



RIVERSTONE

Compliance Department Property Maintenance Guide

One of the goals of the Compliance Department is to assist Owners with understating the purpose and enforcement of Association governing documents in an effort to help preserve property values. To aid in this, we have assembled the following information about the most common deed restriction violations.

For more detailed information on the Association's governing documents and guidelines, please visit www.rshoa.org and click on the Compliance tab.



Trash Can Storage—Please store trash and recycle bins out of public view on non-trash days. Storing your garbage and recycling containers in view on non-trash days is against deed restrictions. Prohibited locations include but not limited to in front of garage doors, bins left in the street, side of the house or on the porch.

Landscape Maintenance – Properly maintained lawns not only enhance your property's appearance, but the overall appearance of the community. This includes tree trimming and Removing trees stakes, trimming shrubs and other landscaping materials. As with lawns, all areas of your yard must be kept in good condition. All plantings and trees should be kept maintained at all times. Adequate mulch in landscaping beds and tree wells is encouraged. Most changes to front yard landscaping—including the addition or removal of shrubs, trees, etc., or the addition or removal of landscaping beds, must be submitted for Review by the ARC for approval prior to any work being done.

Tree Maintenance- It is the responsibility of the Property Owner to maintain all trees on their property, including those between the sidewalk and the street. This includes trimming tree branches to ensure that sidewalks and roadways are not impacted. Trimming of trees may be limited to removal of dead limbs or branches. Minimal shaping may be required. Sucker growth and vines need to be removed from the trunk to a height of 6 feet.



Tree stakes- are to be used for no more than the first year after a tree is planted. The purpose of the initial staking is to provide support for the growing tree. Stakes left in place for longer than a year can, in fact, damage a tree. As the tree grows, the wires or banding surrounding the trunk can become overgrown with the trunk material, literally becoming part of the tree. Additionally, as the tree grows, wires used in staking may choke off necessary nutrients and kill the tree.



House and Fence Maintenance- Houses in Riverstone are subject to extreme heat and humidity. These conditions provide the perfect environment for mold or mildew growth on siding of a house or on a fence. Mold and mildew can often be removed with a good power washing using a special mixture of bleach. Local home improvement stores also carry products that have been shown to remove and prevent growth of mildew. After power washing, be sure to touch up paint as needed.

House paint should also be maintained as needed. A modification request must be submitted for review prior to any painting.

Fences- All fence, wood and iron, must be kept maintained at all times. Wood fence facing a roadway should be finished side, or “clean side”, out. Wood fence between properties is typically “good neighbor” style, with alternating panels. Be sure to contact neighboring properties before you do any work on any type of shared fencing.

Sidewalks and Driveways— Driveways and sidewalks must be cleaned of dirt and mildew. From time to time some sections of sidewalks tend to sink into the ground causing a gap to form between the sections. Please be aware that sidewalks are the responsibility of the Property Owner to maintain and/or have repaired.

Modifications- Remember all modifications to the front and rear of properties do require submittal for review by our Architectural Review Committee. Please visit our website at www.rshoa.org for more information.



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LANDSCAPE MAINTENANCE CALENDAR TIPS

January- February- Optimal time to replace or plant new trees and/or landscaping. Use preemergent weed control if needed. Treat for fire ants. Fertilize with slow release product as needed.

March- October Mowing season begins. Lawns may need to be mowed every 7-to 10 days. Weed landscaping beds and expansion joints on sidewalk and driveways.

April- October Shrubs and other landscaping should be kept trimmed and shaped at all times. Landscaping and trees should be trimmed to not obstruct walkways, traffic in road, street signs, or address plaque.

July- October- Treat for chinch bugs as needed. Apply fungicide as needed to control diseases.

November- December- Mow if necessary, to prevent winter annual weeds from flowering. Apply post emergence herbicide for winter annuals.

Remember to not overwater Bermuda Grass- Irrigate only when necessary to prevent the onset of drought stress.

The key to having a great looking lawn is to follow simple tips for:

Weed Control

Fertilize

Mowing

Irrigation

Tree Maintenance

Disease Control

Insect Control

Shrub and other landscape maintenance

Source-

- Texas A&M AgriLife Extension Service
- AgriLifeExtension.tamu.edu
- More Extension publications can be found at AgriLifeBookstore.org

