Riverton Community Association

Architectural Review Board

Rules and Regulations

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FINE SCHEDULE ..... **Error! Bookmark not defined.**

ADDITIONS

Additions must be approved by the A.R.B. They shall be designed and constructed so as to be compatible with the style and design of the existing home. A request for an addition must be made on a 100A form. A plot plan and elevation of each exterior side of the addition and its relationship to the existing structure are required.

The Town of Henrietta requires a building permit for an addition. All set-back stipulations must be observed.

Existing additions may not be altered without A.R.B. approval including:

- Decks
- Porches
- Sun rooms / Sun spaces / Greenhouse

February 8, 1988 • Revised October 25, 1991

AIR CONDITIONERS/ GENERATORS

All outside central air conditioner compressor units and home generators should be out of sight as much as possible from the front of the home and need ARB approval.

August 18, 2008

APARTMENT CONVERSIONS

Single family attached homes and single family detached homes may not have apartment conversions without the approval of the Board of Directors.

January 11, 1988

ATTIC CONVERSIONS

Attics which are converted to living space will require A.R.B. approval if the conversion changes the exterior design of the house in any way, e.g. windows.

January 11, 1988

BASKETBALL HOOPS AND BACKBOARDS

Basketball hoops and backboards must be approved by the A.R.B. They are expected to be maintained with regard to safety and appearance. The A.R.B. prefers that basketball hoops be mounted on poles rather than attached to the house.

February 8, 1988

DECKS

Decks must be constructed of pressure treated wood which has a natural or stain/paint finish that matches or complements the house OR constructed of a manufactured composite decking: material A railing may be required ·for safety concerns, per Town of Henrietta building code. The deck area is not to exceed 576 square feet. ARB approval is required for decks and for any changes to decks. Privacy fences around decks must be in accordance with the Fence Policy and must be approved by the ARB. A Town of Henrietta permit is required.

January 11, 1988 • Revised October 25, 1991 • Revised February 16, 2009

DOG HOUSES

Dog houses shall be limited to one per lot and shall not exceed 12 square feet of floor space and 3 feet in height. Dog houses shall be finished in the same color and trim as the home. Type, design, location, and finish need A.R.B. approval.

January 11, 1988

DOG KENNELS

Dog kennels are strictly prohibited in Riverton.
January 11, 1988

DOG RUNS

A dog run is to consist of a cable stretched tightly between 2 fixed structures (i.e. house, tree, pole) with a minimum height at the center point of eight feet above the ground level and with the attached leash of such length that the dog cannot leave the owner's property.

January 11, 1988

DRIVEWAY WIDENING

All additions to driveway space must be approved by the A.R.B. Additions to · driveways may be constructed with gravel or stone for a period of up to one year with A.R.B. approval. After that year, these additions must be paved.

February 8, 1988

FENCES

Fencing has been divided into three distinct categories with guidelines for each.

1. PERIMETER FENCING: (Applies to single family detached homes ONLY.)
    a. Shall be limited to the rear of the property and may not extend forward of the front of the house.
    b. The fence must follow the lot lines.
    c. Fence gates may be approved by the A.R.B.
    d. The fence may not exceed 6 feet in height
    e. The fence must meet all Town of Henrietta fencing guidelines.
    f. The fence must be constructed of white vinyl picket.
    g. The vinyl picket fence will be designed with at last 1 inch spacing between pickets.
        i. Post tops MUST be on all post.
    h. Vinyl perimeter privacy fencing will be permitted only along property lines where a residential property adjoins property that is NOT common property or a single- family residence.
    i. All fences in Riverton Community, approved by the A.R.B. prior to July 2017, are considered to be in compliance with this Fencing Policy.
    j. Any privacy fencing section adjoining another residential property may be permitted with written approval from the adjoining resident.
    k. The A.R.B. has the authority to approve privacy fences based on special circumstances at its sole discretion.
2. PRIVACY FENCING:
    a. May be used ONLY around patios and decks.
    b. Must meet all Town Of Henrietta Guidelines for privacy fencing.
    c. In addition may not exceed six feet in height.
    d. May be of vinyl or wood stain.
    e. The appearance of this fence must be maintained.
3. LANDSCAPING FENCING:
    a. See landscape policy. (Revised January 11, 1988}

NOTE: All fences may be either one or two sided. If one sided, the finished side must face the adjacent neighbor or common area. All fencing must meet these requirements and be approve by the R.C.A.'s Architectural Review Board, in writing, prior to construction.

Revised July 5, 2017

FLAG POLES

Flag poles require ARB approval. Plot plan, design, color, and elevation the pole must be approved. This policy refers to flag poles, which are permanent in nature.

February 8, 1988

GARAGE

A one-car attached garage is required for all new single family detached homes. A one-car garage per unit is required for all new single family attached dwelling units. The A.R.B. reserves the right to require two-car garages on site where either the size of the proposed lot or dwelling or the street location may affect parking needs.

Garages of existing homes may not be converted to living space without the replacement of parking and/or storage space provided by the current garage. Any changes/additions to existing garages must be approved by the A.R.B.

January 11, 1988

FRUIT/VEGETABLE GARDENS

Definition: A space dedicated to the cultivation of edible plants that have clearly defined borders.

Please note: Flower gardens rules/guidelines are under "Landscaping".

Please read all rules below and note that **if you live on a corner lot** and wish to plant a small or large garden, you must have ARB approval. ARB will review and approve based on individual property lines.

Small gardens not to exceed 20 square feet	{Example: 20 square feet= 4' x 5' space)
ARB Approval: Location: Height Restrictions: Appearance: Material/Stakes: Clearing of Vegetation:	Not required; however, rules below must be followed Backyard or side yard only {no garden in front yard) 4 feet or less {ex: no cornstalks) Visibly acceptable per RCA standards Manufactured products intended for garden use {ex: no branches) All vegetation must be cleared by end of season, Nov. 1

Large gardens that exceed 20 square feet	
ARB Approval: Approval marker: Location: Height Restrictions: Appearance: Material/Stakes: Clearing of Vegetation:	Required prior to May 1 every year Approved gardens must display marker from RCA May 1-Nov 1 Backyard or side yard {no garden in front yard) 4 feet or less {ex: no cornstalks) Visibly acceptable per RCA standards Manufactured products intended for garden use {ex: no branches) All vegetation must be cleared by end of season, Nov. 1

GREENHOUSE / TOOL SHEDS (Detached)

A greenhouse or tool shed must be approved by the A.R.B. Detached greenhouses/tool sheds shall be designed and constructed so as to be- compatible with the design and style of the existing house. They are limited to 144 square feet and only one is allowed per lot.

Greenhouses J tool sheds may not be located forward of the front of the houses, and require a Town of Henrietta Building permit.

February 8, 1988 • Revised October 25, 1991

HOT TUBS

Hot tubs of reasonable size and structure will be permitted, location must be noted in request sent to the ARB for approval.

October 19, 2020

LANDSCAPING (including landscaping fence)

All decorative fencing must be approved by the A.R.B.

Plantings that are designed to function as fences or screen must be approved. Plantings designed to take the place of perimeter fencing must be trimmed to a maximum of 4 ·feet in height.

Major plantings in the front yard require A.R.B. approval.

Permanent structures of any type, including, but not limited to, landscape lighting require approval by the A.R.B.

See Article VI of the Second Amended and Restated Declaration of Covenants, Conditions, Restriction and Easements for further definition (in particular paragraphs 3, 6, and 9).

February 8, 1988

PAINTING

HOUSE- Painting of trim, siding, shutters, etc., must be approved by the ARB. Include neighboring house colors, as the house color cannot be the same. Paint should be a neutral or earth tone color unless otherwise approved by the ARB.

SHED- If painting toolshed, dog house or addition, the color must match the existing house color. "Before" pictures must be sent to the Riverton office.
* Approved colors will be compiled into a folder in the Riverton office for residents to use as a reference as to what past colors have been previously approved.

PARKING

Parking of motor vehicles, including but not limited to, cars, trucks, SUV's, motorcycles, recreational vehicles boats, trailers, on lawns is strictly prohibited. The parking of non-motor trailers or mobile homes on lawns is also prohibited.

November 2020

PATIOS

An area adjacent to the home, which is flush with the ground and is used for. Outdoor entertaining shall be considered a patio. This patio is not to exceed 24'x24'. The dimensions, plot plan and material specifications must be approved by the ARB.

January 11, 1988

PLAYGROUND EQUIPMENT

Playground equipment and the placement thereof must be approved by the A.R.B. Set backs of 10 feet or more from lot lines must be adhered to. It is expected that equipment will be maintained properly with respect to appearance and safety.

January 11, 1988 • Updated July 21, 2003

PORCH

A porch is an addition, attached to the home, similar to a deck or patio, except that it has a roof. They shall be designed and constructed so as to be compatible with the style and design of the existing home. Porch additions must be approved by the A.R.B.

January 11, 1988 • Revised October 25, 1991

ROOFS

Write original roof color, new roof color, and material being used (ex: asphalt shingles, metal)

SWIMMING POOLS

Above ground swimming pools, which comply with town code and do not exceed 23" will be permitted on any residential lot. Such pools must be approved by the ARB.

Inground swimming pools will not be permitted on any residential lot.

March 12, 1986

TRAILERS

Any registered vehicle, camper or boat is allowed to be stored on a homes driveway. These vehicles are prohibited from being stored any place other on the property than the driveway.
Unregistered vehicles, campers and boats are prohibited to be stored anywhere on the premises at all times."

March 1, 2020

TREES

The Restated Covenants of November 2002 (#6.6 Trees) states: "no living tree with 4" or more diameter (at point 2 feet above ground level) shall be destroyed or removed from any plot or parcel without the expressed prior written authorization of the Architectural Review Board or the Board". If a tree is removed, such tree will be replaced with a new tree if so determined by the ARB.

Revised: August 18, 2008

WOOD STOVES, FIREPLACES AND CHIMNEYS

Wood stoves, fireplaces and chimneys require a Town of Henrietta building permit. All exterior portions of installation, including chimney and chimney enclosure must be approved by the A.R.B. They shall be designed and constructed so as to b compatible with the style and design of the existing home.

FINE SCHEDULE

Notice	Days to Remedy	Fine
1st Notice	10	$0
2nd Notice	30	$25
3rd Notice	14	$25
4th Notice	36	$50 & $1/day
Final Notice	0	$3/day

Once you have reached the 4th notice, the ARB will request that a **lien be placed on the property**. Prior to the 4th notice, letters/fines will be mailed to the resident/owner asking him/her to resolve a non-compliant issue(s).

Any resident/owner **with a fine(s) due** will be considered not in good standing; and all Riverton (PUD) privileges, including pool memberships and voting, will be suspended until the account is in good standing.

After **resolving the non-compliant issue**, you are required to submit a digital photo and/or letter to prove the work/issue is completed.

RCA understands that there could be **unforeseen circumstances**, such as weather or contractor timelines, identified within a written contract. If the resolution will be delayed for whatever reason, in writing, please state the reason and when the issue will be resolved. The ARB Board will then review the request.