

RIVERCHASE RESIDENTIAL ASSOCIATION GUIDELINES

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.

Revised by the RRA Board of Directors October 25, 2016.

Revised by the Riverchase Architectural Committee March 11, 2026.

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: Anything 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 Community Management Associates located at 4 Office Park Circle Suite 101 Birmingham, AL 35223.

Before changes are made to the 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
4 Office Park Circle
Suite 101
Birmingham, Alabama 35223
spanas@cmacommunities.com**

Riverchase Guidelines

I. SCOPE AND PURPOSE

These policies are designed to provide guidance to residents in complying with the neighborhood's controlling protective covenants. The policies do not cover every situation or scenario that may arise, but the general focus of all the policies is the same: residents are to keep and maintain their properties in an aesthetically pleasing manner that is consistent with the rest of Riverchase. That principle applies regardless of whether it is explicitly stated.

Not every specific situation can be detailed here, and the absence of any information on a particular situation does not mean it is permitted by the policies or the controlling protective covenants. For example, just because the policies may be silent as to whether home gym equipment is permitted in a front yard does not mean it is permitted. Common sense still applies.

If a resident has a question about any project or compliance-related matter not specifically addressed in these policies, we encourage you to reach out directly to the ARC on a prospective basis.

II. BASKETBALL GOAL POSTS AND BACKBOARDS

- A. Basketball goal posts and backboards shall generally be located in the most inconspicuous area. If no inconspicuous area exists, the ARC may require landscape screening, painting and/or other treatment.
- B. Basketball goals may be further restricted in town home/condo developments.
- C. Basketball goals cannot be stored in a cul-de-sac.

III. 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 more than twenty-four (24) hours.

- A. Mobile homes, motor homes, trailers of any kind, campers, commercial vans, sprinter vans, party 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 ARC.
- B. Each Residential Parcel shall provide 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 ARC.

IV. DOGHOUSES

- A. Approval of the ARC shall be obtained prior to the installation of a doghouse. Doghouses should not be visible from the street.
- B. Approval of the ARC shall be obtained prior to the installation of a tree house.

V. FENCING / HEDGES

- A. Approval of the ARC shall be obtained prior to the installation of a fence or hedge. Submittals to the ARC should include the design, materials and location of the proposed fence or hedge. After ARC approval permits **must be** obtained from the City of Hoover.
- 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 as approved by the ARC committee.
- 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 ARC 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 LINK FENCES OF ANY KIND ARE PERMITTED.**

VI. 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 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.

VII. HOME OFFICES / BUSINESSES

- A. In accordance with paragraph 12.10 of the Protective Covenants, "No profession or home industry shall be conducted in or on any part of a Parcel or in any improvement there on the Property without the specific written approval of the Architectural Committee." Approval of the ARC 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. No routine parking of vehicles related to business operations is permitted.
- 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.

VIII. HOSES

- A. 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.
- B. 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.

IX. LANDSCAPING

Approval of the ARC should be obtained prior to making material changes to landscaping. ARC approval is not required for regular maintenance.

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 including trees and shrubs blocking driver visibility.
- 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.
- 7) Any landscape material, shrubs, trees, or grass that dies, becomes diseased, or overgrown should be promptly replaced.

A. CURB AND GUTTER

No rocks or 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 ARC. 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. EDGING, 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 ARC. Landscape timbers or crossties 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 ARC shall be obtained before installing or replacing plantings.

D. GARDENS

All gardens designed to produce vegetables, herbs and flowers for cutting shall be in the rear yard.

Approval of the ARC shall be obtained if the garden is visible from any street. These gardens are not permissible in front yards or visible side yards.

E. LANDSCAPE TIMBERS

Landscape timbers and railroad ties shall not be used in the front yard, including construction of planters or around trees, unless approved by the ARC. 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 ARC. Volunteer trees shall be removed on a regular basis unless approved by the ARC. 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 ARC.

G. LANDSCAPE

Landscaping is required on all 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 should be provided as needed around all areas of construction. Invasive trees may not be planted.

H. SOD

All front and side yards are required to be sodded except where the ARC 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. 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 from the ARC**. The ARC may grant variances for larger areas to be treated with mulch. Other ground covers may be grandfathered into compliance by the ARC.

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 hardwood tree that is granted a variance for removal by the ARC may be replaced with a hardwood tree of a minimum of 2" caliper and of a type approved by the ARC. The ARC, in its sole discretion, may allow the thinning of trees in heavily wooded yards without requiring replacement trees to be planted. Homeowners are responsible for the removal of dead trees on their property. All trees removed should have the stump ground out.

J. HOLIDAY DECORATIONS

Appropriate holiday decorations may be displayed for a 30-day period 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.

X. LIGHTING

- A. Approval of the ARC should 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, eight feet or more apart, be of the tier or mushroom design with deflectors so the bulb cannot be seen and be eleven watts (2700-3000 K) or less. The color of fixtures should blend with the surrounding area, i.e. black, bronze, copper or green. Good taste should be used to determine 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 should 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. Lighting shall not produce glare onto adjoining properties or right of ways.
- E. No colored lights shall be allowed.

XI. MAILBOX

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

The Riverchase Standard Mailbox is a custom cast aluminum mailbox on a structural steel post available through Alabama Mailbox Company, 205-594-4413 (they will come out and install) or Lawler Manufacturing, 800-763.2709 (you will have to install yourself).

Mailboxes shall be properly maintained. 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".

XII. OUTBUILDINGS

No outbuildings allowed. Exceptions may be granted by the ARC on a case-by-case basis.

XIII. SATELLITE DISH

Satellite dishes are generally disfavored in any area where viewable from street. Exceptions may be granted by the ARC on a case-by-case basis so long as submitted for approval before installation.

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.
- Celebratory and RRA informational signs are permitted on a short-term basis. For celebratory signs:
 - Discrete one-time events like graduation: signs should be kept up for not longer than 10 days.
 - Children’s sporting events or activities: signs are permitted on the day of the event (i.e. “gameday” for sport or the day of the activity) and then removed by the following day. During an ongoing season, then, signs may be put and removed throughout the season.
- No contractor or subcontractor (i.e. painters, renovators, deck constructors, yard maintenance) signs may be displayed on a property.

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. YARD SALE OR ESTATE SALE SIGNS

Yard Sale or Estate Sale signs mounted on a stake are permitted on the day of the event, in the front yard of the property and are also allowed at intersections until 5PM on the day of the sale with permission of property owners.

B. REAL ESTATE SIGNS – SINGLE FAMILY DETACHED HOUSING

1. One 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.
2. Approved Riverchase “Open House” and “Directional” signs are available for purchase by contacting CMA at 205-517-8351. These are the only approved signs. Nothing additional shall be attached to the signs. Signs can be put up the day before and must be removed at the end of the open house.

C. SECURITY SYSTEM SIGNS

One security sign is permitted per house and shall be located in a shrubbery bed adjacent to the house, mounted near ground level.

D. SIGN DESIGN AND PLACEMENT

For Sale and For Rent signs should be as follows:

REQUIRED – The RRA requires that all real estate yard signs be installed on a “L” post. A white 4”X4” 5 foot “L” shaped post with a 36” arm. All “L” post must be installed by an approved vendor.

Please contact Postman at 205-802-8748

NOTE: Townhome communities within Riverchase are exempt from the “L” shaped post

requirement but must use white wood stakes.

Yard signs must be four square feet or smaller. Signs shall not exceed 24" X 24".

XV. SWING SET AND PLAY EQUIPMENT

- A. Approval of the ARC shall be obtained prior to the installation of a swing set, play equipment, or treehouse.
- B. Swing sets and play equipment shall 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 ARC determines that such a location is not feasible.
- C. In highly visible areas the Committee will 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. No vinyl siding is allowed in Riverchase. The only sections that may be approved to use vinyl siding are Chase Plantations and Riverchase Townhomes. Approval of the ARC must still be obtained prior to the installation of vinyl siding. Submittals must include the manufacturer, style, specification sheet, sample and color.

XVII. WINDOWS

Vinyl windows are discouraged. All homeowners are required to get ARC approval for all window installations.

The ARC, upon review (including samples and literature), will consider wood windows, vinyl clad wood windows and aluminum clad wood windows.

XVIII. WOODPILES

Woodpiles should not be visible from street or neighboring view.

XIX. YARD FIXTURES AND FURNISHINGS

No more than a total of four items may be placed on the front porch, front or side yard. The ARC recognizes that, in some cases, the style of the house and scale of the porch is more conducive to more than four items on the front porch. In any case, approval of the ARC is required for the placement of more than a total of four items on the front porch, front yard and side yard, regardless of porch size. 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 planters, swings, door decor, rocking chairs or benches may be placed on the front porch.
- Planters and pots must contain healthy flowers or plants and be free of weeds.
- 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

- Only one bench may be placed in the front or side yard 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.
- Plastic benches are not permitted.
- Yard art cannot be placed in the front yard, side yard, driveway, or anywhere in the backyard that is visible from the street without approval from the ARC first. Yard art includes anything decorative in the yard besides benches—like birdbaths, fountains, sculptures, metal pieces, birdfeeders, and similar items.
- No flower containers or lanterns shall be permitted in natural or landscaped areas or hanging from mailboxes.

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

The ARC reserves the right to request the removal of any item.

XX. FLAGS

Each home may display **one American flag**, no larger than **3x5 feet**, either on the house or the mailbox. If placed on the mailbox, the flag holder must be painted black to match the mailbox post. Flagpoles are not allowed to be visible from the street unless approved by the ARC.

In addition to the American flag, you may display **one university flag or one U.S. military service flag** at a time, also no larger than 3x5 feet:

- A **university flag** can be displayed on the house or mailbox, but **only on weekends**.
- A **U.S. military service flag** can be displayed anytime, on the house or mailbox.
- If placed on the mailbox, a **military flag may be displayed with the American flag**, as long as the holder is painted black.
- All flags must be kept in good condition and should not touch the ground, shrubbery, or placed where they can get entangled in branches.
- **No other flags** visible from the street are allowed.
- **NOTE: According to U.S. Flag Code, flags should ideally be flown from a permanent, stationary staff or building, not directly from a tree. Flags flown at night should be properly illuminated.**

XXI. MAILBOX DECORATIONS

Mailbox decorations are only permitted for the holidays a maximum of 30 days before a holiday and removed 15 days following a holiday.