

ARCHITECTURAL REVIEW GUIDELINES & PROCEDURES

RIVER GLEN II

All exterior modifications require ARC approval

Application Requests

- A homeowner wishing to make an exterior change or alteration to home and/or lot shall apply for and receive written approval prior to beginning the project.
- The application is done by completing the Architectural Review Application Form.
- Multiple projects may be included on the same form. The completed form, together with all applicable information, should be submitted to the HOA management company.
- An Architectural Review Application Form is not considered complete until it is accompanied by all the information necessary for the Reviewer to make an informed decision.
- Incomplete applications will be “Rejected” and shall not be considered until resubmitted with the revised necessary information.

Supporting Documents Needed

- The request will not be considered accepted until it is submitted with the required plans, and/or specifications showing the nature, kind, shape, height, materials and color to be used and the location of the proposed alteration. As stated above, ALL requests require the proposal of a copy of the owner's lot survey showing the signature and seal of the surveyor and the location of the modification marked on the survey.
- Requests for room additions, extensions, modifications including swimming pools and their screened enclosures, and fences require a copy of the lot survey clearly depicting the location, size and measurements of the proposed change and the measurements to the lot boundary line; contractor drawings; list of materials to be used; and sample of roof shingles and/or paint if applicable.
- Requests for exterior home surfaces including painting, installation of pavers or tiles require a lot survey with a sketch of the area(s) to be covered and a sample of the proposed material such as paver, tile or paint chip.
- A request for landscaping requires a copy of the lot survey showing the location where plants are to be installed, a sketch of the proposed landscape areas and a list of plants to be installed. Please indicate measurements from the property lines when installing trees, landscape beds, etc.

- Requests to remove trees shall include a diagram depicting the approximate location of all existing trees and their types, along with the trees to be removed and the reason for their removal.

Fees for Improvements to Existing Property:

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| Fencing - \$25.00 | Playsets/Basketball Goals - \$0.00 |
| Pool Plan - \$50.00 | Exterior Color Change - \$10.00 |
| Landscape Changes - \$10.00 additional fees if Engineer or other Consultant Required) - \$50.00 | |
| Screen Room - \$25.00 | |

Fees to be collected from the Owner submitting the application.

Nothing herein shall be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by each owner of a lot, improved or unimproved, within the Community (each, an “Owner”), at the Owner's sole cost and expense.

1. PROCESSING

A. PLANS SUBMITTAL REQUIREMENTS. Unless otherwise exempt pursuant to the applicable covenants, conditions and restrictions of record, the homebuilder or homeowner will submit comprehensive construction plans and specifications. The homebuilder shall make one (1) submittal for each model to be sold. Plans must include the items and information listed below:

(1) Architectural Construction Plans:

a. Plot plan: Indicate the location of the house on the lot. Indicate all easements, setbacks building restriction lines, drives, walks, patios, mechanical equipment, also walls, pools and fences when applicable. Indicate the percentage of total lot coverage.

b. Square footage:

- i. Total heated and cooled living area
- ii. Garage (minimum two (2) cars)
- iii. Patio or enclosures
- iv. Total overall square footage

c. Dimensioned floor plans at ¼” scale:

- Include location/depiction of all mechanical equipment

d. Dimensioned elevations at 1/4" scale:

- i. roof pitch (minimum 5/12)
 - ii. height of structure (maximum 35 feet)
 - iii. pattern of window mullion
- e. Typical wall section
- f. Window and exterior door schedule

(2) **Specification and Color Package Submittal**

- a. Master color book
 - i. Body colors
 - ii. trim colors
 - iii. accent colors for doors and shutters
- b. Roof color samples (no blues and greens)
 - i. Manufacturer and warranty specifications.
 - ii. Material (asphalt shingle, tile etc.)
- c. Building material list of specifications and manufacturers
 - i. windows (style and color)
 - ii. exterior doors styles
 - iii. list of brick colors and manufacturer
 - iv. list of stone colors and manufacturer

B. REVIEW PROCEDURE FOR PLANS. *Any ARC approval of the submitted plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by Owner at Owner's sole cost and expense.* The Architectural Review Committee will approve or disapprove plans and specifications properly submitted within thirty (30) days of each submission.

2. SITE

A. ZONING. Existing zoning requirements will be considered as per County Zoning Ordinance as well as approved PUD, if any.

B. SITE CONDITIONS. Existing paving and drainage may not be altered in any way. Owners shall refer to site development drawings for any information about these areas. Prior to construction, no tree shall be removed from any Lot without the consent of the Developer.

C. SETBACK REQUIREMENTS

(1) **Lot setback requirements** are measured in accordance with the County Land Development Code. Corner lots shall permit one vehicular access only. The frontage on the road used for access shall be considered the front yard and shall have the required minimum front yard setbacks.

(2) **Pools and Pool/Patio Enclosures:**

- a. Front – No pool, pool deck or patio enclosure may be located within the front yard.
- b. Side – subject to County permitting requirements.
- c. Rear – subject to County permitting requirements.

(3) **Pool Decks:**

- a. Front – No pool, pool deck or patio enclosure may be located within the front yard.
- b. Side – subject to County permitting requirements.
- c. Rear – subject to County permitting requirements.

3. LANDSCAPING

Each Owner within the Community shall be responsible for maintaining, repairing, and replacing all landscape and irrigation improvements originally installed by the Declarant on the Lots as provided in the Declaration. Owners and residents shall routinely mow lawns; edge driveways, walkways, and planting beds; prune shrubs and groundcovers; control weeds, pests, and diseases via application of appropriate products; trim mature tree branches near roads and sidewalks to the height of 14 feet off the ground; remove dead palm fronds each season; remove and replace dead trees and plants; dispose of trash; irrigate on allowed days and repair irrigation systems; replace mulch; and perform other necessary maintenance measures, including fertilization, to sustain the landscaping on the Lot (and any portion of Common Areas from the rear lot line of the Lot to the normal water line of any adjacent pond) in a neat, orderly, vigorous, and healthy condition. In addition, Owners of Lots adjacent to or containing any portion of the Surface Water or Stormwater Management System (e.g., a pond) shall: (i) maintain all shoreline vegetation and the grade and contour of all embankments to the water's edge, irrespective of ownership of such land; (ii) keep the grass, plantings, and other lateral support of the embankments in a clean, orderly, attractive, and safe manner; and (iii) prevent erosion and remove trash and debris as it may accumulate in the Surface Water or Stormwater Management System from time to time. Grass on Lots (and that portion of the Common Area from the rear Lot line of the Lot to the normal water line of any adjacent pond) may not exceed 6" between lawn cuts.

All landscaping will be in accordance with the requirements of the County Land Development Code, the Association's governing documents, and rules and regulations (including these Architectural Review Guidelines). All landscaping will be reviewed on a case-by-case basis. Owners must submit a site plan showing where new landscaping is being requested with a list of all landscape and planting materials proposed to be used. If any landscaping is to be removed, Owners must also mark on the site plan what is to be removed. All landscaping changes require review and approval of the ARC. Any additional landscaping approved by the ARC and added by an Owner shall be included in the Owner's landscape maintenance schedule.

Florida law states that property owners and excavators MUST call 811 or go to sunshine811.com prior to digging to get underground utility lines marked at the dig site.

A. Landscaping for Lots.

Landscaping must be consistent with the following minimum requirements:

- (1) **Commonly Used Plant Material.** Refer to Exhibit A for a list and description of approved plants and materials. Yards shall be completely sodded with an approved sod type. Lake Lots must be completely sodded to the property line. The use of artificial flowers or trees anywhere outside the roofed area of the Home is prohibited.
- (2) **Landscape and Lawn Maintenance.** Owner maintenance of the lawn shall include: planting, sodding, and maintaining of the landscaping, shrubbery, and lawn; routine mowing of sod or turf; fertilization; weed and lawn pest control; weeding of landscape areas; keeping installed irrigation system functioning; and all related and/or affiliated activities as determined by the Association in its reasonable discretion. Irrigation system changes require prior approval of the ARC.
- (3) **Planting Beds.** The planting beds that were provided by the Declarant (or previously approved by the ARC) may be planted. All new design changes, alterations of, or additions to the planting beds require the prior approval of the ARC.

Rocks/stones/pebbles under 1 inch in size are not permitted. No artificially colored or painted rock shall be permitted.

Red, Brown, and Black mulch are the exclusive mulch colors permitted for use.

Any planting bed material other than those listed in this section or identified in Exhibit A is generally prohibited; however, the ARC may permit an alternative planting bed material if the ARC finds, in its reasonable discretion, that the planting bed material: (a) complies with the provisions of the governing documents and Architectural Guidelines that are mandatory; (b) is consistent with the architectural scheme of the community and the goals of these Architectural Guidelines in promoting an aesthetically attractive and relatively consistent architectural and aesthetic scheme of development; (c) does not detract from the aesthetic appearance of the community; (d) is unobtrusive and does not create a readily apparent and obvious discrepancy or focal point when compared to other residences in the community, particularly adjacent residences (i.e., does not “stand out” when compared to other residences); and (e) does not create a nuisance (e.g., in this context, would not be a light or loose material that would be driven by wind onto neighboring parcels). ARC shall only approve bedding materials that are shades of red, brown, black, gray or white. ARC may approve rubber mulch but it must have a barrier to keep it contained. ARC shall not approve gravel, bare soil, sand, seashells/crushed shells, tree branches, saw dust, or cardboard.

The reuse or change of seasonal noninvasive plants in planting beds is acceptable without prior approval from the ARC.

(4) **Gardens.** Owners who desire to install or create a garden must apply to and receive prior approval from the ARC. The application must include (without limitation) a graphic depiction of the proposed location of any proposed garden in relation to the other Lot Improvements. Approved gardens must be located in the rear of the property (i.e., no further toward the front Lot line than the plane of the most rearward vertical surface or wall of the Home) in the least visible location from any roads or Common Areas adjacent to a Lot and at least 5 feet away (set back) from any Lot line. The ARC may condition approval of a garden on requiring the Owner to screen the garden from view from any adjacent roads or Common Area when fencing is not installed. The ARC may also place limits on the size of gardens based on fencing and the size of the Owner's Lot. Owners must maintain their approved gardens in a neat and attractive condition, and if an Owner no longer wants a previously approved garden, the Owner must resod and irrigate the area in which the approved garden was previously located. Garden vegetation growth may not exceed the height of the fence line, 6 feet (measured from the natural grade of the Lot), without approval from the ARC. The ARC is authorized to allow no more than 9 feet of vertical growth and must verify the Owner has a support system (cuboidal, cylindrical, or pyramid in structure shape) for each such plant and that the plant material will not present a risk of falling into a neighboring Lot.

(5) **Fruit Trees.** Fruit bearing trees must be spaced 20 ft. apart from each other and Lot lines unless planting guidelines recommend more. The location and type of fruit bearing tree shall be subject to the ARC's prior approval. All fruit bearing trees shall be located in the rear of the property (i.e., no further toward the front Lot line than the plane of the most rearward vertical surface or wall of the Home). All fruit bearing trees must be maintained in good condition which shall include fertilizing, pruning, and harvesting of fruit as prescribed by a qualified Food and Agricultural Scientist.

(6) **Island between road and sidewalk.** The CDD has granted the ability to install trees within the area between the road and sidewalk with restrictions and approval by the ARC. Trees shall not be installed within 4 feet from the road and 5 feet from either side of the sidewalk. Mature tree limbs and branches must be trimmed 14 feet from the ground. Owners shall promptly repair or replace as appropriate or directed by the Association any damaged, buckling, or uneven sidewalks caused by trees (including without limitation tree roots) installed in such areas by an Owner.

B. General Landscaping Criteria. Basic planting requirements shall, at a minimum, address the following areas:

- (1) **Approvals.** The ARC may reject any proposed plant or tree it considers inappropriate. Plants or trees that may be deemed inappropriate include without limitation: (i) inorganic (e.g., plastic) plants or trees; (ii) plants or trees with excessive above ground root structures; (iii) plants or trees that may develop a weak branch structure (e.g., that could present a risk of injury to person or damage to property, or could result in excessive fallen debris); (iv) plants or trees that naturally develop into an unkempt appearance, including without limitation those which produce excessive fallen leaves, flower or seed droppings, or are self-seeding; (v) plants or trees that produce a chemical or other externalities that may harm or kill other vegetation, cause allergic

skin reactions, produce staining, produce undesirable, noxious, or excessive odors, or possess thorns; (vi) invasive plants or trees; and (vii) plants or trees that possess any other quality which, in the ARC's reasonable judgment, do not conform with the scheme of development of the community, are inconsistent or disharmonious with surrounding improvements or plant material, or may negatively affect any resident of the community.

(2) **Permitted Ground Cover.** The ground surfaces of all Lots except surfaces occupied by hardscape or structures shall be covered with a combination of landscaping, sodded grass lawn, planted ground cover, and approved bedding materials as listed in Exhibit A. All landscape beds must be filled with a minimum of 3" in depth with an approved variety of mulch or landscape rock.

(3) **Artificial plants.** No artificial grass, trees, plants, or vegetation are permitted on the front exterior of a Lot or structure (i.e., on any portion of a Lot extending from the plane of the most frontward vertical surface or wall of the Home to the front Lot line), on any portion of the Common Area from the rear Lot line to the normal water line of any adjacent pond, or on access easements. The percentage of sodded grass lawn area installed in the original landscape plan for each Lot shall remain the same unless otherwise approved by the ARC. If a living ground cover is proposed in place of the sodded lawn, ARC approval is required prior to the commencement of work. For the purpose of these Architectural Guidelines, topsoil or decomposed granite shall not be considered inert material. No artificially colored or painted rock shall be permitted. Ground cover or inert material shall not be used to spell names, nicknames, names of states, athletic teams, slogans, states, emblems, geometric patterns, or any other words or communications. In order to prevent soil erosion and to maintain positive drainage, the original grades of the Lot shall be maintained during landscape and sod installation. For this reason, a minimum sod buffer equal to that of the original sod installation on the front curb and rear property line must be maintained as a drainage area. Pond or lake top of slope and banks are included in the sod buffer. The Lot Owner shall hold harmless the Declarant, Builder, the Association, and the Association's management company for any property damage, including damage to the Home, caused by an alteration of the grades or changes in the drainage patterns in connection with the design, installation, or maintenance of Owner's landscaping performed by or on behalf of an Owner.

(4) **Living Tree Removal.** Living trees shall not be removed without the prior approval of the ARC. Exceptions to this are trees that pose an imminent hazard to persons or property. Trees that post an "imminent hazard" are those which are determined by an arborist certified by the ISA or a Florida licensed landscape architect to pose an unacceptable risk of harm to persons or damage to property and that removal is the only means of practically mitigating the risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices – Tree Risk Assessment, Second Edition (2017), as amended or revised periodically. Owners removing hazardous trees without approval shall provide a written determination from an ISA-certified arborist or Florida licensed landscape architect to the ARC stating that the tree poses an imminent hazard (as defined herein) before removal. Trees approved for removal shall be cut at grade level and the stump shall be ground to permit grass to grow in place of the removed tree. Owners shall properly dispose of all material resulting from tree removal. Owners must replace any trees removed without approval from the ARC with a like kind and size tree,

and the proposed replacement tree is subject to ARC review and approval. Further, the ARC may condition approval to remove a tree on the Owner installing a replacement tree of like kind and quality in another location on the Lot. The ARC's approval of the removal or planting of any tree is in addition to any approvals that may be required by a government entity with jurisdiction, and Owners must also obtain all approvals required by any such government entity before removing or planting any tree.

(5) **Dead or Diseased Plantings.** Owners must apply to and receive approval from the ARC before removing any dead or terminally diseased plantings. After ARC approval, the Owner must remove the dead or terminally diseased plantings and properly dispose of all material resulting from removal of the dead or diseased plantings. Any tree or planting which dies or becomes unsightly after installation must be replaced by approved plants within the earlier of (i) 30 days of such plant material dying or becoming unsightly or (ii) 30 days after notification by the ARC.

(6) **Natural Vegetation.** Natural vegetation shall be maintained to its appearance at the time Owner takes possession of the Home. Owners are not permitted to clear or trim any trees or plants or to otherwise alter the natural condition of any wetlands, marsh, buffers, preserves, or conservation areas.

C. **Landscape and Lot Accessories.** Landscape or Lot accessories are considered any items, objects, devices, or Improvements placed on the Lot that have not been addressed in previous sections of these Architectural Review Guidelines. All landscape or Lot accessories require prior ARC approval, including those which are compliant with the guidelines provided herein.

The locations, types, colors, dimensions, materials, and other characteristics of all landscape accessories shall be subject to approval by the ARC on an individual basis consistent with the overall aesthetic scheme of the Community. No more than three (3) landscape accessories shall be approved on any Lot. No landscape accessory mounted on entryway columns or walls shall exceed eighteen (18) inches in height.

Notwithstanding the foregoing, the ARC and Association reserve the right to require removal of any landscape or Lot accessories which are inappropriate, incompatible with the governing documents or rules and regulations, or are inconsistent with the aesthetic quality or scheme of development of the Community. Landscape or Lot accessories which may be considered inappropriate and which the ARC may require removal include, without limitation: (i) political signs or other Landscape or Lot accessories (ii) Landscape or Lot accessories that include any racist, sexist, bullying, vulgar, profane, offensive, or derogatory statements, depictions, or displays; and (iii) Landscape or Lot accessories that depict nudity.

(1) **Arbors/Archway.** Arbors and archways are considered landscape accessories, and Owners must apply to and receive prior approval from the ARC to install an arbor or archway. Arbors and archways shall be at least ten (10) feet from any neighbor's Lot line, placed only in the rear yard, and may not unreasonably obstruct a neighboring Lot's view of natural landscape features including, but not limited to, a pond or common green space. The maximum size of any arbor or archway shall not exceed the height of eight (8) feet, the width of three (3) feet, and the depth of two (2) feet with the wide dimension parallel to the rear Lot line. The arbor or archway

shall have approved vegetation, which will be required on the finished product and must be included in the Owner's application to the ARC. Vegetation shall be maintained to present a neat appearance with no overgrowth onto roofs or walkways.

(2) **Trellises.** Trellises are considered landscape accessories, and Owners must apply to and receive prior approval from the ARC to install a trellis. Approved trellises shall only be permitted in a planting bed in the rear or side yard and may not obstruct a neighboring Lot's view of a natural landscape features including, but not limited to, a pond or common green space. The maximum size of any trellis shall not exceed the height of eight (8) feet, the width of three (3) feet, and the depth of six (6) inches with the wide dimension parallel to the side or rear Lot line. The placement of a trellis in a side yard planting bed shall not be more than two (2) feet from the wall of the house. The trellis shall have approved vegetation, which will be required on the finished product and must be included in the Owner's application to the ARC. Vegetation shall be maintained to present a neat appearance with no overgrowth onto roofs or walkways.

(3) **Bird Houses/Feeders.** Butterfly houses, bird houses, and bird feeders are considered landscape accessories, and Owners must apply to and receive prior approval from the ARC to install them. They shall be designed and placed to be in harmony with the surrounding environment and shall only be placed in the rear yard. Houses and feeders other than Martin houses shall not exceed six (6) feet above ground level. Martin houses shall not exceed two (2) levels and shall not exceed twenty (20) feet above ground level. No house or feeder shall constitute a hazard to neighboring properties or be a haven for pest or nuisance animals.

(4) **Fountains.** Fountains are considered landscape accessories, and Owners must apply to and receive prior approval from the ARC to install them. Fountains shall be limited in height to four (4) feet six (6) inches above the natural grade of the Lot. Any fountain shall be of natural material, color, and design, each of which must be compatible with the overall architectural theme of the Community. Fountains shall be permitted in the front yard and rear yard of Lots. No more than one fountain shall be permitted on each Lot.

(5) **Ground Mounted Landscape Accessories.** Ground mounted landscape accessories are considered landscape accessories, and Owners must apply to and receive prior approval from the ARC to install them. Ground mounted landscape accessories may not exceed three (3) feet in height. Examples include, but are not limited to, low ground flags, statues, sculptures, bird baths, plant stands, potted plants, lawn ornaments, lighthouses, and other miniature structures.

(6) **Holiday Decorative Accessories.** Temporary statues, artifacts, and other holiday decorative landscaping accessories (including garden flags) are allowed to be installed within forty-five (45) days prior to a holiday, provided that all such items shall be removed fourteen(14) days after the holiday.

(7) **Sports Flags.** Sports Flags are considered landscape accessories, and Owners must apply to and receive prior approval from the ARC to install or display them. Flags for sports teams may be displayed during said team's regular season and through the end of its regular season (including playoffs, if applicable). Flags for sports teams cannot exceed fifteen (15) square feet. Only one (1) sports flag may be displayed during permitted times on each Lot.

(8) **Flags.** Except as permitted herein with respect to displaying sports flags and garden flags on Lots, no flag or banner shall be exhibited, displayed, inscribed, painted, or affixed in or upon any Common Area or any part of a Lot that is visible from the Lot's frontage, an adjacent Lot, or adjacent Common Area without prior approval of the ARC. The only flags or banners permitted are those which are expressly described in these Architectural Guidelines; all other flags and banners are prohibited. In addition to permitted sports flags and garden flags, Owners may display in a respectful manner up to two portable, removable flags not larger than 4 ½ feet by 6 feet of a type expressly enumerated in Section 720.304(2)(a) of the Florida Statutes (2025). Further, an Owner may erect one freestanding flagpole no more than 20 feet high on any portion of the Owner's Lot as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. Owners may display in a respectful manner from such flagpole one official United States flag, not larger than 4 ½ feet by 6 feet, and one additional flag permitted by Section 720.304(2)(a) of the Florida Statutes (2025). Such additional flag must be equal in size or smaller than the United States flag, and such other flag must be displayed beneath the United States flag when the United States flag is simultaneously being displayed with another permitted flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations. There shall be no more than 1 freestanding pole from which no more than two permitted flags may be displayed. All flags shall be maintained in good condition and should not be displayed on days when the weather is inclement. Proper lighting to illuminate the flag is required for nighttime display of the United States flag. Flags affixed to Homes shall be between 30 and 50 degrees from the horizon. Approved exterior mounting locations are the trim around the garage or architectural columns (porch pillar). Flagpoles shall require unique landscaping of aesthetic quality to match the Home's landscape, and Owners must submit a landscape plan to the ARC for approval in conjunction with applying for the installation of a flagpole. No freestanding flagpoles shall be permitted without landscaping and border.

(9) **Pergolas/Gazebos/Trampolines/Platforms/Doghouses/Playhouses & Similar Structures.** Pergolas/Gazebos/Trampolines/Platform/Doghouse/Playhouse and Similar Structures are not permitted in front or side yards (i.e., no further toward the front Lot line than the plane of the most rearward vertical surface or wall of the Home), and when permitted in rear yards, they must be anchored down in accordance with insurance requirements and applicable law. The placement shall be at least ten (10) feet from any neighbor's Lot line, may not unreasonably obstruct a neighboring Lot's view of a natural landscape features including, but not limited to, a pond, lake, or common green space, and may only be in the rear yard. Owners must submit an application to the ARC describing or depicting the proposed locations, types, colors, dimensions, materials and other characteristics of any items or structures contemplated by this provision and obtain approval prior to installation.

(10) **Basketball hoops.** No permanent basketball backboards or goals may be installed on or attached to a Home. Permanent basketball systems or goals may not be installed adjacent to the street or on any cul-de-sac. Permanent basketball systems or goals may be installed at the midway point along the edge of the Owner's driveway with prior approval from the ARC.

Free standing portable basketball systems or goals are permitted but must always be located on the Owner's Lot. Free standing portable basketball systems or goals are not permitted on any

street. Owners are also required to maintain the basketball goal, hoop, and net in a neat, attractive, and working order. Foundations must be filled with manufacturer recommended material and free from damage or defect. Blocks, sandbags, weights, or any other retaining devices are not permitted to secure the foundation. Owners shall remove or correct any damage or defects, including (but not limited to) rusted, bent, broken, or damaged basketball goals, hoops, or nets upon the Association's request. Owners shall also remove and store out of sight any basketball systems or goals that are not regularly used. If a freestanding portable basketball system or goal located on sod is removed, the Owner must replace damaged sod within 14 days of removal.

(11) **Garage Screens.** Garage screens must be black in color and installed in a professional manner. Owners shall remove or correct any damage or defects, including (but not limited to) rusted, torn, broken, or damaged garage screens upon the Association's request.

(12) **Hung porch planters.** Hung porch planters must be black, white, or neutral in color that coincides with the cohesiveness of the Home and must be installed in a professional manner. Owners shall remove or correct any damage or defects, including (but not limited to) rusted, bent, broken, or damaged hung porch planters upon the Association's request.

D. **Irrigation.** Owners' irrigation systems may utilize city, well, or reclaimed water, if available, as permitted by applicable law. All developed Lots and landscaped plantings shall be maintained by a fully automatic, controlled by a time clock, underground watering system. When using sprinklers, care should be taken to avoid over spray on patios, sidewalks, streets, driveways, structures, windows, and adjacent properties. The entire cleared portion of each Lot and that portion of the Common Area adjacent to the Owner's Lot must have 100% coverage by an underground irrigation system. If well water is used, Owners will be responsible for the costs of cleaning or remediating any rust, calcium staining, or damage to Common Area, CDD property, or adjacent Lots, property, and Improvements thereon. Irrigation system pumps shall be completely screened from view from the Lot's frontage, an adjacent Lot, or adjacent Common Area using a privacy screening. Owners must apply to and obtain approval from the ARC for the installation of irrigation system pumps and corresponding screening.

E. **Lighting.** Owners must apply to and obtain prior approval from the ARC before installing any exterior lighting modifications or installations. No exterior lighting shall be permitted that constitutes a nuisance or hazard to any Owner or resident. All accent lighting should utilize low voltage, dire task type fixtures, and should be as close to grade as possible.

(1) **Fence/Building Mounted.** Exterior fence or building mounted light fixtures, including motion detector, spotlights, and floodlights, shall conform to the architecture of the Home and are subject to the ARC's prior approval. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and to direct the light downward not to exceed the Owner's Lot line. Except as may be permitted with respect to Holiday Lighting, and other than lighting installed on the eave or soffit of a Home, all lighting located on a Lot visible from the exterior of a Home shall only emit light of a color temperature between warm 2700Kelvin and cool/daylight 5000Kelvin, shall be as low wattage as possible. All lighting located in or on the eave or soffit shall be turned off between the hours of 10:00 p.m. – 7:00 a.m. Only porch lighting and motion

detection security lighting are permitted during the off (nuisance) hours. Multicolor exterior eave or soffit lighting may be permitted, provided such lighting: (a) shall remain subject to this provision and all other regulations pertaining to lighting; (b) shall not be operated in a manner so as to visibly strobe, flash, blink, or rapidly change color (which shall include without limitation changing color more than once during any consecutive ten second interval); (c) is determined by the ARC in its reasonable discretion to be consistent with the architectural scheme of the community and the goals of these Architectural Guidelines in promoting an aesthetically attractive and relatively consistent architectural and aesthetic scheme of development; and (d) shall not be a nuisance or source of unreasonable annoyance to others, e.g., without limitation, shall not direct light, particularly light that changes color, into windows of neighboring Homes and shall not be unreasonably bright (which shall include, but not be limited to, emitting light of a magnitude greater than ten (10) lux measured one meter beneath the fixture, excluding motion detecting security lighting). The ARC shall have the discretion to conclusively determine whether any lighting constitutes a nuisance or source of unreasonable annoyance.

(2) **Holiday Lighting.** Holiday lighting and decorations are defined as any decoration, ornament, wreath, tree, garland, ribbon, lighting, flag, banner, balloon, and similar additional items used to make the exterior property more festive to commemorate or celebrate an event. All holiday lighting and decorations should be temporary in nature and coincide with a holiday. Excluded from this guideline are wreaths/planters hanging from the front door, the United States flag, and yellow ribbons in support of our troops, which may remain year-round, if maintained in good condition. Holiday lighting and decorations will be permitted so long as the lights and decorations are unobtrusive and are installed no earlier than forty-five (45) days before the holiday and are removed no later than fourteen(14) days after the holiday. Holiday lighting and decorations with sound or generators shall be turned off between the hours of 10:00 p.m. – 7:00 a.m.

(3) **Landscape Junction Boxes Requirements.** Junction boxes shall be placed below grade to minimize daytime visibility of the hardware.

(4) **Landscape/Walkways Illumination.** Illumination of landscaping (thirty-six (36) inches high or less) and for walks and driveways shall be accomplished with ground mounted, low wattage and voltage fixtures. Decorative low voltage/solar light fixtures for low- level landscape and path lighting are permitted. Permitted colors are between warm 2700Kelvin and cool/daylight 5000Kelvin. Fixtures shall be installed and maintained in a vertical position. A maximum quantity of twelve (12) low-voltage or solar lights may be installed in front yards. A maximum quantity of twelve (12) low-voltage or solar lights may be installed in rear and side yards (combined).

(5) **Large Bushes/Trees Illumination.** Illumination of large bushes and trees is subject to the ARC's approval and shall be accomplished with standard, solar or low voltage (flood or spot) light fixtures, ground mounted and aimed vertically upward with majority of illumination on the bushes and/or trees. Permitted colors are between warm 2700Kelvin and cool/daylight 5000Kelvin.

(6) **Spotlights/Floodlights.** Exterior spotlight and floodlight fixtures shall be either non-motion or motion detector fixtures. Exterior spotlight and floodlight fixture's location(s), other than the original construction of the Home location(s), require approval of the ARC. Exterior spotlights/floodlights shall not light any adjacent property. Floodlights/security lighting shall either be turned off or set to motion detection between the hours of 10:00 p.m. – 7:00 a.m. Permitted colors are between warm 2700Kelvin and cool/daylight 5000Kelvin.

(7) **Carriage or Coach lighting.** Owners must apply to and obtain approval from the ARC before installing carriage or coach lighting. Carriage or coach lighting lamps must be placed one on each side of the garage door and fixtures shall not exceed 18 inches in height. Permitted colors are between warm 2700Kelvin and cool/daylight 5000Kelvin.

F. **Restrictions on Walkways and Driveways.** Owners must apply to and obtain approval from the ARC before installing, removing, extending, or altering any walkways or driveways.

(1) **Walkways.** Walkways may be expanded to a maximum of forty-eight (48) inches wide upon approval by the ARC and the expansion material shall be restricted to the existing walkway material. Other changes to walkways/driveways are limited to approved colors, patterns, texture, coatings, and materials. Walkways and driveways must be a neutral tone, concrete pigment, and must be harmonious, complementary, and consistent with the colors of the Home to which the walkway or driveway is appurtenant.

(2) **Pavers.** Pavers must be installed in a uniform and professional manner and be of sufficient depth to withstand load imposed by automobile traffic. Gravel must be installed in a professional manner, be of sufficient depth to withstand load imposed by automobile traffic and utilize adhesive or stone binder to hold gravel together. Any modification to the Declarant's original driveway/walkway plan shall not be permitted unless approved by the ARC.

(3) **Parking Pads.** Parking pads in the front, side, or back yard are not permitted. A parking pad is defined as an extension of a driveway, paved or concrete, that provides a motor vehicle or motorcycle with a single point of entry (ingress) and single point of exit (egress) connecting the driveway to the street.

(4) **Extensions or additions.**

a. Extension or addition of a paved or concrete driveway shall not extend past the garage corner of the home and the opposite side (main door side) must match.

b. Extension or addition of a paved or concrete front porch shall not extend past the Declarant-installed walkway and must include landscaping in front of installation to coincide with the cohesiveness of the Community.

(5) **Cleanliness.** All driveways, walkways, sidewalks, and additions to them shall be kept clean and free of dirt, sand, buildup, debris, mildew, mold, rust, oil, and water stains.

G. Ancillary Equipment.

(1) **Storage Pods, Dumpsters in a Bag, or Roll off Dumpsters.** Storage pods, dumpsters in a bag, roll off dumpsters, and other similar large storage or waste disposal containers are not permitted to be stored on a Lot for more than fourteen (14) days. Owners must obtain prior approval from the Association before placing any such containers on a Lot.

(2) **Exterior Sound Emitting Devices.** Any exterior sound emitting devices (speakers, sound players, insect/animal repellent/chasers, chimes, etc.) shall not create an audible nuisance to the neighbors and must follow local sound ordinances.

(3) **Waste & Recycling Containers.** All trash, garbage, and recyclables shall be stored in covered containers, which shall be kept in the garage or completely screened from view from the Lot's frontage, an adjacent Lot, or adjacent Common Area using a privacy screening (which must be submitted for approval and approved by the ARC) except when they are being made available for collection. Slatted or lattice fencing will not be approved by the ARC because it does not completely screen containers from view. Lake Lots may not pull containers to the rear of their Home and must screen view from the Lots across the pond, adjacent Lots, and adjacent Common Area. All trash, garbage, recycling, refuse shall be placed for collection not earlier than twenty-four (24) hours before the designated collection day and shall be returned to the screened location no later than 24 hours after the designated day of collection.

H. Trash and Accumulations.

(1) **Trash Burning.** No outside burning of trash or garbage shall be permitted.

(2) **Accumulation on Lot.** No weeds, garbage, refuse, recycling, or debris of any kind shall be placed or permitted to accumulate upon any portion of a Lot.

I. Unobstructed Access and Drainage Easements (UADE). No structures are allowed to be erected on any UADE's without prior approval from the CDD and Association.

If a homeowner desires to build on the UADE, the homeowner must contact River Glen CDD to obtain, complete, and submit document "RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT Policy for Variance Applications for Installation of Improvements within District Easements Effective: July 18, 2024," as it may be amended periodically.

If required by the CDD, Homeowner will pay \$150.00 to the CDD as an application fee to offset costs of District engineer review of the proposed and final improvements.

Homeowners will need their DEED to complete the application: WHEREAS, Owner is the owner of Lot ### , ("Lot"), as per the plat ("Plat") of RIVER GLEN PHASE 2 , recorded as Instrument Number (The number is located on top left of DEED) of the Public Records of Nassau County, Florida ("Property"); and...

Once homeowner receives authorization from the River Glen CDD with engineering approval to build, application and all contents must be submitted to the ARB for review and approval prior to commencement.

See attachment for Easement Variance Policy and Application.

4. STRUCTURES

A. ROOF, ROOFING, GUTTERS AND DOWNSPOUTS. Roof forms must be designed to provide similar character on all elevations.

(1) **STRUCTURE:** Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.

(2) **STYLE:** Suggested roof styles are gabled and hip. Mansard, Gambrel and Dutch Hip roof styles are not allowed.

(3) **MATERIALS:** Finish materials for pitched roofs must be consistent throughout the Community. Architectural fungus resistance shingles with a 25-year warranty or better, or other materials approved by the ARC may be used. Neither Flat shingles nor gravel roofs shall be used within the Community. Other materials not specifically mentioned are subject to review and approval by the ARC. Light green or blue colored composition shingles shall not be used in the Community.

(4) **PITCH:** The minimum roof pitch in the Community shall be 5/12.

B. FEATURES

(1) **CUPOLAS:** Cupolas with fixed panes or louvers may be used. Shapes and sizes will vary according to the size of roof and shall be reviewed by the ARC.

(2) **DORMERS:** Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ARC.

(3) **CHIMNEYS:** All chimney stacks shall be the same color as the base of the chimney structure and when located at an exterior wall it shall extend to grade and shall be supported by foundation. The material shall be stone, brick or incombustible lap siding to match the exterior of the residence. Chimney caps may incorporate stone, metal or clay.

C. ACCESSORIES

(1) **VENTS AND PIPES; VALLEYS AND FLASHINGS:** Accessories extending through the roof shall be painted to match the color of the roof.

(2) **DOWNSPOUTS AND GUTTERS:** Accessories attached to eaves and walls shall be painted to match the color of the surface to which they are attached or to the color of house trim to which they are affixed.

(3) **EQUIPMENT:** Roof top mechanical equipment must be located so as not visible from the street, sidewalk or adjacent property. Solar Panel location is subject to reasonable ARC approval prior to installation. HVAC AC equipment, irrigation or pool pumps located at ground level shall be shielded from view.

D. EXTERIOR WALLS

(1) **Structural Wall:** All exterior structural walls shall be constructed of concrete masonry units (CMU), wood or steel framing systems pursuant to, and using materials in compliance with, applicable building codes. All exterior finishes will be consistent in color schemes, texture, compositions and character throughout the Community. All exterior finishes will be subject to review and approval by the ARC. Exposed concrete block walls or exposed modular concrete units are not permitted. No metal finishes are allowed.

(2) **Approved finishes are as follows:**

- a. Brick
- b. Stone
- c. Lap, Shake Board & Batten, Vertical Hardie Board

(3) All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements. Any combination of siding with brick, stone or stucco, should complement the architectural style of the home. The architectural submittal should indicate the type of siding to be used with each elevation.

E. EXTERIOR WALL COLORS. Color selection for exterior finishes shall be based on compatible colors throughout the Community. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme. All color samples and schemes shall be submitted to the ARC for review and approval. Pre-selected color schemes for prototype models may receive blanket approvals.

F. WINDOWS AND WINDOW TREATMENTS. All windows shall be insulated glass with standard colors consisting of white, sand or bronze in anodized aluminum or vinyl clad. Exterior painted wood or fiberglass shutters may be used if the width of the shutters is no more than 1/2 the width of the window. All exterior windows shall be double-pane. Blinds and/or shutters must be white, off-white or stained in color. Fabric window coverings must be lined with white or off-white lining. No flags, signs, display, poster, advertisement, notice, lettering or other advertising, unlined fabrics, sheets or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ARC approval.

G. GARAGES. Minimum two (2) car garage. Covered carports are not allowed. No garages or outbuildings shall be used as a residence or converted into living space.

H. DOORS. Entrance doors shall be compatible with the house design and color and made of solid wood, fiberglass or insulated metal. Glass inserts may be included. Garage doors shall be compatible with entrance doors and may include glass panes.

I. SCREENED ENCLOSURES. Screened enclosures shall be bronzed framed with charcoal screen and shall be permitted on the rear patio and/or pool, subject to review and approval by the ARC.

J. DETACHED STRUCTURES. Any free-standing structure (pavilion, gazebo, platform, playhouse, storage room, cabana, etc.) must be submitted for approval with the required drawings and information to the ARC. No garages, tool or storage sheds, tents, trailers, tanks, temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the prior written consent of the ARC or the Association.

1). SHEDS: Maximum 10 x 12 (or 120 sq. ft.), with a maximum 9' height at the highest roof point. Sheds may be wooden or vinyl. No metal sheds are permitted. Sheds must be constructed and anchored to meet County Code. Yard must be fenced, shed must be located behind the fence and must meet current setback requirements, and may be placed to the side or rear of home as approved on a case- by-case basis. For wooden sheds, color and shingles must match the existing home. On lake lots, sheds must meet current setback requirements and must not be placed on the rear 26' of the lot to avoid obstruction of the lake view. Utilities serving the shed must be underground.

K. FENCING AND WALLS. No fences or walls shall exceed six (6) feet in height. No chain link or wood fencing allowed on any lot. All fences, except those to be installed on Lots abutting a lake or other body as described below, shall be constructed of a style, color, design and material approved in advance by the ARC. No fence or wall shall be built beyond the plane from the front corner of the Home to the side lot lines.

- 6' tan vinyl for interior lots.

- For corner Lots, no fence or wall on the side common to the street right of way shall extend forward of the rear corner of the Home.

- On lots abutting lakes, canals or other bodies of water, no fence shall be placed beyond the top of the bank (if applicable) and only four foot (4') tall open picket, black metal fences shall be allowed along the rear Lot line and the rear sixteen feet (16') of each side Lot line. In addition, fences installed on Lots abutting any body of water must include a gate in the fence run abutting the body of water (typically, the rear Lot line fence run) to permit access to the Owner's areas of maintenance responsibility under Art. V, Section 2.6(B) and Art. X, Section 2.5 of the Declaration (e.g., shoreline vegetation and grass maintenance, erosion control, debris removal).

- The remaining fencing on the side Lot lines of Lots abutting lakes, canals or other bodies of water may be either four foot (4') or six foot (6') tall, open picket, black metal or six foot (6') tall and of a style, color, design and material approved in advance by the ARC, with the rear sixteen feet (16') transitioning from four feet (4') to six feet (6') tall, if applicable.

- Owners on lots that back up to a preserve, wetland, upland buffer, landscape buffer and the like may install open picket, black metal fencing along the rear property line.

- All fencing where the height of the fences are different must include transition panels for the last sixteen (16) feet, if applicable.

- No back to back fencing allowed. Fencing must be placed on common property lines.

- No fence shall be built beyond the front corner of the house.

- The Owner assumes complete responsibility to maintain any fence on such Owner's lot, including, but not limited to, trimming any grass, ivy or other plants from the fence. In the event the ARC approves the installation of a fence, it shall also have the right to require installation of landscaping, also subject to the ARC's approval, at the time the fence is installed.

In some instances, the type of fencing for a lot must be determined on a case-by- case basis due to the transitioning of lake lots abutting interior lots, or lots along the main boulevards where the rear of the homes is visible.

Owners must obtain Architectural approval prior to the installation of any fencing. In determining the type of fencing on a particular lot, please contact the ARC for pre-approval. The ARC will provide written specifications for your fence request.

L. RECREATION STRUCTURES. All recreation structures shall be located in the rear yard or on the inside portion of a corner lot within the setback lines. No platform, doghouse, playhouse or structure of a similar kind or nature shall be constructed on any part of the lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. All recreation structures must have prior approval of the ARC. Without limiting any other criteria, the ARC shall review the height of such structures to assure the privacy of neighboring homeowners. No permanent basketball backboards may be installed adjacent to the street or on any cul-de-sac and, when not in use, any portable basketball equipment must be relocated and not visible from the street.

M. AIR CONDITIONERS. No window or wall air conditioning units are permitted.

N. SWIMMING POOLS. Any swimming pool to be constructed on any lot, together with any corresponding enclosure or other improvements, shall be subject to review and approval by the ARC. Above-ground pools are prohibited. Pool equipment shall be shielded from view.

O. SATELLITE DISHES. Satellite dishes may be permitted subject to ARC approval. The location of satellite dishes must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible.

P. SIGNAGE. The Association prohibits advertising, marketing of businesses, the use of business logos or “sponsored by” signage at any time.

(1) Home Signage. All signage is subject to ARC approval. Owners must apply to and obtain approval from the ARC before installing any sign on a Lot. No signage may be placed

in any windows or on any exterior surface of the Home. However, a 4" x 6" (height by length) "No Soliciting" vinyl sticker may be placed on the door directly above the door lock. No additional signage is approved on doors. In addition, Owners may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to a Home.

(2) Yard Signage. Signs are considered a landscape accessory, and Owners must apply to and obtain approval from the ARC before installing a sign on a Lot. Approved signs may be displayed no more than 7 days unless approved by the Association's Board. The design, construction, installation, and location shall be in an appropriate manner, in the front yard, and not obstructing a sidewalk. As used in this provision, "appropriate manner" shall include without limitation installed in a professional manner, sturdy, anchored to the ground, not installed in a manner that blocks an adjacent Owner's or resident's view and not installed in a manner directed toward an adjacent Owner or resident. Signs that are approved in the Community will be Graduation, Happy Birthday, Anniversary, Gender reveal, Baby announcements, and Congratulations. Notwithstanding the foregoing, the Association reserves the right to remove any signage and Lot accessories which are inappropriate or incompatible with the governing documents and aesthetic quality of the Community. Landscape or Lot accessories or signs which may be considered inappropriate and which the ARC may require removal include, without limitation: (i) political signs or other Landscape or Lot accessories (ii) Landscape or Lot accessories that include any racist, sexist, bullying, vulgar, profane, offensive, or derogatory statements, depictions, or displays; and (iii) Landscape or Lot accessories that depict nudity.

(3) Real Estate Signage. No real estate signage, business or advertisement within the River Glen community shall imply or state that a particular real estate agent, brokerage, business or individual is the exclusive or sole real estate representative for the River Glen Community. All signage must accurately reflect the identity of the Realtor/ Broker and shall not contain the term 'River Glen' in such a way that suggests exclusive representation or monopoly in the community. Any Real Estate Sign Riders other than "For Sale," "For Rent," "Under Contract," or "Sold" are prohibited.

Q. HURRICANE PROTECTION.

There are different types of hurricane protection items used in Florida and authorized in River Glen Phase 2:

- **Roof systems:** Roof systems recognized by the Florida Building Code which meet or exceed hurricane standards. Must be gray/back shingle.
- **Hurricane Shutters:** Must be professionally mounted, functional and free from damage, rust, paint chipping and any other unsightly condition. Must match color scheme of home and RG Phase 2 color template. May only be closed 7 days prior to expected storm/hazard. These can be permanent, fixed, roll-down, or accordion-style:
 - **Accordion shutters:** These hinged panels fold and unfold to create a barrier against strong winds and hurricanes. If removable, panels must be stored inside the home when not in use for storm.



- **Bahama shutters:** These durable shutters are approved by the Florida building code for non-high velocity zones



- **Colonial shutters:** These shutters are tested to withstand high winds and flying debris and can withstand up to a category 5 hurricane. *Shutters must be open when not in use for storm.*



- **Roll-down shutters:** These shutters are a popular choice in Southwest Florida. *Shutters must be open when not in use for storm.*



- **Hurricane /Storm panels:** These panels are usually the most economical option, but they can be heavier and more difficult to install than other options. *Panels must be stored inside the home when not in use for storm.*



- **Hurricane screens** (Including Motorized Screens): These screens are made from high-quality materials and can protect open areas of your home, such as patios, balconies, and windows. Easily encloses patios, porches, lanais, entryways, breezeways etc. *Screens must be up when not in use for storm.*



- **Impact-resistant doors:** May be solid or a mix of solid and glass. Must match color scheme of home and RG Phase 2 color template. *Impact-resistant windows: Inserts and edging must match color scheme of home and RG Phase 2 color template.*

- **Hurricane-Rated Garage Door/ Reinforced garage doors:** These garage doors can help protect your home and are approved for both wind pressure and impact protection. May be solid or a mix of solid and glass. Exterior must match color scheme of home and RG Phase 2 color template.



- **Erosion controls:** Are not acceptable for use as they would be on easements or wetlands.

- **Exterior fixed generators:** Must be placed on rear of property and fully enclosed, on a concrete pad, as close to the home as possible and containment must be neutral in color, match scheme of home and RG Phase 2 color template. *Doors must be closed while in use.*



- **Fuel storage tank:** Must be placed on rear of property and constructed and installed underground, with dome maximum above ground height of 6". Dome top must be painted green. All piping must be underground except when leaving tank and tapping into home or generator, those instances must be as close to tank, generator or home as possible.



- **Hurricane Flood Barriers & Storm Surge Protection Systems:** “temporary” Barriers and systems are permitted if they are within the setback lines of the property.



** Homeowners are allowed to set up systems 7 days prior to storm/hazard. Homeowners must remove them within 7 days after the hazard has passed. **

R. WAIVERS. The foregoing criteria are guidelines to which adherence is required. The ARC may waive any requirement set forth herein if it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property and the Community.

5. MAINTENANCE DURING CONSTRUCTION. During construction, all debris shall be placed in a single location on the construction site only. All debris must be contained; construction dumpsters are preferred. After construction, no debris, excess building material, storage material or trash of any kind shall remain on any lot or on sidewalks or streets or lakes contiguous thereto. It is the duty of the homebuilder and/or the homeowner to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ARC. Failure to comply with the request may result removal of the debris by the ARC, with all related costs charged to the homebuilder or the homeowner, as applicable.

6. MISCELLANEOUS

A. All Owners and other occupants of the Property shall at all times comply with the terms of the Subdivision Documents and Zoning Codes, and all environmental, land use, marketing, and consumer protection ordinances, statutes and regulations applicable to the Property or to any Improvements and Lot Improvements constructed thereon, as well as all governmental rules, regulations, statutes, and ordinances applicable to each Owner in connection with the Property.

Each Owner shall be liable to the Association for any damage any common areas resulting from Owner's actions. The Association may require a security deposit sufficient to pay for any such costs at the time of ARB request. The security deposit will be returned to the applicant at the completion and inspection of the finished construction. The Owner is required to contact the property manager at the completion of requested installation to arrange for inspection. If the inspection reveals damages or alterations requiring remediation to the common areas, the Association may use the security deposit to satisfy such expenses. If additional monies are due for the repair or change necessary over and above any security deposit, the owner will pay all additional costs associated with the necessary repairs/changes.

These Architectural Review Guidelines may be revised from time to time, in accordance with the subdivision documents, as necessary upon approval by the Board of Directors of the Association.

B. **Preapproved list.** Prior ARC approval is not required for the following to the extent they comply with the Association's governing documents and rules and regulations (including these Guidelines):

- Garage screens.
- 2 porch planters.
- Mulch color change. Much must be red, brown, or black. Restrictions apply. Mulch to rock change. Restrictions apply.
- Rock color change.
- Native noninvasive Plants and flowers change, moved, or replaced in the flowerbed/ planting bed.
- Address number/ Address sign.
- No soliciting, for sale and sign for security services. Restrictions apply. Potted plants on porch.

ADOPTED on this _____ day of _____, 20____, by a majority vote of the Board of Directors at a duly noticed meeting at which a quorum as attained.

RIVER GLEN II HOMEOWNERS ASSOCIATION, INC.

Signed _____

Printed Name _____

As its _____