



Covenant Rules & Regulations

Updated May 2017

The following Rules and Regulations are provided to assist homeowners and residents with understanding the Riverwind Declaration, Covenants, Amendments, Rules & Regulations as well as Riverwind Community Rules & Regulations.

- Homeowners and residents should keep in mind that the following guidelines *are not all-inclusive* and should refer to *the Declaration of Easements, Covenants, Conditions and Restrictions of Riverwind* for additional information.
- Updates will be posted on the Community Management website, announced at community meetings and/or sent to homeowners, as necessary, with the annual meeting notice. *It is the responsibility of the homeowner to keep a record of this document and any updates.*
- *Questions should be directed the Community Management Company*

1. Additions/Alterations:

- The Architectural Review Committee (ARC) must approve all property additions and/or alterations.
- The process to apply and obtain approval is posted on the Community Management website, or in person from the Community Management's office.

2. Air Conditioners/Fans:

- Installation of roof, window, or wall-mounted units are not permitted.
- Air Conditioning units must be screened with landscaping from the neighbors and the street

3. Animals/Pets:

- *Owners are responsible to control their pets at all times.*
- Only domestic cats, dogs, and caged pet birds are allowed.
- Pets cannot exceed three in number.
- Unattended animals are NOT allowed outside the residence.
- Leashes are required for any animal off the owner's premises.
- Animals are not permitted in the Clubhouse, pool area, or patio area *except for certified service animals* and no animal is permitted in the pool.

- Pets are only to be walked on the roads or in the common areas. *They should not at any time be walked on the lots of other homeowners.*
- *Each owner is responsible for immediate removal of pet wastes and excrement.*
- Commercial activity, such as pet breeding or care, is prohibited.
- According to the county, keeping a habitually loud barking, yelping or howling domestic pet is unlawful.
- **NOTE: Pet Problems: Call Indian River Animal Control: 772-226-3845**

4. Antennae:

- No antennae, excluding satellite dishes, shall be installed in the exterior area of any residential property. *(See also Satellite Dishes)*

5. Awnings:

- Retractable rolled fabric awnings are permitted, must have ARC approval, and meet the following guidelines *(approved by the BOD on August 19, 2014)*:
- Metal awnings (other than the structural parts) are not allowed.
- Fabric must be a woven acrylic material, not laminated.
- Awnings must be of the cantilevered style, permanently attached to the home, and able to be rolled up manually *(whether or not they are electrically powered.)*
- A protective aluminum cover is to be included to cover the awning, when retracted, for aesthetic purposes
- No portable or temporary awnings are permitted.
- No awnings can be more than 12' off ground level, and no awnings are to be installed on the second floor of any residence.
- Framework for awnings must be constructed of white metal frame material, matching the Pure White trim of the residence, or, in the case of installation inside a screened lanai area, must be brown in color.
- Awning fabric material must be the same or similar to Sunbrella Parchment Code 4683-0000, a solid light beige color. Owner's using other than Sunbrella Parchment are required to provide a color swatch of the substitute fabric to the ARC at the time of application. The ARC will review the color to confirm that is similar to the Sunbrella code but not necessarily identical since different manufacturers use different material suppliers. ***No stripes or multiple colored materials will be approved.***
- Awnings are to be allowed only on the rear of all Riverwind homes, and/or inside the courtyard of Beaumont style homes.
- Awnings are not to extend past the side plane of the residence, are restricted to covering surfaced patio areas, and cannot exceed the size, width and depth of the surfaced patio area they cover.
- All awnings must be professionally installed, meet Miami/Dade wind restrictions and must be permitted by the county as required.

- The ARC highly recommends installation of wind speed sensors, which automatically retract awnings when a specific wind speed is reached (*provided you have purchased an electric driven awning*).
- Owners of unoccupied residences are required to fully retract and secure awnings prior to their departure, especially in hurricane season.

6. Board of Director Meetings Overview:

- **Note: Board Meetings will be scheduled and run in accordance with Florida Statute 720.303:** Association powers and duties; meetings of board; official records; budgets; financial reporting; association funds; recalls: (b) **Members have the right to attend all meetings of the board.** The right to attend such meetings includes the right to speak at such meetings with reference to all designated items. The association may adopt written reasonable rules expanding the right of members to speak and governing the frequency, duration and other manner of member statements, which rules must be consistent with this paragraph and may include a sign-up sheet for members wishing to speak.
- **Note: Board Meetings will confine business strictly to the published agenda.** The Board will consider adding to the agenda community-wide issues submitted at least two weeks in advance of the meeting by members.
- **Note:** If an owner has a question where a clear and complete answer would require additional investigation, the answer will be delayed until the board has a chance to review the situation and it may be the next meeting before the answer is able to be provided.

7. Board of Director Meeting Rules for Association Members:

- Members are invited to attend Board Meetings and speak to designated items and at designated times.
- Sidebar conversations are not permissible at meetings, and will be called out of order.
- If one or more members create a climate that the Board deems interferes with their ability to conduct business, the board will call the meeting to order, recess or adjourn the meeting.
- Members wishing to speak at the meeting will be asked to stand and state their name plus their purpose in speaking.
- Members will confine their comments to the period of time set in advance for the particular meeting, typically between 1 to 5 minutes.

8. Bulletin Board (Inside Clubhouse):

- A current calendar will be posted on the inside bulletin board, which will contain monthly meetings, events, rentals, etc.

9. Bulletin Board (*Outside Clubhouse*):

- The Board Meeting agenda will be posted on the outside of the Clubhouse at the main entrance 2 days in advance of the meeting.

10. Clothes Drying Racks and Lines:

- Any exterior clothesline or similar material for exterior drying of clothing is prohibited.

11. Clubhouse:

- The Clubhouse and Fitness Center are open 24 hours for use by residents. Any use of community amenities by a non-resident including the pool, Clubhouse and/or tennis court by a guest other than immediate family (*defined as children, parents, grandparents, grandchildren or siblings*) must occur in the presence of a resident. *Please be aware that recording cameras are utilized in most areas in and around the Clubhouse.*

Note: *All owner/lessees agree to abide by all Clubhouse rules currently in effect and as amended from time to time. Violation of rules may result in forfeiture of privileges and/or fines.*

12. Clubhouse Rules:

- Children under 16 are not permitted inside the Clubhouse unless accompanied by an adult of at least 16 years old.
- Bicycles, skates and skateboards are not permitted on the sidewalks, patio and pool areas.
- Animals are not permitted in the Clubhouse, pool area, or patio area except for certified service animals and no animal is permitted in the pool.
- Animals are NOT permitted in the pool or pool area without specific permission of the board.
- Quiet time for all outside activities is 10:00 pm to 7:00 am at all facilities.
- The level of noise, music or otherwise, may not disturb any neighbor. The Indian River Noise Ordinance states that noise restrictions apply between the hours of 10:00 pm and 7:00 am.
- No smoking is permitted in the Clubhouse or pool area.
- No open flames are permitted inside the Clubhouse.
- Under no circumstances may alcoholic beverages be offered, served, or made available to anyone under the age of 21. Controlled substances (*subject to Florida State Law*) are not allowed on Riverwind common property.
- Only Owners/Lessees and their invited guests may use Riverwind facilities.
- The maximum occupancy, per fire regulations allowed in the main room of the Clubhouse is 65 people.
- Nothing may be left in the Clubhouse or refrigerator after a function.
- Room temperatures are to be returned to their designated settings when the room(s) is vacated.
- Exterior doors locked, lights, fans, kitchen stove and such are to be turned off.
- There is no deposit or facility impact fee required for any function open to all property owners.

- All furniture and equipment must be returned to its original layout and the Clubhouse left as it was found.
- Owners/Lesseees using the Clubhouse for a private function must ensure that all garbage is disposed of off-site.
- To prevent schedule conflicts for *pre-planned or regular* events and to ensure inclusion on the Riverwind Calendar of events, **the dates and time of the activities must be submitted to the Management Company in advance.** Once approved, these activities will be included in the Riverwind Calendar of Events on the Management website. *Regularly scheduled events can receive a blanket approval as long as they have an individual who is responsible for the group.*

13. Clubhouse Main Room & Card Room Usage:

- Community sponsored events.
- Informal social events or impromptu gatherings.
- Classes where the attendees would pay the instructor. (*For example: scrap booking, cooking classes or yoga.*) ***A copy of the instructor's certificate of insurance and license must be sent to our Management Company for their files.***
- A homeowner who would like to share his/her professional expertise (*free of charge*). For example; a professional person giving a seminar on gardening, computers, or photography.
- It is the responsibility of the homeowner, whether for one-on-one training or rehab held in the Clubhouse or pool area, to guarantee that the instructor/trainer is licensed and insured.
- Reserved events, see the Reservation section.
- Reading, Wireless access, HOA Meetings, Workshops, Committee Meetings, etc.
- If in doubt, contact the Management Company.

14. Clubhouse ~ How to Make a Reservation:

- The large gathering room at the Clubhouse may be reserved for private functions with 10 day notice. Reservation forms are available from our Management Company.
- For private functions, there is a non-refundable facility support fee of \$75 and a \$400 refundable cleaning and security deposit required with your reservation request.
- No applications will be approved unless accompanied by facility support fee, cleaning and security deposit.
- The date and time of private parties will be posted on the community calendar to make owners/lessees aware the room will be in use. Forward your request at least ten (10) days in advance of scheduled function to:

***Riverwind Homeowners Association, Inc.,
C/o Elliott Merrill Community Management
835 20th Place, Vero Beach, FL 32960***

*The \$400 refundable cleaning and security deposit will be held until after the event.
Once the room has been inspected and no damages are noted, the deposit will be returned.*

15. Clubhouse Reservation Related Rules:

- Reservation of the Clubhouse is restricted to the large party room and use of the patio outside the pool gates. The swimming pool, tennis courts, fitness room, and card room(s) are not available for private functions.
- The property owner/lessee must be present at the party at all times and is responsible for the conduct of his or her guests and for any damage that occurs during the party on any Riverwind common area.
- The property owner/lessee is also required to be present for a pre and post party inspection of the Clubhouse.
- The property owner/lessee is responsible for the conduct of their guests and for providing safe journey home of their guests.
- The level of music or other noise may not disturb any neighbor. Indian River Noise Ordinance states that noise restrictions apply between the hours of 10:00 pm and 7:00 am.
- The property Owner/Lessee is responsible for cleaning up the Clubhouse. Please see separate cleaning checklist available under Clubhouse documents on the Riverwind website.
- Please be sure to turn off the lights, and lock the doors, including the exterior bathroom doors.
- No food or beverage of any kind should be left in the Clubhouse or refrigerator after a function.
- The main gathering room can handle 65 people comfortably. Parties must be limited to 65 inside the large party room due to Fire Regulations.
- An Owner/Lessee may reserve the large party room of the Clubhouse for a total of three times in a twelve-month period.
- All parties must end by 11:00 pm.
- Garbage cans are to be emptied and contents disposed of off-site.

16. Clubhouse Restrooms:

- *Notify the Management Company if there is a problem with the facilities.*

17. Common Elements:

- No owner or lessee shall make any alterations to the common areas without the written approval of the Board of Directors.
- Concerns with common area elements should be directed to the association's property management firm.

18. Contractor Work Hours:

- Nonemergency Work hours are from 7 am until 7 pm Monday through Friday and 8 am until 2 pm Saturday.
- No contract work will be done on Sunday or major holidays except for immediate emergency repairs, such as: alarms, appliances, cooling/heating, electric, plumbing, television, telephone, and towing services.

19. Dirt Bikes/Golf Carts/ ATV's/Gas or Electric Scooters/Go-Carts/Mopeds:

- The above are not permitted within the community unless such vehicles are properly licensed for use on public roadways, are insured and operated by a properly licensed resident.
- Any of the above must be stored in a closed garage when not in use.

20. Doors:

- Exterior doors must be 8 foot with full-length clear lights, PGT Win-Guard or equivalent, or current Miami-Dade Code.
- Entrance door on courtyard homes may be a dark stained wood door compatible in color and specification to those courtyard doors already in use.

21. Driveways/Walkways:

- Driveways and walkways shall be constructed of paver bricks in the color and size currently in use in Riverwind and approved by the ARC.

22. Easement for Drainage:

- Every Unit and the Common Area shall be burdened with easements for natural drainage of storm water runoff from other portions of the Property.
- However, no Person may alter the natural drainage on any Unit so as to materially increase the drainage of storm water onto adjacent portions of the property without the consent of the owner of the affected property.

23. Exterior Equipment:

- A/C Compressors, Generators, Pool pumps/heaters, meters, exterior mechanical equipment and any other exterior equipment shall be fully screened with landscaping from the immediate neighbor and street view with adequate plantings.
- Utility boxes are to be screened with landscaping to hide front and sides, with the back to be open to allow access for service.

24. Fences:

- *Fences are prohibited on lakefront lots*
- Other fence installation requires specific ARC and BOD approval.

25. Fining Committee Process:

- The amounts levied will be in accordance with our *Declaration of Easements, Covenants, Conditions and Restrictions of Riverwind Homeowners Association Inc. Article V: Architectural/Control Alterations – Section 7*

26. Fireplaces/Fire pits:

- Require prior approval by the ARC
- Are to be located at the rear of the home in the screened lanai, on a patio, or in the courtyard of courtyard homes.
- Are to be heated by propane.
- Chimineas are not permitted.

27. Fitness Room ~ Clubhouse Rules:

- No one under 16 is permitted to use the fitness center, regardless of supervision.
- Do not drop weights on the floor and Replace/rack all weights after use in the correct order as found.
- Turn off lights, fans and TV after use.
- Precedence in selection of channels is with the first user. A second user must either defer to the same selection as that already on or, select an alternative channel but with the sound muted.
- Proper workout clothing is required at all times; Shoes and shirt must be worn at all times. No sandals, flip flops, or open toed footwear are allowed. Sneakers or similar footwear must be worn.
- Do not slam weights and please try to use heavy weights on the rubber matting.
- Wipe off equipment after use with disinfectant towels.
- Let the Management Company know if there is a problem with the fitness equipment. Maintenance Requests are available adjacent to the inside bulletin board.
- ***Remember you are on camera, so please smile.***
- Unsafe use of Fitness Room facilities can result in forfeiture of privileges and/or fines.

28. Flags:

- Florida Statute states: *Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, not larger than 4 ½ feet by 6 feet.*
- For the sake of uniformity the Riverwind ARC recommends flagpoles not longer than 6 feet, and mounted at a 45-degree angle from the front of the residence.
- *It is further recommended that, in compliance with US Government policy, the United States flag only be flown from dawn to dusk, or appropriately lighted.*

29. Garage Doors:

- Garage doors must have white raised panels compatible with garage doors already in use throughout the community.
- Garage doors should be closed when not in use.

30. Grass:

- Grass areas should accommodate the width of a 52" riding mower.

31. Gutters:

- Gutters are to be white aluminum.
- Downspouts to be white or painted the same color as the house.
- Pool enclosure gutters are to match the lanai or pool screen color.

32. House Numbers:

- If wanting to change house numbers, the suggestion is to drive through the neighborhood to look at the various styles that have been approved and then call the owner to inquire where they ordered it. Replacement numbers must be placed in the same position/location as original. *There are three styles:*

Ceramic: Numeral 3 ½" high & Plaque 16" W x 9 ½" H



Original: Numerals 4 ¾" high



Brass: Numeral 4" H & Plaque 15.5" W x 7.25" H



33. Irrigation:

- Irrigation systems are checked and repaired once a month providing there are no emergencies.
- Report irrigation issues to our Management Company.
- No changes or connections to the irrigation system are allowed without ARC approval and must be performed by the association's contract irrigation company.

34. Landscaping:

- *Riverwind HOA dues provide a landscaping firm to service our community.*
- Their services include: mowing, edging, maintenance of shrub beds, palm tree trimming (less than 8') and mulching. Turf pest control services, as well as tree and shrub pest control, are included.
- *Any landscaping issues should be reported to our Management Company.*

35. Landscaping Guidelines:

The goal is to have consistency of landscaping and overall design throughout the community.

- *Any alterations or modifications to the original landscape plan may not be made without prior review and approval of the ARC.*
- It is recommended plants be chosen from the approved list provided by the Riverwind Landscape committee and posted on our Community Management website.
- Homeowners bear the responsibility to maintain the original landscape design in good condition.
- Homeowners must replace any plantings in the permanent landscape that die or require removal with plants of similar size and type (*tree with tree, shrub with shrub, etc.*)
- Homeowner landscaping should not encroach on neighboring and common properties. Plantings abutting a neighbor's lot must be 4 feet from the property line at maturity.
- Annual seasonal flowers do not need ARC approval but must be kept in good condition, be planted in existing mulched areas, kept under 3' in height, and not interfere with normal landscape maintenance, the irrigation system, etc. If unsightly, they should be replaced or removed as necessary.

In Addition, please note the following:

Artificial Planting: no artificial grass, flowers, plants or vegetation is permitted.

Borders, Landscape beds and Islands: No change to the topography of the lot, such as a berm, swale, or raised bed will be permitted.

Citrus & Fruit Trees: Citrus trees are not recommended due to the spread of citrus diseases to surrounding areas. Fruit trees are not recommended as fruit & citrus trees are a major food source for nuisance and disease carrying animals such as roof rats and raccoons.

Decorative Rock Cover: Decorative rocks are allowed at the rear of the home as long as they in no way impede or interfere with grass mowing. (*See also #39*)

Drainage & Irrigation Requirements: No planting is permitted in swale areas so that landscaping does not impede the flow of water through the swales.

Easement Planting & Maintenance: The HOA is authorized to plant in areas bordered by the curb of the roadway as well as any platted easements. Homeowners are required to maintain the sod in these areas; however, no other plantings can be installed by homeowners.

Hedges and Plants for Screening: No continuous border of shrubbery or trees along the entire lot line will be permitted. No hedge material will be allowed beyond the front footprint of the home. The maximum height for hedges is less than 6 feet.

Vegetable Gardens: Formal vegetable gardens are not recommended. Vegetables in containers are permitted on enclosed lanais. Integrating herbs within a mixed border in back of property is permitted.

36. Lighting (exterior):

- The ARC must approve changes to exterior lighting.
- Replacement of current lights is permitted in accordance with the guidelines posted on the Community Management website.
- The finish is to be in black, copper or old Bronze. **Original Sizes: Garage: 16" H x 7" W ~ Side Door: 13" H X 6 ½" W**
- In the event of replacement, all the exterior lights are to be replaced at the same time and positioned in the same location as the original.
- Please submit all information including finish, dimensions and a photo with your Application for Home Improvement found on the above website.

Examples:



- With the exception of holiday lighting, *no colored lights* are permitted.
- However, small white lights are permitted on trees in back yards as are small white lights inside the lanai. These lights may be on at any time not just during the holidays.
- Holiday lighting is permitted for two weeks before the named holiday and must be removed within one week after the holiday.
- Christmas lighting is allowed after Thanksgiving until January 15.
- Excluding exterior motion-detector lighting, *high wattage floodlights are not permitted*.
- All solar or electric lighting for walkways must be approved by the ARC and kept in good condition.

37. Mailboxes:

- Mailboxes maintenance and repair are the homeowner's responsibility
- Changes to mailboxes are NOT permitted
- *If you need to replace the mailbox, the color is Powder Patina and the model number is CMB4.*
- *The standard finish for the Riverwind Homeowners' Association mailboxes is changed to marine grade gloss and the color remains powdered patina.*
- As provided for in Article VI of the Declaration of Easements and Covenants, Association Members who neglect to maintain their mailboxes to the established Riverwind Homeowners' Association maintenance standards will have such work

performed for them by the Association and will be billed for the work required to bring their mailbox to acceptable Riverwind maintenance standards.

- *Association members who have the current standard matte finish mailboxes and whose mailboxes are in acceptable condition, will be grandfathered until said time as their mailbox condition falls below the Riverwind maintenance standards and, at that time, will be expected to repair their mailbox with the marine grade gloss finish.*
- A relationship with a preferred vendor will be established for both the sale of Riverwind Mailbox Kits for those who want to perform their own maintenance or to actually perform any mailbox maintenance that is required on behalf of owners.
- *Additional information concerning care and upkeep of mailboxes is available on the Community Management's website ~ Refer to the Mailbox Standards Document.*

38. Mulch:

- Florida Grade A mulch is required in all existing planting beds. Pine Bark or 100% Cypress mulch is recommended.
- Colored or dyed mulch is not permitted
- Rubber or artificial mulch is not permitted.
- Annual mulching of the entire community, as part of our homeowners' dues, takes place in the fall.

39. Ornaments/Pots/Statues/Fountains:

- All exterior decorative objects, whether natural or man-made, which were not part of the original construction design as either a standard or optional feature or which are visible in the front, or on the side, require Architectural Review Committee approval. Examples of such objects requiring approval *include but are not limited to* fountains and other water features, installed landscape features such as rock or driftwood, and lawn or garden sculpture.
- Exterior pots do not require ARC approval. However, in the event of a named storm all exterior pots must be placed inside the residence.
- Bird feeders and birdhouses are not permitted due to concerns with rodent/pest problems.
- Due to concerns for mosquito borne diseases, birdbaths are prohibited.
- Approval is not required for removable of exterior decorative objects that are of a temporary nature (seasonal, holiday, special occasion).
- Holiday decorations should be taken down within one week after the holiday.
- Christmas decorations may be displayed after Thanksgiving until January 15th.

40. Painting (Exterior)

IF you plan to change the color of the exterior of your home, you are required to use an approved color from the palette below *and* select a color different from the home on either side of yours.

All homes are to use Pure White - SW 7005 for the trim.

The sample colors listed are from the online Sherwin Williams' website. *For the best color selection use a color swatch or paint sample from the paint supplier.*

NOTE: Homes that are currently painted with SW 6359 Sociable are permitted to repaint their home in that color. *However, additional homes may not be painted that color.*



SW 7051
Analytical Gray
Interior/Exterior



SW 6113
Interactive Cream
Interior/Exterior



SW 6119
Antique White
Interior/Exterior



SW 6108
Latte
Interior/Exterior



SW 6105
Divine White
Interior/Exterior



SW 6107
Nomadic Desert
Interior/Exterior



SW 6380
Humble Gold
Interior/Exterior



SW 6156
Ramie
Interior/Exterior



NEW COLOR WINTER 2017

*Porter Paints no longer offers
Baked Scone as a color.*

41. Parking:

- Vehicles parked on common property in Riverwind must not interfere with emergency vehicle access.
- No resident parking of commercial vehicles, or vehicles advertising a company, are allowed outside of a closed garage
- Parking is not allowed on the grass of any vacant lot.
- On street overnight parking is prohibited. Violators will be subject to towing per Florida Statute. For purposes of this provision, *overnight shall be defined* as between the hours of midnight to six o'clock a.m.

42. Patios: Installation of new or expansion of existing patios requires ARC approval and must:

- Be located in the rear of the property,
- Not adversely affect the existing drainage scheme for surrounding properties or common areas and,
- No portion of existing drainage systems shall be removed nor their functioning impeded.

43. Play Equipment/Basketball Stanchions:

- Permanently installed exterior play equipment is prohibited.
- Temporary play equipment, approved by the ARC must be stored inside the residence at the end of each day.

44. POD Storage in Driveway:

- POD storage requires ARC approval and the POD must be kept on the driveway.
- Approval depends on the need for the POD as well as an agreed upon timeline.

45. Ponds:

- Swimming and boating are not permitted on community lakes at any time.
- Radio-controlled gas-powered watercraft are not permitted.
- Fishing is allowed from the shore of the ponds *only* by community residents and their guests. *Fishing is allowed only in your own backyard.*
- No docks or fishing platforms are to be installed.
- *Note: Our ponds supply the water for community irrigation.*

46. Pond Maintenance Easement:

- A 15 foot pond maintenance easement is located on lots bordering retention ponds.
- Homeowners will be responsible for the maintenance of the easement sod.
- No other plantings are permitted within the pond maintenance easement.

47. Real Estate Sign Specifications: *The Riverwind Logo is under Copyright and is the property of the Riverwind Homeowners Association. Use of this logo by realtors for signage in Riverwind is granted with the following specifications:*

- There are to be rigid frames with the sign showing the Riverwind logo in Riverwind colors.
- Wire Hanger signs are not permitted.
- Signs may not be larger than 18" by 24".
- Signs may only be displayed during open houses, between the hours of 9 am and 5 pm.
- Signs are limited to one *Open House* or *New Home* sign and *three directional arrows* that must comply with the specifications.
- One regular realtor sign may be used outside the gates.

- The community owns a large sign that may be used at the entrance on a first come, first serve basis upon receipt of the release of liability document available at our management company.
- Additional information may not be contained on the sign.
- Alternative colors are not to be used.
- Outlines, shadows or embellishes are not to be used.
- Distortion such as stretching, curving, or placing at an angle is not to be done.
- Cropping is not allowed.
- Riverwind sample signs and specs, including colors, are available from Patty's Printing.
- Color specs:
 - Riverwind Blue ~ HEX #0066FF (R=0, G=102, B=255, C=81, M=61, Y =0, K=0)
 - Riverwind Green ~ HEX #66CC66 (R=102, G=204, B=102, C=59, M=0, Y=80, K=0)
- *For additional information contact our management company.*

48. Rentals/Leases:

- *All rental leases must be submitted to the Management Company and require Association approval prior to leasing.*
- Failure to obtain prior approval to lease start date may result in a fine.
- *A Rental Application is available on the website.* This application form, fully completed with all required attachments and signatures, must be received by the Association not less than thirty (30) days prior to the first day of rental. A non-refundable application fee of \$75 is to be made payable to Riverwind Homeowner's Association.
- Incomplete applications will be denied.
- Applications from owners who have existing violations will not be approved
- A rental/lease of less than 89 consecutive days or more than twice in a twelve month period will NOT be permitted.
- The leasing owner transfers all Riverwind facility privileges to the lessee and is prohibited from use of the facilities during the term of the lease.
- Sub-leasing is prohibited.
- All *renewals* must be submitted to the Management Company and require Association approval prior to releasing.
- *Owners must inform renters of all Riverwind Covenants, Rules & Regulations.*

49. Roofs:

- Inasmuch as roofs in Riverwind are subject to mold, mildew, and staining, *all roofs are required to be cleaned on a regular basis.*

50. Roof tiles:

- Tiles used for repair or replacement of roofs must match the current tile on the house.
- Any changes need to be approved by the ARC

51. Satellite Dishes:

- Satellite dish installation is restricted to less than one meter (3.28') in diameter as allowed by FCC regulations.
- Satellite dishes require sufficient landscape screening, such as shrubs planted so as to break the profile of the dish and pole and to screen it from street view.
- Installation of satellite dishes on roofs, roof fascia boards, or the sidewalls of residences is prohibited.
- No antennae, excluding satellite dishes, shall be installed in the exterior area of any residential property.

52. Screens:

- Aside from *window screens*, no screens are allowed forward of the rear wall of the house, with the exception of a courtyard enclosure.
- *Outside screen doors* may not be installed on the front entrance of any home. *Interior magnetic screen doors are permitted on the front door*
- Residents wishing to *screen in their lanai*, need ARC approval. The screen enclosure is to be in keeping with other screens in Riverwind and should be a bronze color with bronze aluminum frames.

53. Shutters:

- Requests for shutters must be submitted to the ARC and include color, size and materials to be used.
- When submitting application, please include the color of your house.
- Wood, *plastic wood* (TREX or similar product) or aluminum shutters are preferred.
- *The use of inexpensive plastic shutters from box stores, which do not look like wood, is not permitted.*
- All Riverwind sample shutter color samples are from the Sherwin-Williams' website. For the best color selection use a color swatch or paint sample from the paint supplier:



SW 6464
Aloe
Interior/Exterior



SW 6220
Interesting Aqua
Interior/Exterior



SW 7005
Pure White
Interior/Exterior



SW 6160
Best Bronze
Interior/Exterior



SW 6216
Jasper
Interior/Exterior



SW 6195
Rock Garden
Interior/Exterior



SW 6213
Halcyon Green
Interior/Exterior



SW 6239
Upward
Interior/Exterior



SW 6472
Composed
Interior/Exterior



SW 6221
Moody Blue
Interior/Exterior



SW 6458
Restful
Interior/Exterior



SW 6471
Hazel
Interior/Exterior



SW 6219
Rain
Interior/Exterior



SW 6470
Waterscape
Interior/Exterior

54. Signs:

- Small security company signs are permitted.
- No other signage is permitted in the community unless approved by the BOD.
- *See also Real Estate Signs # 47.*

55. Sod:

- Replacement sod should be consistent with St. Augustine grass as originally installed.

56. Solar Panels:

- Installation of solar panels requires ARC approval *and* proper solar permitting as required by county ordinance.
- A description of where they will be placed on the home is to be included in the application for ARC approval.

57. Storage:

- No exterior storage cabinets or sheds are permitted.

58. Swimming pools, hot tubs, sauna & spa installation:

- The above must be approved by the ARC, included in the site plan and installed by licensed professionals in accordance with local and state requirements and Riverwind covenants or guidelines.
- With the exception of swimming pools located in Courtyard Homes, ALL swimming pools must be fully enclosed and fully screened with bronze aluminum frames as caged pools are the community standard.
- Above ground pools are not permitted.
- Hot tubs, saunas and spa installation must be located in the interior of a screened lanai or courtyard.

59. Swimming Pool Clubhouse Rules:

- There is no lifeguard on duty; therefore use of the pool is at your own risk.
- Pool is for the enjoyment of all owner/lessees and guests, so please be respectful of others.
- There is an abbreviated list of regulations posted at the pool. Please familiarize yourself with them.
- Children under the age of 14 may not use the pool unless directly supervised by an adult of 21 years of age or older.
- No diving, running or horseplay is permitted.
- No bottles, glass containers, or food are allowed in the pool area.
- Pool gates must be kept closed at all times.
- The area around the pool should be kept clean of debris and trash is to be disposed of in the trashcan provided.
- The chairs and tables should be arranged away from the pool edge with chairs pushed under after use.
- Umbrellas need to be lowered when leaving the pool area to avoid wind damage.
- No smoking is permitted.
- Children who are not toilet trained need to wear plastic or nylon diaper covers when in the pool.
- Swim diapers are not allowed unless covered by plastic or nylon pants.
- To ensure everyone's enjoyment of the pool, loud behavior and/or music is not permitted.
- Animals are not permitted in the Clubhouse, pool area, or patio area except for certified service animals and no animal is permitted in the pool.
- The pool and/or fitness room cannot be reserved for any function.
- Pool lights will be on from dusk to dawn.

60. Tennis Clubhouse Rules:

- The Riverwind tennis court is a community court. All Riverwind Owners/Lessees have equal access to the one court. Please be flexible in allowing others to access the court.
- The Clubhouse key gains you access to the courts and the gate must be locked when play is complete.
- Maintenance Expectations: First Players of the day are requested to brush the court and the lines BEFORE playing, all others AFTER playing as a courtesy to other players and to maintain the integrity of the court. (See posted graphic for proper brushing).
- New weekly sign in sheet/calendar will be posted each Sunday.
- For fair distribution of play, Players can sign up no more than 7 days in advance and no more than 2 times per week for any on-time slot.
- The court may be reserved for the following day, in the same time slot mentioned above if no one has reserved it by 5pm on the current day.
- Duration of play may not exceed 2 hours for doubles and 1.5 hours for singles.
- Players are encouraged to schedule tennis lessons in the afternoons.

- The court may be used from 8 am to dusk daily.
- If you are more than 15 minutes late, and someone else is there to play, then you must forfeit your time slot.
- If you are not able to play at your scheduled time, please erase your name ASAP so others may have a chance to play.
- An adult must supervise children under 14.
- Official tennis shoes are required and shirts must be worn at all times.
- Proper tennis etiquette to be displayed at all times.
- To encourage new players, "OPEN TENNIS" will be available 1-2 times each week and open to any and all who want to play. Check schedule for details.
- Return equipment and lock the gate when play and sweeping are complete.
- Rules are subject to review and change at any time.
- Do not post anything or remove anything from the tennis bulletin board without tennis committee approval. See bulletin board for contact name and number.
- The Tennis Committee Chairman shall determine the suitability of the court for play.
- Notify the Tennis Committee Chair of the Management Company if there is a problem with the court or with unauthorized people using the court. See bulletin board for contact name and number or the website for an updated Committee list.

61. **Trash/Recycle Receptacles:**

- Trash and recycle pickup by Waste Management is included in your HOA quarterly fees.
- Trash and Recycle containers must be kept *out of view, inside the garage*, except when placed at curbside **no earlier than 6:00 pm before the day of regularly scheduled trash or recycle pick-up.**
- Trash containers need to be taken inside as soon as possible after trash pick-up.
- No accumulation or storage of litter, new or used building material, or trash of any kind shall be permitted on the exterior of any dwelling unit.
- Yard debris: The landscape contractor removes yard debris placed at the curb on **their scheduled workdays, currently Monday and Tuesday.** Un-bagged yard debris should be placed at the curb no sooner than the day before the scheduled workday.
- Yard debris is also picked up early on Thursdays by Indian River County

62. **Trees:**

Planting of any new trees requires ARC approval.

Minimum Size Requirements at Time of Planting or Replacement

- **Accent Trees:** 8' Height/5' Spread/ 10 gallon container
- **Accent Palms** (Average 20' in height): 12' Height/Measured from base to bud/ 10' of clear trunk depending on mature height of species
- **Shade Trees:** 14' Height/ 6-8' Spread/ Minimum 5' single clear trunk/25 gallon or larger

Mature trees should not restrict light requirements on doors and windows of neighboring homes, nor interfere with plant light requirements of adjoining properties.

It is recommended that residents on lake lots include trees in their back yard landscaping.

63. Tree Removal and Replacement:

- *Removal of certain trees requires approval from Indian River County.*
- As a general guideline, trees must be replaced with like trees (i.e. palm for palm, shade tree with shade tree, etc.)
- The ARC reserves the right to require a tree of similar species, quality, and size as the original tree.

64. Utility Connections:

- Wires and cables, including those installed to convey radio or television signals, shall be hidden, buried or secured flush with the side of each house so as to minimize their visibility.

65. VEHICLES:

• Vehicles General:

- Parking is not allowed on the grass or any vacant lot.
- Vehicles parked on common property, i.e. streets and parking lots, must not interfere with emergency vehicle access.
- **No resident parking of commercial vehicles or vehicles with a professional magnetic sign, are allowed outside of a closed garage.**
- On street *overnight parking* is prohibited. Violators will be subject to towing per Florida Statute. For purposes of this provision, *overnight* shall be defined as between the hours of midnight to six o'clock am.
- No vehicles incapable of operation shall be stored on any lot or parked on any lot or street at any time, either temporarily or permanently.
- No trucks other than light pick-up and utility van trucks, not exceeding one ton capacity shall be placed or parked on any lot, or street, at any time except in a closed garage.

• Vehicles Recreational~ including boats, motor homes, travel trailers, campers, etc.

- Recreational vehicles may be parked, stored, maintained and repaired within the confines of the closed garage.
- For the personal convenience of homeowners, campers and RVs may be parked for a maximum of three hours for the purposes of loading or unloading.
- Boats and boat trailers may be parked not to exceed twelve hours.

66. Voter Representative Information: In Order to Vote in Riverwind

- You must be a legal owner.
- You must fill out a *Certificate of Appointment of Voter Representative* available from the Management Company which designates which owner has the right to vote in a Community election.
- A single owner would automatically be the designee.
- A husband and wife or two individuals living in the home would need to designate which one of them would vote *as long as both are on the deed*.
- A trust needs to designate a voter.

67. Website:

- The Riverwind Website is currently located at www.elliottmerrill.ahn09/riverwind.
- First time users can click on Request Login ~ it may take a day or two for Elliott Merrill to respond with your password and instructions.

68. Wetlands & Conservation Easement Policy Statements:

It is the intention of the Riverwind Homeowners Association to take extraordinary efforts to ensure that we honor our relationship with St. Johns relative to the conservation easement and the wetland preserve. To that end, the following restrictions are placed on the common area east of the property line of each association member whose property borders the lands in question, or any other member of the Riverwind Homeowners Association.

WETLANDS SPECIFIC RULES AND RESTRICTIONS

- *Landscapers commissioned by individual homeowners are strictly prohibited from working in the area east of property lines. To recap, property lines do not include the 12' drainage easement east of the property line. Any landscaping added to owner property is subject to approval by the association.*
- *Once the Conservation Easement is permanently marked by our engineer, removal of any signage or markers is strictly prohibited.*
- *No pruning, mowing, trimming or planting is to be done by any individual homeowner within this common area east of their property.*
- *Any maintenance of the lands east of the property lines will be ordered by the Board. We will continue to mow areas 12' beyond the property lines.*
- *Any required removal of "invasives" (i.e. Brazilian Pepper Trees) will be determined each year by the board, in conjunction with our landscaping committee, and budgeted accordingly.*



In summary, individual property owners have the right to maintain areas within their own property boundaries.

Any changes, additions or deletions of and to existing landscaping must be approved by the Board.

“Individual property line” do not extend into the 12’ drainage easement east of their property line.

Property owners have no authority to add, delete or change the status of any plantings within the 12’ easement.

69. Windows:

- All residences shall have white, aluminum frame, high impact glass windows, PGT Win-Guard, or equivalent, that comply with all Miami-Dade building codes currently in effect at the date of application.

70. Violations, and Fines:

Our Community Management contract states they are responsible for addressing homeowner violations and reporting to the BOD – or committee delegated by the BOD, i.e. the ARC. No additional costs would be incurred for the inspections unless additional manpower is required. The ARC will work with EM to ensure appropriate standards are applied.

Specific Information:

- The Management Company will perform inspections of the community, on an on-going basis, sending letters to individual homeowners.
- *Quarterly inspection timelines and items are identified in the following chart:*

<i>Items Inspected:</i>	<i>Quarter:</i>	<i>Follow-up:</i>	<i>Letter Mailed:</i>
<i>Mailboxes Plantings*</i>	<i>1 3rd week of January</i>	<i>4th week of January</i>	<i>1st week of February</i>
<i>Cleaning/Painting (walls, trim, pergola)</i>	<i>2 1st week of April</i>	<i>2nd week of April</i>	<i>3rd week of April</i>
<i>General Overview As Needed</i>	<i>3</i>		
<i>Roofs/Driveways Lights/Numbers</i>	<i>4 1st week of October</i>	<i>2nd week of October</i>	<i>3rd week of October</i>

- The Management Company will check the specific listed items along with a general inspection of each property. The Management Company will then work with the ARC Chair to generate letters to the homeowners.
- Normally, letters will not be sent out during June, July and August, so as to avoid periods when many people will be away. Exceptions may occur depending upon circumstances.
- All work will need to be completed within 30 days unless the homeowner requests an extension, via letter or email, and the extension is granted.
- **Exception:** Due to the lengthy time frame and expense which may be involved in completely repainting a residence, the above 30-day completion requirement will not apply. Homeowners should contact the Management Company with their planned timeframe for completing the work within 30 days. All repainting must be completed within six months of the date of the original letter. This exception will not apply to minor touch up painting and/or cleaning requirements.
- **Procedure:** First letter with 30 day compliance. Second letter with 14 day compliance. Third letter sent certified mail with fining information and setting a date for hearing 14 days hence. Need to be reasonable/flexible with regard to homeowner circumstances.

**Plantings are subjective. Specific concerns include: dead/dying plants, trimming and overall neatness. The ARC will work with B&G as needed regarding planting violations.*

Resources:

Note: The following documents are available on our Community Management website:

- Declaration & Covenants
- First thru Ninth Amendments to Declaration of Covenants
- Home Improvement Application
- Home Improvement Request Process
- Home Lease/Rental Application
- Landscape Guidelines & Plant List
- Mailbox Standards ~ Spring 2017

Note: This document replaces the following documents which are now obsolete:

- ❖ Clubhouse/Common Area Rules ~ approved 2014
- ❖ Community Inspection Plan
- ❖ Construction Requirements ~ Site Preparation ~Maintenance (*except for brand new construction*)
- ❖ Covenant Guidelines ~ updated August 2014
- ❖ Landscape Guidelines & Suggestions (*though not the suggested tree and plant list*)
- ❖ Proposed Riverwind Track G. Rules & Regulations
- ❖ Quick Reference Guide for Home Improvements & New Construction
- ❖ Riverwind Construction Standards ~ Attachment 1
- ❖ Riverwind Real Estate Sign Specifications