

YARD CARE POLICY

Policy Number 96-6

Reviewed, Amended and Approved by REPCA Board August, 2009

PURPOSE: To provide a community standard at River's Edge Plantation that will enhance home and property value.

1. All lawns must be cut and trimmed on a regular basis (weekly during the growing season), to include edging, raking and removal of debris and weed control.
2. Lawns will be replaced with sod to ensure that a lawn is without bare spots and an unkempt appearance.
3. Areas landscaped with pine straw, wood nuggets, or decorative rock will be maintained as necessary to prevent an unkempt look.
4. No artificial vegetation will be permitted on the street side of any property. Artificial plants used for decoration on patios and rear decks are considered personal decorating.
5. Lawn hoses and sprinklers should be stored neatly when not in use.
6. Prior to erecting any exterior sculpture or similar items, approval from the REPCA Architectural Control Committee is required. The American Flag, banners or flags with varying designs or holiday themes are allowed as long as they are not offensive in nature. (Article VI, Section 23)
7. Signs are not to be erected on any property at River's Edge Plantation without prior written permission from the REPCA Covenant Committee. Only one (1) "For Sale" and/or "For Lease" sign may be posted at any residence.
8. Except for holiday season decorative lighting all landscaping lighting must be approved by the REPCA Architectural Control Committee. All approved landscape lighting should be properly installed and maintained. Wires should be properly buried or covered to avoid an unsightly, unkempt look. (Article VI, Section 22)
9. No unlicensed or inoperable vehicle may be kept in the community, except in a garage, for a period longer than 5 days. Unless the occupants of a residence have more vehicles than the number of garage parking spaces serving the residence, all vehicles must be parked within these garage spaces. All garage doors must be kept closed at all times except when entering or leaving the garage. (Article VI, Section 4)
10. No towed vehicle, boat, recreational vehicle or commercial vehicle may be kept in the community, except in a garage. Commercial vehicle is defined as any motor vehicle, any trailer, semi-trailer or pole trailer drawn by such motor vehicle, designed used and maintained for the transportation of persons or property for hire, compensation, profit or in the furtherance of a commercial enterprise.

11. Pets may not be allowed to run free. Pets must be kept on a leash when outside the boundary of the property and must be accompanied by the owner at all times. When walking your pet, bring along a "pooper scooper" or plastic grocery bag to pick up after your pet. Pets are not to be tethered outside. (Article VI, Section 7)

12. Doghouses are not allowed.

13. Garbage cans and woodpiles will be kept out of sight from the street view and the view of any adjoining property. (Article VI, Section 4)

14. At no time will outbuildings of any kind be allowed.