



River District Community Guidelines 2020

Welcome to River District!

We would like to welcome you to the neighborhood! We are proud of our community and look forward to getting to know you. We are pleased to provide this guideline as a quick reference to some of the important information you might need as you settle into your new home. If you have any questions, please direct those to Elitharp Property Management through the homeowner portal (riverdistrict-idaho.com/portal).

The common goal of the Association is to preserve and enhance the value and appeal of our property now and in the future. We ask that you assist us in achieving this goal by following the guidelines here and in the covenants of record. You are invited to join one of our neighborhood committees and we look forward to seeing you at our next community meeting.

We hope that you enjoy and appreciate our special neighborhood.

Architectural Control Policy

The Architectural Control Committee exists to help ensure the consistent theme in the River District, and to maintain architectural standards. All proposed exterior modifications and additions to homes and landscaping must be reviewed and approved in advance by the Committee in writing. The ACC may consider subjective criteria such as compatibility with surrounding structures and overall design, as well as objective criteria such as quality of materials, exterior building and trim, paint color, roof material and color, design and engineering specifications in making an approval or disapproval. The ACC shall follow the requirements of the Development Agreement and develop and adapt the Architectural Control Policy as they deem appropriate.

ACC Modification Review Process

Architectural Modification Review Process: Please follow these steps when seeking approval for any modification or improvement on your lot.

1. The Architectural Modification Request Form shall be completed by the requesting Property Owner and forwarded to the Property Manager electronically through the portal. A sketch of the plans with specifications must be submitted for approval before any construction begins on any addition or modification to the exterior architecture or landscaping of any home. The form is available on line at www.riverdistrict-idaho.com.
2. Once the form is received, review will be added to the next board meeting agenda.
3. Generally, within 35 days, the ACC shall decide to approve or deny the request and inform the Property Owner of its decision if the application and all supporting information is received by the 1st of each month.

4. The ACC may approve or deny a Property Owner's request or approve a request with conditions agreed upon by both the ACC and Property Owner. If not approved, the ACC will offer alternative ideas or suggestions that may be approved.
6. Decisions and interpretations of the ACC, including decisions resulting from appeal, shall be considered final.
7. An inspection of your project will be done after approval is granted and your project is complete. Please contact EPM through the login page online at riverdistrict-idaho.com/portal/ when you are ready for inspection or if your project will be delayed.

PLEASE NOTE: The ACC only meets once a month to consider items so please make sure you get your application in by the 1st of each month to receive an approval within the 35-day timeframe. If the application is incomplete this process may be delayed.

Residential Architectural Standards

Any and all modification, improvement or change on any lot must have prior written approval from the ACC. Maintenance of existing improvements with the same finishes do not require ACC approval. Please refer to the procedures in the previous section.

1. **Patio Covers:** All Patio covers must be designed and constructed in manner that is consistent with the original design of the house. [10.1]
2. **Awnings:** All awnings must have a bronze framework to match the windows with a solid fabric. All awnings require prior approval of the Architectural Control Committee. [10.1]
3. **Roofs:** All roofing materials must be replaced with those that were original to the home when newly built. Any changes or modifications require prior approval of the Architectural Control Committee. [10.8]
4. **Siding and Trim:** Any modification to any siding or trim of any home requires prior approval of the Architectural Control Committee. [10.2]
5. **Rain Gutters:** Modifications to gutters and down spouts require architectural approval. Replacement of existing rain gutters and down spouts with identical materials and colors does not need architectural approval. [10.2]
6. **Painting and Staining:** Houses should be re-painted or re-stained at least once every seven years, and, in some cases, more often if requested by the Architectural Control Committee. The Architectural Control Committee must approve changes in exterior colors in advance. Re-painting or re-staining using existing colors does not require approval. All timbers and Wood Fencing in Phase 1, must be stained "River Thorne", available through the Eagle Sherwin Williams Store, please reference Control #164948. Colors of paint and stain must be selected from approved palette of colors maintained by the Architectural Control Committee. The approved palette of colors is located at the neighborhood manager's office. Please email the manager or call to request a color book to review. There are also certain criteria for which color combinations can be used in association with homes adjacent and in the same proximity of your own home. [10.8]

7. **Porch & Balconies:** Porch and/or balcony additions must be constructed of the same type and style of materials as the existing home to include stain and paint colors that match the existing home. [10.8]
8. **Decks & Railings:** All deck and railing construction that is new construction or modification of existing components must be submitted to the ACC for review. [10.2]
9. **House Numbers:** House numbers shall be consistent with the design theme of the community and of adequate size and location to be easily visible from the street. Make certain house numbers are not blocked by landscaping or decorative objects. [10.8]
10. **Antennae and Receiving Devices:** No exterior radio antennae, television antennae, satellite dish antennae or any other antennae of any type shall be erected or maintained on the Property until the specifications and location is submitted to and approved in writing by the Architectural Review Committee. [7.17]
11. **Landscaping:** Any owner-initiated landscape enhancement additions or modifications must be approved by the Architectural Control Committee in advance. Examples include adding a water feature, building an arbor or ornamental garden structure such as a bridge, changing the nature or structure of bedding areas, modifying the slope of land on the lot and removing existing landscape materials. In order to ensure consistency of plant selections and the HOA's long term ability to execute landscape maintenance in an efficient and cost-effective manner, please choose plants from the approved plant list on the website at www.riverdistrict-idaho.com/approved-plant-list/. Replacing existing plants with plants from the approved list will not require ACC review. [10.8]
12. **Landscape Curbing:** Curbing that is not visible from the street does not require ACC review. All other curbing is prohibited. [10.8]

Maintenance

1. **Association Maintenance:** The Association shall be responsible for the general maintenance of all front, rear and side yards on the Lots. This general maintenance shall include mowing, trimming, turf fertilization, weeding of planter and shrub beds, irrigation system spring start-up, irrigation system fall winterization, regulation and adjustment of irrigation pressure, replacement and repair of irrigation lines, replacement and repair of irrigation heads and nozzles. irrigation system monitoring and adjustments to ensure proper coverage. pruning of bushes and trees. tree health treatments and tree fertilization.

The Association is not responsible for the replacement of failed trees or shrubs, regardless of cause. [5.2]
2. **Owner Maintenance:** Each Owner shall maintain in good order, repair and condition all Improvements, excepting those maintained by the Association, located on an Owner's Lot in a first-class condition. Each Owner's maintenance obligations shall include without limitation the following: (i) all windows and exterior surfaces of any Improvement shall be washed and cleaned regularly; (ii) all trash and rubbish shall be kept in enclosed containers in the location and manner provided for by the Association; and (iii) all failed plants shall be replaced as soon as is seasonally appropriate. [7.9]

3. **Notice:** The Association shall have the power to incur expenses for maintenance and repair of any Lot or any Improvement on a Lot, if such maintenance and repair is necessary, in the opinion of the Board, to protect the Common Area or any other portion of the Property and if the Owner of said Lot has failed or refused to perform said maintenance or repair after written notice of the necessity thereof has been delivered by the Board to said Owner in accordance with the procedures set forth in Paragraph C below. The Board shall levy a Limited Assessment against the Owner to reimburse the Association for the cost of such maintenance and repair, together with any other cost or expense, including management fees and attorney fees, arising out of or incident to such maintenance and repair or the collection of the Assessment therefore. [9.3.A]

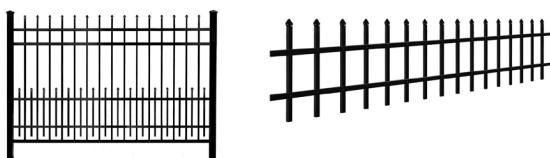
Community Guidelines

The following are our Community Guidelines currently. These are updated from time to time by the Board of Directors and/or the Architectural Control Committee.

General Community Standards

No unsightliness shall be permitted on any Lot. Without limiting the generality of the foregoing, the following specific restrictions shall apply. [7.10]

1. **Unsightliness:** All unsightly facilities, equipment or structures shall be enclosed within approved structures or appropriately screened from view as determined by the Architectural Review Committee. [7.10]
2. **Basketball Backboards:** No Basketball backboards or posts shall be allowed. [7.10.B]
3. **Fences:** All fences should be constructed of wrought iron, unless specifically approved by the ACC. Absolutely no modification to the fence shall be allowed unless approved by the ACC. [7.5]
 - a. **Approved:** Mainstreet Aluminum Puppy Guard Add-On Panel, Available at [Home Depot](#).



4. **Garbage:** All refuse, garbage and recycling shall be kept at all times in covered reasonable noiseless containers, which shall be kept and maintained, within an enclosed structure or appropriately screened from view except when necessarily placed for pick up by garage removal service not to exceed 18 hours in any one (1) week period (Monday through Sunday). [7.10.C]
5. **Refuse:** No storage piles or shall be allowed. No lumber, grass, shrubs or tree clippings or scrap, refuse, trash or other materials shall be kept, stored or allowed to accumulate on any Lot. [7.10.D]
6. **Clotheslines:** No exterior clotheslines shall be erected or maintained and there shall be no outside laundry or drying of clothes or fabric. [7.10]

7. **Storage:** No major appliances, including without limitation clothes washers, dryers, refrigerators or freezers may be kept, stored or operated on any balcony, patio, porch or other exterior area of any Structure or Improvement. [7.10.D]
8. **Window Coverings:** Windows shall be covered only by drapes, shades or shutters and shall not be painted or covered by foil, cardboard, sheets or similar materials. [7.10.F]
9. **Vehicle Storage:** Garage doors should remain closed when not in use. No other use of a garage that prohibits or limits the use of a garage for the parking or storage of the number of automobiles for which it is designed shall be permitted. No inoperative vehicle shall be parked or stored at any time within the Property. [7.13]
10. **Vehicle Use:** The use of all vehicles, including but not limited to, automobiles, trucks, motorcycles and all-terrain vehicles, shall be prohibited in the Common Area or utility easements within the Property except for the express purpose of maintenance for said Common Area or easements. [7.13.A]
11. **Signage:** Not more than one (1) realtor sign, one (1) marketing sign and one (1) Builder sign shall be allowed on any Lot at any one time advertising the property for sale or rent or to advertise the property during the course of construction. No sign of any kind shall be displayed to the public view more than six (6) square feet in size, except as specifically allowed in the CC&Rs. [7.15]
12. **Exterior Lighting:** No exterior lighting shall be installed or maintained on any Lot or structure thereon, which interferes with the use and enjoyment of adjacent Lots without prior written approval of the Architectural Review Committee. All exterior lighting shall be in compliance with the applicable ordinances of the City of Eagle. [7.16]
13. **Holiday Lighting & Decor:** All holiday décor and colored lights, including tabs, and decorations must be removed within the 30 days following (weather permitting) the holiday they were installed for. Permanent, nicely looking hooks may remain on the house throughout the year. [7.10]
14. **Animals:** No more than two (2) domestic household pets may be kept on any lot providing they are not bred or maintained for commercial purposes. When off of the Owner's lot, pets must be leashed. All Owner's shall be responsible for picking up and properly disposing of all organic waste caused by their pet. Household pets shall not include livestock, poultry or swine. [7.8]
15. **Wildlife:** There shall be no hunting, trapping or capturing of any wildlife permitted. No feeding of the ducks or any other wild animals shall be permitted on the Property, except small bird feeders so long as they are elevated 48" off the ground and located on an Owner's lot. [R4]
16. **Fishing:** Fishing is allowed in the common area pods. All fishing is catch and release only. Fishing is permitted for River District residents and their guests only. All guests must be accompanied by the host resident. [R4]
17. **Kennels:** All kennels must be located and maintained in a manner so as to avoid the endangerment or nuisance to adjacent lot Owner's, screened from view and approved by the ACC. [7.8.E]
18. **Rentals:** As per the CC&Rs Article 7.20, rentals must be managed by an approved Professional Property Management company unless otherwise approved by the HOA Board. [7.20]
19. **Window air-conditioning** units that extend beyond the exterior building wall are not allowed. [7.10]

20. **Yard Art:** Decorative embellishments on any portion of any Lot shall not be allowed unless approved in writing by the ACC. [7.10]
21. **Irrigation Control Access:** No improvements shall obstruct the access to irrigation controls or other equipment of any kind. [10.3]

Pool & Spa Rules

Two of the primary amenities supported by and included in your HOA dues are the River District pool & spa. Please note that should you need, there are cleaning supplies in both bathrooms.

The entry FOB's are specifically identified and assigned to you and are intended for use by only property owners and immediate family. Please do not lend them out. There is a \$25 replacement fee for lost FOB's.

Rules for the use of the pool are below. These rules are common sense guidelines put in place to ensure safe and appropriate use of the facility - please follow them accordingly.

1. Use of the facility is for property owners, tenants and their immediate families. Guests must be accompanied by an owner or tenant at all times.
2. The entry gate must remain closed and latched at all times. **DO NOT PROP OPEN!**
3. There are no lifeguards on duty. All persons using the facility do so at their own risk.
4. Pool hours are from 6:00am until 11:00pm. Access through the entry gate ends at 10:30pm.
5. Children under the age of 12 must be supervised at all times by an adult resident or appropriate caregiver 18 years of age or older.
6. No nudity is allowed in the pool or deck area – this includes children.
7. Children under the age of 3 must wear a swim diaper.
8. **NO** diving, running or roughhousing is permitted.
9. No glass containers. Alcohol is permitted in the pool area if in a plastic or aluminum container.
10. **NO** pets are allowed in the pool area.
11. Showers are required before entering the pool.
12. No food or chewing gum is allowed in the water.
13. If you put an umbrella up, please put it down when you leave (even if there are other people at the pool). The umbrellas are very susceptible to damage in a fast-moving wind storms. Umbrellas that are damaged will be discarded for the season and won't be replaced until the HOA Board and budget allow for it.
14. The hose is for cleaning, not entertainment. Please always put it back in its regular storage space when not in use.

Surveillance Policy

Purpose

There are five video cameras set up around the clubhouse and pool. The River District and Elitharp Property Management makes limited use of video surveillance systems in the subdivision of River District. Video surveillance systems are primarily used to record access at clubhouse entrances and common areas. Video surveillance cameras are also used to provide surveillance of the pool area.

The primary purpose of the video surveillance system is to allow the after-the-fact investigation of incidents or violations that occur within the subdivision.

Management of Video Surveillance System

Elitharp Property Management is responsible for the management of all video surveillance systems used at River District. River District Board members and other residents will not be permitted to view the recordings of the videos without knowledge and approval of Elitharp Property Management.

Video Surveillance Monitoring

The video surveillance systems are capable of being monitored from the EPM office and will only be viewed on a periodic basis or in response to a specific incident.

Video Surveillance Recording

All video surveillance cameras are capable of being recorded continuously. Recorded video is used exclusively for the investigation of security and safety incidents and not for other purposes.

The River District Board of Directors and Elitharp Property Management is responsible for the management of the video surveillance system and has exclusive control of the release of video recordings produced by this system.

Recorded video is not made directly available to Elitharp Property Management employees, the River District board and residents, or the general public. In the event that a security incident occurs, it should be reported to Elitharp Property Management or the River District Board. If the event occurred in an area where video surveillance coverage is available, Elitharp Property Management will review the video coverage and make a determination if any video relevant to the incident is available. It will then be used to investigate and resolve the reported incident.

Limitation of Video Surveillance Systems

Residents of River District should be aware that the video surveillance system has cameras that cover only a small fraction of the total subdivision, and even when camera

coverage exists, it may not provide the level of detail necessary to spot suspicious activity or identify criminals.

Wristband Policy

Per CC&R's Section 8.9.A.1

The River District Board of Directors has created a policy requesting Owners, Residents and Guests display a "River District" wristband while using the Common Area Facilities, such as the pool, pathways or ponds. Because our neighborhood is so close to the public Greenbelt, our common areas are hard to monitor for trespassers. We hope that displaying one of these brightly colored wristbands will help us all feel more secure and confident as we enjoy our amazing common areas. By implementing this procedure, residents will be able to tell at a glance if others in the common area are neighbors or potential trespassers. If you choose not to carry a wristband in the common area don't be surprised if other neighbors inquire about your presence and use of the areas.

The Board does not suggest you approach or engage those you feel may be trespassing unless you feel comfortable doing so. This policy is only meant to keep our Residents safe and help to provide a comfortable environment for us all. If you see potential trespassers, please use common sense and good judgement if you choose to approach them.

If you have not yet received your wristbands, please stop by the EPM office located 1.5 miles west of Eagle Rd. behind the Dutch Bros Coffee on the south side of Hwy 44 at 98 S Carbon Rivet Ave. in Eagle. Replacements are \$5.00 each.

Clubhouse Rental

All of our residents have access to use of the Clubhouse. Please refer to the website at riverdistrict-idaho.com/clubhouserental/ for rental rates, terms and applications.