

RIVER STONE

Homeowners Association



RULES AND REGULATIONS

RIVER STONE HOMEOWNERS ASSOCIATION STATEMENT OF INTENT

This booklet is not intended to be all inclusive but is offered as a synopsis of the Master Covenants for River Stone. Should there be any discrepancies; the Master Covenants overrule this synopsis.

These covenants provide for the maintenance and protection of the value of River Stone and are intended to provide for the orderly development of River Stone as a residential community which is aesthetically pleasing and functionally convenient and which will attract residents seeking harmony with their neighbors.

Powers of the Association

Windsor/Aughtry as the Declarant shall act as the Executive Board of the Association during the Declarant Control Period and shall have the right to appoint and remove members of the Executive Board of the Association.

The Board may publish reasonable rules and regulations consistent with the Restrictive Covenants and the Bylaws of River Stone by which all owners, their families, guests, agents and successors shall be bound.

2013 Advisory Board Appointed by Windsor/Aughtry:

Tisa Futch, President	j19951@yahoo.com
Mike Cooper, Treasurer	cooper0520@gmail.com
Adam Reagan, Secretary	adamreagan@gmail.com
Jay Young, Member	jayandcyoung@yahoo.com
Harry Whitaker, Member	hwhit007@aol.com
Jo Hickson, Member	johickson1@gmail.com
Meredith Jackson, Member	meredith71402@bellsouth.net
Scott Street, Developer	ssstreet@windsor-aughtry.com

Advisory Board meetings are scheduled for the last Wednesday of each month. If an owner would like to address the Board at a meeting, please email your request to attend a board meeting and the subject matter for discussion to ParaMount at office@paramountmgmt.com.

Mail correspondence and requests for the Board to
ParaMount at PO Box 59, Hendersonville, NC 28793
office@paramountmgmt.com

The following is a **condensed version** of River Stone Covenants and Bylaws:

1. **Land Use**: All Lots shall be used, improved and devoted exclusively to single-family residential use. No trade or business shall be carried on upon any Lot, but this restriction shall not prohibit a home occupation which does not unreasonably increase traffic or cause any noxious or offensive activity within River Stone. No structure, except as herein stated, shall be constructed upon any Lot other than one single-family Dwelling.

2. **Nuisance**: Do not engage in any use, practice, or activity which is dangerous, obnoxious, offensive or an annoyance to your neighbors' peaceful existence.

3. **Animals**: No animals other than dogs, cats or common household pets may be kept within River Stone. Pets may not be bred for commercial purposes. When any pet is outside the Owner's Dwelling, unless the pet is in an otherwise enclosed area, it must be kept on a leash. Pets should not become a nuisance to other residents at any time. Any pet waste must be contained and disposed of by the owner. All pets must be current on all vaccinations and medications, such as rabies vaccines and flea and tick prevention. Each Owner shall be responsible for any damage done by his/her pet to landscaping or other. No pet may be tied or attached to any dwelling at any time nor may they be left unattended. ***No Rottweilers or Pit Bulls are allowed within River Stone.***

4. **Maintenance and Landscaping**: All owners shall keep their Lots, whether occupied or unoccupied, free of trash, rubbish and debris and shall keep all Lots in a neat and orderly condition and in a good state of maintenance and repair. *This includes toys, play equipment and storage containers in the yard.*

The Association shall have the power to perform exterior maintenance on an Owner's Lot or Dwelling if such Owner has failed to maintain such Lot in a manner consistent with other Lots in River Stone. The cost of such maintenance shall be added to and become part of the assessment to which such Lot is subject.

River Stone Cottages Association shall provide the mowing of those portions of Lots that are not landscaped. The Association shall have no obligation to maintain additional landscaping not installed by the Declarant.

5. **Improvements:** No building, fence, wall, deck, mailbox or other structure shall be commenced, erected or maintained within River Stone, nor shall any exterior addition to or change or alteration, including but not limited any planting or landscaping on any Lot, therein be made until the plans and specifications shall have been submitted to and approved in writing by the Association. All proposed plans and specifications shall be submitted to the Architectural Review Committee approved by Windsor/Aughtry who shall review the plans. (Email submissions to office@paramountmgmt.com.) If within 30 days after receipt such plans are not disapproved in writing by the Board or Committee, the plans and specifications shall be deemed to be approved.

Fences: All proposed fences must comply with the Fence Requirements and be approved by the Architectural Review Committee prior to commencement of construction:

Fences are to have arched or dog-eared top with the following specifications:

- Height to be 6'
- Pressure treated lumber with both sides smooth
- Line posts to be 4" x 4" and inset
- Gate posts can be 6" x 6"
- Gate hardware to be black iron

Any fence erected shall only be in the back yard even with the back corners of the house and extending to property lines both on the side and the back. When feasible adjoining lots should share side or rear fence panels to eliminate small lawns to be maintained between fences. Be aware of drainage swales when constructing fences.

Fences on corner lots must be at least 10' from street.

Fences are to be coated with clear preservative or your choice of four stains comparable to Minwax colors Neutral, Golden Oak, Provincial and Gunstock no later than 30 days after installation. Subsequent clear coating or staining should be done every three years. Homeowner is responsible for fence maintenance.

Barbed or chicken wire fences are not permitted.

Storage Units: Plans and specifications must be submitted for storage units as indicated above. Storage units may not exceed 12' x 16' and shall be no higher than 12'. Shingles and siding must be the same type and color as used on the Dwelling. Placement of the unit must also be preapproved.

6. **Temporary Structures:** No improvement or temporary structure is allowed unless permission has been granted by the Association. Outdoor clothes lines are prohibited.

7. **Trampolines:** Trampolines shall only be allowed on Lots that are fenced, meaning a fence that encloses the rear portion of the Lot on all sides. Provided, however, this provision shall not apply to any Lot on which a trampoline existed on or before June, 2010.

8. **Mailbox Repair/Replacement:** Individual mail boxes are considered "limited common", therefore, the Association shall be responsible for painting all mailboxes for each Dwelling. Provided, however, each Owner shall be responsible for the maintenance or replacement of his or her mailbox.

9. **Signs:** No permanent signs of any kind can be displayed to public view on any lot. Solicitation signs for any business or service are not permitted. ONE sign of not more than 5 square feet advertising the property for sale or rent may be displayed. Security signs no larger than 12" x 12" may be placed near the foundation of the home and pet etiquette signs may be placed on lawns near the street.

10. **Trash Containers:** All trash must be kept in proper trash receptacles and in areas on a lot that are not visible from the front of the house. No dumping of trash, garbage, sewage, sawdust or other waste is allowed. Personal use of construction dumpsters is not permitted and the Association will be liable for any disposal costs. A trash receptacle may be placed near the utility boxes on the side of a Dwelling only if such trash receptacle is screened by materials pre-approved by the Association.

11. **Vehicles and Parking:** No parking of unlicensed, uninspected or non-operable vehicles shall be allowed on any Lot outside a Dwelling. No person shall repair, restore or store any vehicle, boat, trailer or recreational vehicle upon any Lot outside a Dwelling. No boats, motor homes, travel trailers or other recreational vehicles may be stored for more than three (3) consecutive days, unless the same is within an enclosed garage. All motor vehicles must be properly maintained so as not to be a nuisance by noise, exhaust emissions or otherwise. Do not drive motor vehicles on pathways, unpaved common elements, or roadway shoulders within River Stone. **Speed limit throughout the community is 15 miles per hour. No vehicle of any kind may be parked upon a Lot other than in the garage of a Dwelling or in the driveway for such Dwelling. Further, no vehicle may be parked in any manner so as to block ingress and egress to driveways of any other Owner or resident of River Stone.**

12. **Yard Sales:** Two River Stone Community yard sales may be held each year, as designated by the Board. No private yard sales or garage sales are permitted.

13. **Antennae:** No outside radio or television antenna or satellite dishes shall be erected on any Lot, except as approved in writing by the Association. Satellite dishes shall be no more than 24 inches. All satellite dishes must be located on the eaves near the rear of a Dwelling or next to the utility meters on the side of a Dwelling.

14. **Leasing:** Any Dwelling on any Lot may be leased so long as: (a) such lease is for a term of at least 12 consecutive months; and (b) use of the Lot by the tenant of a lease shall be in conformity with this Declaration and the Bylaws, Rules and Regulations of the Association. **When a leasing agreement has been reached the Management Company must be notified of the Lessee and contact addresses, phone numbers and email addresses of the property owner and lessee.** Change in tenancy should be reported within 14 days. A Lot owner's privileges are assigned to the lessee during the terms of the lease, including pool privileges. An investor-owner must be the guest of an owner or his or her tenants to use the amenities of the Association.

15. **Change of Ownership:** The Board or Management Company must be notified by owners of any change in property ownership to maintain a current list of owners for communication purposes. If a Dwelling is listed for sale, the owner shall provide the Management Company with the

contact information for the real estate agent and apprise Management Company of pending sale.

16. **Assessments:** Pursuant to Article V, Annual Assessments are due on or before March 31 of each year and will be deemed late and interest shall begin to accrue as of April 15 of each year. Interest shall accrue at a rate of eight percent (8%) per annum. The Association may bring an action at law against the owner personally obligated to pay the same or foreclose its lien against the Lot against which the delinquent assessment has been levied. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of Common Elements or abandonment of his or her Lot. *Monthly payments in advance are permitted for the following year's annual assessment.*

River Stone Cottages assessments are due on the first day of each month.

17. **Property Inspections:** The Management Company will conduct routine site inspections to assess compliance with the Rules and Regulations. Friendly Reminders will be given to notify owners of infractions. After a third notice, a formal notice of violation will be sent via U.S. mail to commence charges against an owner.

18. **Procedures for Fines and Suspension of Planned Community Privilege:** Pursuant to North Carolina General Statutes governing planned communities, Section 47F-3-107.1, a Lot owner charged shall be given notice of a violation, an opportunity to be heard and to present evidence, and notice of the decision. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G.S. 47F-3-116. If it is decided that a suspension of planned community privileges or services should be imposed, the suspension may be continued without further hearing until the violation or delinquency is cured.

River Stone Pool Rules

1. Pool hours are from 9 AM to 11 PM.
2. No lifeguard on duty! Swim at your own risk.
3. To keep the pool free of debris, please be clean before entering the pool. A heated shower is provided for this purpose.
4. Persons under the age of 16 must be accompanied by an adult resident. A 16 year old may not supervise younger siblings/friends without an accompanying adult.
5. Guests must be accompanied by an adult resident and guests are limited to no more than two (2) guests per household.
6. No pets are allowed in the gated area of the pool or restroom facilities.
7. Glassware is prohibited; use thereof could cause the pool to be closed down by the Health Department (DHEC).
8. Alcoholic beverages are prohibited.
9. Smoking and other tobacco products are prohibited.
10. Profanity is prohibited.
11. Diving (from the sides, ladder or steps), running, or other horseplay is prohibited.
12. Swimwear is required. Street clothes are not permitted in the pool.
13. Persons in diapers and/or those who are not toilet trained are not allowed in the main pool. Contamination may cause the pool to be closed.
14. Only infants and toddlers with proper swim diapers and their accompanying adult(s) should use the Kiddie pool.
15. Water wings, small tubes or rafts, noodles, small children's toys (dive toys, goggles, snorkels, fins, etc.) and blow up balls (i.e. beach balls) are the only water toys allowed. No other balls of any kind are allowed in the pool area. Any toys **MUST** be removed when the owner leaves; any left behind will be discarded.
16. Pool equipment should only be used for its intended purpose.
17. Please be sure that if you have moved any of the furniture to accommodate your family situation, return it to its proper place and lower any and all umbrellas you may have used before leaving the pool area.
18. Please limit food and beverages at the pool and take away whatever you brought to the pool area and place any trash into the provided receptacles.
19. Reserving the pool area for personal parties or groups is **NOT** permitted.
20. **The pool is for River Stone homeowners and their guests only.**
21. Diaper changes should be performed and associated trash disposed of in the restrooms. Changing areas are provided for this purpose.

22. Pool area is under protection of surveillance and recording device(s).

Infraction Enforcement Policy

- Violation Consequences upon confirmation via CCTV recording device and/or review by Advisory Board:
 - First infraction: Log occurrence and issue written warning
 - Second infraction: Log occurrence and suspension of household pool privileges for one (1) full week
 - Third infraction: Log occurrence and suspension of household pool privileges for one (1) full year
 - During a suspension of pool privilege, the homeowner will be required to return their gate key. Non-conformance will be addressed according to the existing Procedures for Fines and Suspension of Planned Community Privilege as listed in the River Stone Master Covenants.

Acknowledgment

I/We acknowledge receipt of the pool rules and agree to abide by same, which are subject to the listed Infraction Enforcement Policy.

- I/We agree it is the responsibility of the Pool Committee’s recommendation to the Advisory Board to enforce the rules at the River Stone Pool.
- The gate key is distributed and signed for with these rules and regulations.
- I/we understand that if homeowners entertain guests at the pool, they are fully responsible for those guests.
- I/We understand that use of the pool is a privilege of ownership at River Stone and that privilege may be suspended for failure to comply with the rules and/or nonpayment of your annual and/or monthly assessments.
- I/We understand that pool area is under protection of surveillance and recording device(s).
- Remember, homeowners pay for the maintenance and upkeep of the pool, including cleaning of restrooms and removal of debris.

Signature(s)

Date

RIVER STONE COMMITTEES

ARCHITECTURAL REVIEW COMMITTEE

Adam Reagan	adamreagan@gmail.com
Tim Watts	phase10@gmail.com
Mary Piscitelli	piscitelli@morrisbb.net
Brandon Robinson	lectoid@gmail.com

RIVER STONE SOCIAL COMMITTEE

Deborah Aquilino	ddaquilino@yahoo.com
Liz Barnette	tngrandma60@netscape.net
Jo Hickson	johickson@gmail.com
Vicki Daetwyler	dvdaetwyler@hotmail.com

RIVER STONE POOL COMMITTEE

Need volunteers-Please contact ParaMount

RIVER STONE FACE BOOK PAGE LINK (Hosted by Tisa Futch)

<http://www.facebook.com/home.php#!/group.php?gid=108051378856>

River Stone HOA Website
(Webmaster: Adam Reagan)

www.riverstonehomeowners.com

Fletcher, North Carolina 28732

Emergency..... 911

Asheville Water Department..... 828-251-1122
Cane Creek Sewer.....828-654-7062
DirectTV..... 888-777-2454
Duke Energy.....800-777-9898
Fletcher Park & Recreation Dept..... 828-687-0751
Fletcher Police Department..... 828-687-7922
Fletcher Post Office..... 828-684-6376
Fletcher Public Library.....828-687-1218
GDS Trash Collection.....828-253-3929
Henderson County Sheriff's Department.. 828-697-4911
Henderson County Landfill
 802 Stoney Mountain Road.....828-697-4505
Mission Memorial Hospital.....828-255-4000
Morris Broadband Cable..... 828-692-1659
NC Division of Motor Vehicles..... 828-692-0648
ParaMount Property Management..... 828-692-7742
 Fax 828-697-6011
Park Ridge Health..... 828-650-1000
PSNC Gas Company.....877-776-2427
Schools
 Glen Marlow Elementary..... 828-654-3225
 Rugby Middle School..... 828-891-6566
 West Henderson High School..... 828-891-6571
Waste Pro..... 828-684-7790
Windsor/Aughtry..... 828-684-5188

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