These rules are defined in our Covenants & Restrictions and others have been approved by the managing Board of Directors (BOD). The Home Owners Association wants all property owners (tenants) to enjoy peaceful possession and use of their property. As an owner or tenant it is your responsibility to be aware of these and to maintain our community standards as well as abide by the codes of Port St. Lucie. After you review these, if you have any questions please contact a member of the BOD.

- ◆ All garbage and recycle bins must be removed from curbside within 24 hours of the scheduled pickup. Place trash can near curb of the street, spaced 3 feet apart. These containers must be kept inside your garage or behind screening approved by the Architectural Review Board (ARB). Trash pickup is on Thursday. Large items will be picked up on the first Thursday of each month. Non compliance will result in fees.
- ◆ It is recommended that all vehicles be kept inside your garage as much as possible and the garage door closed. Vehicles kept in the driveway must be registered, insured and operational. Open garage doors are a security concern as well as an invitation for raccoons, snakes and rats.
- ◆ All pets must be on leash when walking your pet outside of your residence. **All pet waste must be picked up at the time of your walk.** Please refrain from allowing your pet to urinate on plants, grass, mailbox posts and driveway, not belonging to you. Pet exercising should be kept to your property only. There is a dog park nearby at Lyngate and Veterans Memorial Parkway.
- ◆ No boats, trailers (of any kind), motor homes, motorcycles, or similar vehicles shall be stored upon a driveway, street side or any lot. Some exceptions WITH conditions are permitted for boats up to 22' and motorhomes. No maintenance or repairs can be done except within a garage. Contact a member of the BOD if you have questions.

- ◆ No long term storage of containers or PODS.
- ◆ No one shall create any excessive noise or disturbance that disrupts the peace and quiet within our community. If any resident feels another person is violating their “Peaceful Possession Rights” the Port St. Lucie police should be called. Please also inform any member of the BOD as this may be an issue that could warrant a fine to the resident.
- ◆ Owners with rental properties must follow the rules regarding the number of people permitted to rent the residence. River Vista Covenants and Restrictions limit the amount of people in a home to (2) per legal bedroom as listed in the St. Lucie County property appraiser website www.pasic.org. Any suspected infractions should be reported to the BOD immediately.
- ◆ No construction, commercial or residential yard waste may be placed on another person’s property. ALL YARD WASTE MUST BE PUT IN FRONT OF YOUR OWN LOT FOR PICKUP AND NOT ON THE STREET. Debris can be placed in a trash can for collection on Thursdays. If you see a non-compliant event please take a picture and report this to the BOD. Any dumping from a vehicle including cigarettes tossed out of a window can be reported to the Port St Lucie Litter Hotline 772 871-7000. Please try and get a tag number on the vehicle.
- ◆ No parking is allowed on the streets or in swales overnight. If a violation is observed please document with a picture and contact a BOD member. Exceptions may be approved by the BOD.
- ◆ Any new construction, improvements, or changes to any property must be submitted to the ARB. This includes but is not limited to all structures of any kind such as a fence, wall, sign, paving, grading, parking, or building additions, alterations, screen enclosures, and decorative landscaping or objects. House painting, roofing, driveway painting or any other upgrades are also subject to review. Permits and inspections may also be required by the city of Port St. Lucie. Failure to obtain ARB approval may result in a fine. The ARB will perform regular inspections around the community and inform owners of any items needing attention.
- ◆ Owners of lots or single family residences not maintained in accordance to the standards of the community will receive a notice of violation from the ARB and could be subject to fines. If the owner does not comply the BOD has the right to enter the property, perform necessary maintenance and levy an assessment against the owner. In such event, owners will be notified that an ARB member may be walking on their property.
- ◆ To preserve the value of River Vista for all, owners are required to maintain the following:

- a. Roofs and soffits need to be cleaned of dirt and mold on a regular basis.
- b. Homes, fences, and driveways must be cleaned of rust, dirt and mold
- c. Mailboxes and posts must be in good repair and free of rust and mold
- d. Grass must be mowed regularly and not exceed 6”.

Communications within the community are mostly done via email so please make sure you stay current with our news. Any changes in your database such as away address, phone, email, or property manager must be updated with the BOD. Annual assessments are due January 1 of each year.