

RIVERCHASE RESIDENTIAL ASSOCIATION POLICIES

Adopted by the Riverchase Residential Association Board of Directors October 6, 2008.

Revised by the Riverchase Architectural Committee October 6, 2008.

Section XIX (Yard Fixtures and Furnishings) Revised by the Riverchase Architectural Committee August 23, 2010.

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Approval of the Architectural Committee and Requirements for Property Maintenance

The following excerpts from the Riverchase Protective Covenants define property maintenance and the approvals required for structural modifications, additions, etc.:

From Section 10.1

Each Owner shall keep all Parcels owned by him, and all improvements therein or thereon, in good order and repair, including but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management.

From Section 11.2

No Structure as defined in Section 1.22, shall be commenced, erected, placed, moved onto or permitted to remain on any Parcel, nor shall any existing Structure upon any Parcel be altered in any way which materially changes the exterior appearance thereof, nor shall any new use be commenced on any Parcel, unless plans and specifications (including a description of any proposed new use) thereof shall have been submitted to and approved in writing by the Architectural Committee.

From Section 1.22

Definition of Structure: Any thing or device...the placement of which upon any Parcel may affect the appearance of such Parcel, including by way of illustration and not limitation, any building, garage, porch, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, mailbox, swimming pool, clothes line, radio or television antenna, fence, curbing, paving, wall or hedge more than two (2) feet in height, signboard or any temporary or permanent living quarters...

Owner and Parcel are defined in Section 1.13 and Section 1.14 of the covenants, respectively.

A complete copy of the Protective Covenants is available at Premier Property Management, Inc., Two Chase Corporate Drive, Suite 160, Birmingham, Alabama 35244.

Before changes are made to home or property, submit a description of changes (including materials, samples, size, height, etc. as applicable) and a survey of the property showing the location of the proposed changes to:

Riverchase Architectural Committee
Two Chase Corporate Drive
Suite 160
Birmingham, Alabama 35244

Riverchase Policies

I. BASKETBALL GOAL POSTS AND BACKBOARDS

- A. Approval of the RAC shall be obtained prior to the installation of a basketball goal post and backboard. Submittals to the RAC should include the design, color, location and size of the proposed goal post and backboard.
- B. Basketball goal posts and backboards shall generally be located in the most inconspicuous area. If no inconspicuous area exists, the RAC may require landscape screening, painting and/or other treatment.
- C. All goal posts and backboards shall be satisfactorily maintained in their appearance. White nets are preferred.
- D. No advertising shall be on backboards. These policies also apply to portable basketball posts.
- E. Basketball goals may be further restricted in town home/condo developments.

II. ALL VEHICLES, MACHINERY AND EQUIPMENT

Section 12.1.4 of the Riverchase Residential Association (RRA) protective covenants states:

No boat, boat trailer, house trailer, trailer, motor home or any similar items shall be stored in the open on any Parcel for a period of time in excess of twenty-four (24) hours.

- A. Mobile homes, motor homes, trailers of any kind, campers, commercial vans, commercial trucks, motorcycles, bicycles, carts (motorized or electric), all-terrain vehicles, lawnmowers, tractors, tools, construction machinery and equipment of any nature, golf trailers, boats, any other type of water craft, including boat trailers, and any other similar types of vehicles, machinery or equipment shall not be permitted, stored or allowed to remain on any Residential Parcel unless the same is placed, stored and maintained within a wholly-enclosed structure, with roofing and doors, on such Residential Parcel. Any such enclosed structure must be approved by the RAC.
- B. Each Residential Parcel shall provide for adequate off-street parking (i.e., parking areas located solely within the property lines of such Residential Parcel). Vehicles shall be parked in driveways or in garages. Vehicles shall not be parked on any landscaped or natural areas of a Residential Parcel. All vehicles parked on the driveway or turnaround must be in good working order and cannot be covered with tarps or any other type of covering.
- C. No Commercial Vehicles shall be parked on any Residential Parcel at any time unless it is parked in a wholly contained structure as defined in A. above. Commercial Vehicles are defined as any automobile, truck or van which has any type of lettering, logo, advertising, decals, specialty paint jobs or other detailing (that draw attention) or any oversized truck or van over one ton, used for commercial purposes (whether it has any markings or not). Front license plates advertising a company are permitted. The prohibitions in this section shall not apply to temporary parking of Commercial Vehicles providing commercial services to the Residential Parcel.

- D. Mobile storage units including PODS are only allowed for a maximum of three months and must be placed on the driveway of a Residential Parcel. Dumpsters are only allowed for a maximum of three weeks and must be placed on the driveway of a Residential Parcel. Approval of the placement of PODS or dumpsters must be obtained from the RAC.

III. DOGHOUSES

- A. Approval of the RAC shall be obtained prior to the installation of a doghouse. Submittals to the RAC should include the location, size and color of the proposed doghouse.
- B. Doghouses shall generally be located in the rear yard within the projected side lines of the house and should not exceed 4' in height, 3' in width and 4 ½' in length.
- C. Doghouses shall be the same color as the siding or trim color of the house.
- D. All doghouses shall be satisfactorily maintained in their appearance.

IV. FENCING / HEDGES

- A. Approval of the RAC shall be obtained prior to the installation of a fence or hedge. Submittals to the RAC should include the design, materials and location of the proposed fence or hedge.
- B. Fences are to be located to the rear of the house. Fences are generally not approved along Golf Course property except in cases where swimming pools have been constructed. Fences on the golf course should be wrought iron with brick columns at eight feet on centers and with a max height of six feet.
- C. Landscape screening may be required if a fence extends beyond the side of the house.
- D. Fences shall be constructed of brick, stone, wrought iron, aluminum, steel or treated pine, which may be stained or painted a color approved by the RAC or left natural. A combination of these materials may be used. Metal fences shall be painted black. The height of fences shall not exceed six feet. All wood fences shall be finished to the outside, or have shadow box design. **NO CHAIN LINE FENCES OF ANY KIND ARE PERMITTED.**
- E. All fences shall be satisfactorily maintained in their appearance.
- F. No hedge or shrubbery planting, which obstructs sight-lines of any streets or road ways, shall be placed or permitted to remain on any property.

V. GARBAGE AND RECYCLING RECEPTACLES

Section 12.6 of the Riverchase Residential Association (RRA) protective covenants states:

If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open, on any day that a pick-up is to be made, at such place on the Parcel so as to provide access to persons making such pick-up. At all other times such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property.

VI. HOME OFFICES / BUSINESSES

Section 12.10 of the RRA protective covenants states:

No profession or home industry shall be conducted in or on any part of a Parcel or in any improvement thereon on the Property without the specific written approval of the Architectural Committee. The Architectural Committee, in its discretion, upon consideration of the circumstances in each case, and particularly the effect on

surrounding property, may permit a Parcel or any improvement thereon to be used in whole or in part for the conduct of a profession or home industry. No such profession or home industry shall be permitted, however, unless it is considered, by the Architectural Committee, to be compatible with a high quality residential neighborhood. The following activities, without limitation, may be permitted by the Architectural Committee in its discretion: music, art and dancing classes; day nurseries and schools; medical and dental offices; fraternal or social club meeting place; seamstress services.

- A. Approval of the RAC shall be obtained prior to obtaining the business license from the City of Hoover for a home office/business. All requests should include type of business, hours of operation and other pertinent details. All home offices/businesses should comply with the City of Hoover Zoning Ordinance.
- B. Home occupations shall be incidental to the residential use of a dwelling.
- C. All business operations shall be conducted indoor at all times.
- D. Business traffic shall be limited to one car on premises at a time. No routine parking of vehicles related to business operations.
- E. Hours of operation are restricted to 8:00 a.m. – 7:00 p.m.
- F. No advertising signs may be erected on any parcel.
- G. Supplies related to the business shall be stored indoors. Trash related to the business (i.e., boxes) shall not be on the street except on designated garbage pick up days.

VII. HOSES

When not in use, hoses shall be stored in a location that is not visible from the street or adjacent properties. Hose boxes of a subdued color may be used if located within 2 feet of the hose bib. Hoses must be of a subdued color.

Residents of the townhome communities (Riverchase Townhomes, Chase Plantation, The Fairways, and The Oaks) must store hoses in a location that is not visible from the street or adjacent properties. Hoses must be of a subdued color.

VIII. LANDSCAPING

Approval of the RAC should be obtained prior to making changes to landscaping.

All homeowners are responsible for properly maintaining a neat appearance of all landscaping visible to the public. Homeowners who own a vacant lot next to them are responsible for the maintenance of this lot, in the same manner as their yard.

Regular maintenance includes:

- 1) Regular mowing of grass and removal of grass clippings.
- 2) Treatment to control weeds.
- 3) Pruning of trees and shrubbery.
- 4) Edging grass along curb or gutter, drives, walks and natural areas.
- 5) Regular removal of leaves from front lawn.
- 6) Regular refreshing of mulch in all natural areas.

A. CURB AND GUTTER

No rocks and other similar items are permitted on, in or adjacent to the curb or gutter. Raised concrete curbing may be installed with the approval of the City of Hoover and the RAC. Painted house numbers are not permitted on the curb or gutter. Curbs and gutters shall be kept free of grass clippings, leaves, pine straw, or other debris

B. EDGINGS, BORDERS, AND LANDSCAPE TIMBERS

No rocks or other substances shall be placed as a front or side yard border or edging without written approval of the RAC. Landscape timbers or cross-ties shall not be used as borders, edgings, or for other purposes in front or side yards that are visible from any street.

C. FOUNDATION PLANTING

All homes shall have evergreen shrubs planted along the front foundation. The size, type, spacing and quantity of shrubs required will be evaluated based on the height of the foundation wall (from the ground up to the first floor). Approval of the RAC shall be obtained before installing or replacing plantings.

D. GARDENS

All gardens designed for the production of vegetables, herbs and flowers for cutting shall be located in the rear yard. Approval of the RAC shall be obtained if the garden will be visible from any street. These gardens are not permissible in front yards.

E. LANDSCAPE TIMBERS

Landscape timbers and railroad ties shall not be used where they become a focal point in the front yard, including construction of planters or around trees. Neither railroad ties nor landscape timbers shall be used for construction of retaining walls in highly visible areas.

F. NATURAL AREAS

A fresh layer of pine straw or naturally colored pine bark shall be maintained free of weeds, sucker growth, and underbrush in areas not covered with sod. No rock or other light colored mulch is permitted. Dwarf Mondo, or another approved ground cover may also be used in Natural Areas with prior approval from the RAC. Volunteer trees shall be removed on a regular basis unless approved by the RAC. A distinction shall be maintained between sod or ground cover and natural area by regularly edging along the boundary. Other ground covers may be grandfathered into compliance by the RAC.

G. NEW CONSTRUCTION

Landscaping is required prior to occupancy of homes and shall include the following:

Installation of sod in all front and side yards, adequate foundation planting, and three 2"-2½" caliper (diameter) deciduous trees in the front yard. Preserved trees over 4" caliper will be credited toward the required trees. Slopes greater than 2:1 and any other exposed areas other than the front or side yard, shall be seeded, sodded or have ground cover installed for erosion prevention. Silt controls shall be provided as needed around all areas of construction. **No trees or other plants, which reach 36 inches or higher at maturity, shall be planted within the city right-of way (normally 10 feet back from the curb).**

H. SOD

All front and side yards are required to be solid sodded except where the RAC has approved Natural Areas. Sod must be maintained from the back of the curb or storm drain inlet to the natural area. There must be at least a minimum of four feet of sod behind the curb for the entire length of the front property line. Small natural areas around mailboxes and public utility pedestals are permitted. If the area where sod is required is

too shady for sod, a low growing ground cover such as dwarf Mondo may possibly be acceptable with **prior approval of the RAC**. The RAC may grant variances for larger areas to be treated with mulch. Other ground covers may be grandfathered into compliance by the RAC.

I. TREES

Section 12.2 of the RRA protective covenants states:

No tree having a diameter of six (6) inches or more (measured from a point two feet above ground level) shall be removed from any Parcel without the express written authorization of the Architectural Committee.

Each tree that is granted a variance for removal by the RAC may need to be replaced with a tree of a minimum of 2" caliper and of a type approved by the RAC. The RAC, in its sole discretion, may allow the thinning of trees in heavily wooded yards without requiring replacement trees to be planted. All trees removed in sodded areas and not replaced should have the stump ground out and sod installed. All trees removed in Natural Areas should have the stump ground out or be cut flush to the ground where the stump is not visible from the street.

J. HOLIDAY DECORATIONS

Appropriate holiday decorations may be displayed for a 30 day period of time before a holiday. Any such decoration shall be removed promptly following the holiday, but in all cases not later than 15 days following the holiday.

IX. LIGHTING

- A. Approval of the RAC shall be obtained prior to the installation of outdoor lighting.
- B. Lighting may be used along the driveway and walkway. Fixtures shall be no taller than 16 inches in height, be eight feet or more apart, be of the tiered or mushroom design with deflectors so the bulb cannot be seen and be eleven watts (11 W) or less. The color of fixtures should blend with the surrounding area, i.e. black, bronze, copper or green. Good taste should be used in determining the number and location of lights, to ensure the driveway is not overly lit.
- C. One gaslight or other freestanding light fixture is permitted. It shall be no taller than 6 feet and be black, bronze, copper or green. The fixture should be at least 25 feet from the back of the curb. Exceptions to the setback requirement may be made for Riverchase Cove, Birkshire and town home or condo developments.
- D. Nightscape lighting may be permitted. Submit plans to the RAC for approval.
- E. Lighting shall not produce glare onto adjoining properties or right of ways.

X. MAILBOX

Each property with a home constructed shall have the Riverchase Standard Mailbox installed, unless in the Riverchase Townhomes, Chase Plantation, The Fairways, Birkshire, Lake Point Estates, The Oaks, Twelve Oaks or Chadwick Square.

Each property with a home constructed shall maintain in good repair the designated standard mailbox for the area in which it is located.

The Riverchase Standard Mailbox is a custom cast aluminum mailbox on a structural steel post available through OIW, Inc., 108 David Green Road, Birmingham, Alabama 35244,

205-988-3892. Beginning September 1, 2004 this mailbox is the only approved Riverchase Standard Mailbox.

No Reflectors shall be mounted on mailboxes and posts unless it is the Riverchase Standard Reflector Tape. Black reflector tape purchased from Skidmore Signs (205-251-6049) shall be permitted if installed horizontally on the mailbox support bar and vertically on posts. The size of each reflective sticker should be 3" x 6".

XI. OUTBUILDINGS

No tool shed, dollhouse, playhouse, tree house, storage facility or outbuilding of any kind is permitted without the approval of the RAC. Approved dollhouses or playhouses must be located in an area where they are not visible from the street or screened to the satisfaction of the RAC. Screening may be required from adjoining neighbors. They cannot be used for storage and must be maintained at all times. The materials and colors of the dollhouse shall match the home.

XII. SATELLITE DISH

Satellite dishes that are 18" in diameter or smaller are permitted on lots in Riverchase provided they meet all of the following criteria:

- A. They cannot be seen from the street in front of the residence.
- B. If mounted on the rear or side roof, the dish and its supports should blend with the color of the roof.
- C. Installation does not violate any other Riverchase Covenant including, but not limited to, the removal of trees.
- D. Additional antennas that are required in order to receive local stations shall be installed internally (in an attic space) or approval of the RAC should be obtained.

If the above conditions cannot be met, contact the RAC for an acceptable location.

XIII. SECURITY / STORM DOORS – SINGLE FAMILY ATTACHED HOUSING (TOWNHOMES)

- A. Approval of the RAC shall be obtained prior to the installation of a security or storm door.
- B. All storm doors shall be metal frame and painted to match door color.
- C. Charcoal tinted glass is permitted provided door is painted black.
- D. No ornamental storm doors or security doors are permitted when visible from the street.
- E. All security/storm doors shall be satisfactorily maintained.
- F. Individual town home associations may have more restrictive guidelines.

XIV. SIGNAGE

Section 12.4 of the RRA protective covenants states:

No sign or other advertising device of any nature shall be placed on any Parcel except as provided herein. The Architectural Committee may, in its discretion, adopt and promulgate rules and regulations relating to signs which may be employed. Signs and other advertising devices may be erected and maintained upon any portion of the Property if approved by the Architectural Committee, as to color, location, nature, size and other characteristics of such signs or devices.

No signs of any kind, bows, balloons, etc. may be attached to street signs or trees except for seasonal decorations by the RRA.

No political signs may be placed on any lot, property or road right-of-way within the Riverchase development.

No contractor or subcontractor (painters, renovators, deck constructors, etc.) signs may be displayed on a property other than on a new home as described below. Only two signs may be on a lot at any time.

Any RRA member or the RRA's appointed agents may remove signs in violation of the requirements. The Riverchase landscape crew has been authorized to remove signs that are not permitted. The signs will be thrown away.

A. GARAGE AND YARD SALE SIGNS

Garage and Yard Sale signs mounted on a stake, are permitted on the day of the event, only in the front yard of the property. Garage and Yard Sale signs are not permitted at intersections, on signs or any other location other than described above.

B. REAL ESTATE SIGNS – SINGLE FAMILY DETACHED HOUSING

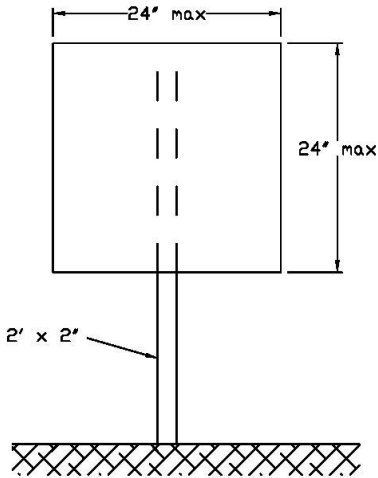
1. One on-premise, unlighted real estate "For Sale" or "For Rent" sign is permitted per residential property provided such sign is located within the property, meets the requirements of Section D below, and is removed within five days after the sale or rental of the property. One fact sheet box is permitted with an on premise "For Sale" or "For Rent" sign.
2. One "Open House" or "Open This Sunday" sign is permitted per residential property. This may be as a free standing sign that meets the requirements of Section D below, or as a rider attached to a sign that meets the requirements in item 1.
3. Only one Riverchase standard "Open House" or one Riverchase standard "For Sale" directional sign is permitted per intersection. No other real estate signs of any kind are permitted at intersections. No additional balloons, bows, tags, riders, etc. are permitted on these temporary signs. Riverchase standard "Open House" signs and "For Sale" signs are available for a fee at Premier Property Management, Inc., Two Chase Corporate Drive, Suite 160, Birmingham, Alabama 35244 (hours are generally from 8:00 a.m. to 5:00 p.m., Monday through Friday). Riverchase standard "Open House" and "For Sale" directional signs may be displayed from 6 p.m. on Friday until 10 p.m. on Sunday. All directional signs should be removed by 10 p.m. Sunday night.
4. One building contractor sign that meets the requirements below is permitted on the premises of a home under construction or recently completed until house is sold.
5. Approval of the RAC should be obtained for the use of special promotional signs.

C. SECURITY SYSTEM SIGNS

1. One security sign is permitted per house and shall be located in a shrubbery bed adjacent to the house, mounted near ground level. A security sign does not count toward the two sign limit for a property.
2. Small stickers may be placed on home windows at the homeowner's discretion as long as they do not detract from the overall harmony of the area.

D. SIGN DESIGN AND PLACEMENT

For Sale, For Rent, Open House and Building Contractor signs that are otherwise approved, should be as follows:



Material—Signboard.

Stake—mounted on a painted or stained, wooden stake 2" x 2" or smaller.

Total height—48" maximum.

Size—four square feet or smaller.

Placement—As permitted in these guidelines.

XV. SWING SET AND PLAY EQUIPMENT

- A. Approval of the RAC shall be obtained prior to the installation of a swing set or play equipment.
- B. Swing sets and play equipment shall generally be located in the rear back yard (the area between the extended sidelines of the house, the rear of the house and the rear of the property) unless the RAC determines that such a location is not feasible.
- C. In highly visible areas the Committee will generally require subdued colors and landscape screening as necessary.
- D. All swing sets and play equipment shall be satisfactorily maintained in their appearance.

XVI. VINYL SIDING

- A. Approval of the RAC shall be obtained prior to the installation of vinyl siding. Submittals must include the manufacturer, style, specification sheet, sample and color.
- B. Typical exposures for siding: 8 inches (double 4 inch)
10 inches (double 5 inch)
- C. All siding shall be made of solid color throughout with wood grain embossing.
- D. Minimum wall thickness shall be .043" nominal.
- E. The use of vinyl siding shall not exceed the maximum percent of permitted siding for each subdivision. Please contact Premier Property Management to find out the percentage of siding allowed on a particular property.

XVII. VINYL WINDOWS

All homes are required to install wood windows unless otherwise approved by the RAC.

The RAC, upon review (including samples and literature), will consider vinyl clad, aluminum clad and vinyl windows if they contain the following characteristics:

- A. Wood window appearance.
- B. Brick mold.
- C. If vinyl, virgin vinyl only.
- D. Sloping sill with at least 10° slope.

- E. Check rail (strip between upper and lower windows) should be a minimum 1 ¼”.
- F. If transom is used above window, it shall be an integral part of the window.

XVIII. WOODPILES

Woodpiles shall not be visible from any street.

Policy Revision (Effective August 23, 2010 - This replaces the policy which was adopted on October 6, 2008).

XIX. Yard Fixtures and Furnishings

No more than a total of four items may be placed on the front porch, front or side yard without the approval of the ARC. The combination of items placed on the front porch, front and side yard should take into account the following guidelines:

- **Front Porches:**
 - Only a combination of flower pots, planters or benches may be placed on the front porch.
 - Planters and pots must contain healthy flowers or plants (no artificial flowers or plants are permitted) and be free of weeds.
 - Containers must be no taller than thirty inches, must be of subdued or neutral colors, and be in good taste. Plastic is not permitted.
 - No other items (i.e. statues, sculptures, etc.) may be placed on the front porch without approval of the ARC.

- **Front Yard, Side Yard, Driveway or Backyard visible from the street**
 - Benches may be placed in the front or side yards if placed within ten feet of the house foundation and at least twenty five feet from the street curb.
 - Bench seats must be no taller than twenty four inches.
 - The maximum number of benches that may be placed without approval of the ARC is one.
 - Benches may be constructed of wood, wrought iron, composite materials that simulate wrought iron or concrete and they must be properly maintained. Plastic is not permitted.
 - No yard art shall be placed in any front yard, side yard, driveway, or backyard that is visible from the street without prior approval of the ARC. Yard art is defined as anything in a yard other than benches, including but not limited to birdbaths, fountains, sculptures, iron pieces, birdfeeders, etc.
 - No flower containers shall be permitted in natural or landscape areas or hanging from mailboxes.

All other yard fixtures or furnishings beyond the descriptions above must be approved by the ARC.

- Note: If you live in a section of Riverchase with its own covenants (The Townhomes, The Fairways, The Oaks, Lake Point Estates, Chase Plantation), the more restrictive covenants apply.
- The ARC reserves the right to require the removal of any item that is deemed by the ARC as not being in good taste.

XX. FLAGS

Only one sixteen square foot or smaller American flag may be displayed at the house or on the mailbox. If installed on the mailbox the holder must be painted black to match the mailbox post. Flagpoles shall not be visible from any street, unless approved by the RAC.

Only one university flag-or U.S. military service flag may be displayed at any time. Subject to the preceding sentence; (1) one sixteen square foot or smaller university flag may be displayed on the house or on the mailbox on weekends only; or (2) one sixteen square foot or smaller U.S. military service flag may be displayed on the house or mailbox. If the U.S. military service flag is displayed on the mailbox it may be displayed in conjunction with the American flag (with the holder painted black). All flags shall be maintained in good repair

Residents of the townhome communities (Riverchase Townhomes, Chase Plantation, The Fairways, and The Oaks) are limited to only one flag including the American flag.

No other flags visible from the street are allowed including but not limited to small garden flags, pennants, banners, etc.