

R I V E R —

V I S T A H O A

Home Owner Association Architectural Review

Introduction

Architectural Review Board Owner's and Builder's Information Package

We would like to welcome you to the, River Vista Community. This booklet was put together to assist you through your building and/or improvement project.

In order to maintain a neighborhood of high quality homes certain Covenants and Deed Restrictions exist. The escrow company should have given the Covenants and Deed Restrictions to you at the time of purchase of your property. In the event you have not received a copy of these documents, please contact the River Vista Board of Director at the address below or visit the website at www.Rivervistahoa.com to download a copy. Please take the time to review all covenants and deed restrictions prior to planning and building your project.

This booklet will summarize the requirements and process for you to follow with your project.

Should you have any questions, please contact the chairperson of the River Vista Architectural Review Board or the Community Manager at cecile.rivervista@gmail.com

Documents should be submitted to:

River Vista Homeowners Association -HOA

P.O. Box 7413, Port St. Lucie, FL 34985

Or email to :cecile.rivervista@gmail.com

Summary Information:

The following Articles that are contained in the Declaration of Covenants & Restrictions (and amendments) are of particular importance and should be considered in your project planning.

Article 6-Architectural and Landscape Controls

Please: review this section of the Articles for specific information relating to the timetable for submission of your **complete plan set** along with the "Architectural Review Request Form". Your information must be submitted 45 days prior to the date of commencement of your project.

The Architectural Review Board (ARB) shall respond with their approval or disapproval within 15 days of submitting your completed plans.

Article 7 -Architectural and Use Restrictions:

Please review this section for specific details pertaining to the following Articles:

- Restrictions of Use of Single Family Lots
- Floor Area
- Building Height
- Garages
- Clearing and Removal of Trees
- Accessory Buildings
- Temporary Structures
- Maintenance of Lots
- Boats, Trailers, and Motor Vehicles
- Utilities
- Nuisances
- Subdivision of lots
- Landscaping
- Roofs
- Other Prohibitions
- Garbage Containers and Recycling Bins

There are specific issues contained in these articles that you may want to discuss with your Architect and Builder while other articles pertain to lifestyles issues within the River Vista Community.

Submission Requirements:

The following items must be submitted to the Architectural Review Board Chairperson **45** days, prior to commencing the start of your project:

1. Completed Architectural Review request Form
2. Complete Plan set which includes the following if applicable:

- Site Plan
- Floor Plan
- Landscape Plan
- Dock plan
- Seawall Plan
- Maintenance of Lots
- Roof Plan
- Pool and Screen Plan
- Exterior Elevation Typical Cross Section

3. Site Inspection Form (pre-construction inspection)

4. Completed Materials/ Finish / Selection Schedule

Please review your plans prior to submission and ascertain that the following Information is clearly Marked and identified:

-Location of all service equipment including items such as pool pumps and heaters, A/C compressors, electrical service, sprinkler pumps and solar equipment locations swell as screening of this equipment.

-The total height of the building is clearly marked on the plans.

-The square footage calculations for roof area, A/C area, porches and garage areas are clearly marked on the plans

Special Notes:

The ARB recommends exterior finishes in a Masonry or Masonry type material and suggests that each home in the River Vista Community have an irrigation system to maintain lawn and planted areas. Each home in the community is encouraged to have landscaped planter beds. The grass most commonly used in the neighborhood is Floratam.

For new construction, landscaping plans must be submitted and approved before the certificate of occupancy is delivered by the city.

All mailboxes are confining to the standards prevailing in the community. This is currently a square post and finial combination with a standard mailbox. Colors are to match existing standards in the community. For other mailbox design, please submit a request to the A.R.B board.

Application submitted by a property manager or other than owner should have a power of attorney.

Failure to submit a request prior beginning construction will levy a penalty (amount tbd). The fine will be the responsibility of the owner. Legal actions may be taken to our attorney in case of non compliance. Owners will be responsible for Attorney's fees. We want to prevent such actions and ask kindly for each owners to follow our guidelines.

The owner/builder is responsible to comply with all city and county regulations and obtain required permits. In the event the RVHOA Covenants are more restrictive, the HOA regulations apply.

RIVER 

VISTA HOA

Architectural Review Request Form

Property

Owner(s): _____

Property

Address: _____

Phone Contact: _____ **Cell** _____

E-mail: _____

Start Date: _____ **Anticipated Completion:** _____

Brief Description of Project/ Improvements:

Contractor Information:

Name: _____

Contact Person: _____

Address: _____

E-mail: _____

Phone: _____ **Fax:** _____

Required documentation to be submitted to the RVHOA-ARB:

- 1. Complete set of plans.
- 2. Material/ Finish/ Selection Schedule
- 3. Completed Site Inspection Report (Signed by Owner & member of ARB)

Conditions:

- 1. You are responsible for any and all damage to underground utilities including :sewer , water, cable, electrical, telephone, and irrigation.
- 2. You must remove any and all debris from around your home and sod and/or re-sod areas that were damaged.
- 3. You are responsible for any damage that may be caused to roadways from heavy equipment.
- 4. The ARB Board will have a final inspection for approval after construction is completed (post inspection report).

Please note: Other conditions may be applicable. These conditions will be determined and stipulated on an individual basis.

ACKNOWLEDGEMENT

I, _____ , hereby make application for approval, pursuant to the regulations of the Association, for the project noted above, and, if said approval is granted, I agree to comply with the required conditions prior to obtaining a building permit from the City of Port St. Lucie, Florida, and prior to the commencement of construction.

I also hereby agree to obtain all other permits required if any.

[Further understand that I may be prosecuted by the River Vista Homeowners Association, Inc. should I fail to comply with its covenants and restrictions.]

Applicant: _____

(submit power of attorney if applicant is different than owner)

Date submitted: _____

Date received by RVHOA, ARB: _____

Approval Date: _____

Architectural Review Site Inspection Report

Owner(s): _____ **Date:** _____

Address: _____

Phone _____

Email: _____

Lot Location - Official Description

Owner and ARB member must meet before beginning of work-Contact ARB to schedule a meeting and fill this form.

Item:	Comments / exceptions Prior Beginning of Work	Comments / exceptions After Work finished
Street Edge		
Street		
Curbs/ Drains/ Storm Sewers		
Left Neighbor Lot Edge		
Right Neighbor Lot Edge		
Rear Neighbor Lot Edge		
Adjacent Street Signs		
Adjacent Mail Boxes		
Swale Conditions		
Water Edge Conditions		
Other Comments		
	Inspection Date	Post Inspection Date
Property Owner Signature		
River Vista ARB Signature		

(submit power of attorney if applicant is different than owner)

RIVER VISTA HOA

Architectural Review Material / Finish / Selection

Owner(s): _____

Date: _____

Address: _____

Phone _____

Email: _____

Lot Location - Official Description

Item:	Material	Finish / color
Exterior Walls		
Trim		
Window frame		
Window Trim		
Fascia		
Soffit		
Front Door		
Garage Door		
Roof		
Chimney Cap		
Driveway		

Please attach swatch color with your request.

Property Owner: _____ **Date:** _____

(submit power of attorney if applicant is different than owner)

Contractor: _____ **Date:** _____

Owner(s): _____ Date: _____

(submit power of attorney if applicant is different than owner)

Address: _____

_____ Phone _____

Email: _____

I am requesting a review by the ARB per RVHOA Covenants and Restriction.

Please submit any plans or sketches that might be pertinent to this work.

- House painting
- Driveway painting
- Landscaping
- Fencing or natural screening
- Sign
- Other

Have you discussed with your neighbors: YES / NO

Date of expected commencement: _____

Do you have a contractor? YES / NO. If YES please list _____

If painting is involved, are the colors a significant variation from the original?

NO / YES _____

Date Received: _____

Please list the paint manufacturer and colors, paint chip(s) if available

Approved	Approved with Conditions	Not Approved
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ARB/ BOD: _____ DATE: _____

ARB/ BOD: _____ DATE: _____

* A more comprehensive application is required for new and additional construction