

RIVERSTONE HOMEOWNERS ASSOCIATION, INC.

MODIFICATION GUIDELINES

Disclaimer: Riverstone Homeowners Association, Inc., reserves the right to change, alter and amend these Guidelines without notice.

Residents are advised to contact the Association prior to beginning any improvements to determine the current status of these guidelines.

All approvals must be in writing and shall have been reviewed and approved by the Modification Committee.

There is no such thing as an automatic approval or verbal approval.

Revised: 4/1/2015

Approved By:



Chairman of the Modifications Committee

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Modification Committee Review Guidelines

The Modification Committee (MC) was created by the Riverstone Homeowners Association (HOA) to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity and design. The Covenants, Conditions and Restrictions (CC&Rs) provide that no building fence, wall, structure, improvement, exterior appurtenance, or exterior landscaping shall be commenced, erected, placed, or altered on any Lot, nor shall any exterior addition to or change or alteration be made to the Lot, improvements, or appurtenances until the construction plans and specifications describing the nature, kind, shape, height, materials and a plot plan showing the location of same, have been approved in writing.

It is the general purpose of the MC to approve or disapprove applications made to it for proposed alterations, additions or changes to be made to the exterior of the house and/or lot itself.

As these Guidelines are updated and modified, all prior approvals will be accountable to the standards that were in place at the time of approval.

Procedure

1. It is absolutely necessary that you obtain and refer to the most current copy of the **“Riverstone Homeowners Association, Inc. Modifications Guidelines”** prior to the design or contemplation of any modification to your home. Copies of the current guidelines are available on the **RESIDENT INTRANET** tab at www.riverstone.com.
2. Obtain a current copy of the “Request for Approval to Modify Property” application form from your management company. A copy of this form is also available on the Riverstone Residents internet site. The Modification Committee “MC” cannot respond to any verbal requests for approval. **ALL APPLICATIONS MUST BE MADE IN WRITING.**
3. Prior to any exterior home modification, a “Request for Approval to Modify Property” application must be completed in its entirety and mailed to the address indicated at the top of the application. If the proposed modification or repair involves an exterior modification other than paint, stain or roof replacement, **two (2) copies of the lot survey, the drawing of the property depicting the location of the proposed modification or structure, the specific detail of all modifications (including all materials, dimensions, colors and proposed finish detail) and any other information will be necessary to adequately review the application, and must be submitted to the MC.** If the MC does not have enough detail to adequately review the application, the application will be denied pending further information. **(See each section for specific details.)**
4. Upon Receipt of the application, the management company will verify that the application is complete. If the application is still not complete, the management company will return the application to the homeowner requesting the additional information needed.

5. The MC has up to 45 days to respond to all requests but will endeavor to respond as soon as possible. This 45-day review period will not commence until the Application is complete. The MC will meet a minimum of once a month. If the quantity of applications for MC review warrants, a Special Meeting may be called so the homeowners do not have to wait for the next regularly scheduled meeting. The Chairman of the MC will make this decision.
6. The majority vote of the members at a meeting at which a quorum is present will be required to render any decision. **No individual committee member or employee of either the Association or its management company has the authority to approve or disapprove any request or portion thereof.**
7. If an application is not approved, the MC will state in their letter why such approval was denied and what type of application changes, if any, would alter that decision. If an applicant wishes to discuss or appeal a decision made by the MC, they must submit a written request to the management company who will notify the MC. The applicant will then have a maximum of up to fifteen (15) minutes at the beginning of the regularly scheduled MC meeting to appeal the decision. The MC will evaluate the appeal in an executive session during the meeting. The applicant may also appeal to the HOA Board of Directors at its regularly scheduled meeting. A written request to the management company is required in order to be place on the agenda.

Guidelines

It is incumbent upon the homeowner to ensure compliance with all local building codes and notification and obtaining any necessary local building permits

The following are guidelines adopted by the MC to specify their standards, requirements and thought processes used in evaluating an application. These guidelines may be amended from time to time as the circumstances, conditions or opinions of the MC dictate. It should be noted that each application is considered on its own merit and the MC may grant a variance from these guidelines and/or from certain provisions of the CCRs. **It should also be noted that MC approval is required prior to the installation or construction of the improvement or change. If an improvement is made without MC approval, the Board of Directors has the legal right to enforce its removal.**

Approvals are not an automatic acceptance of a modification. If the quality of a modification does not meet the expectations of the MC's interpretation of the spirit and intent of the guidelines, a modification may be disapproved after construction.

Because these guidelines may change from time to time, it is highly recommended that the homeowner check the [RESIDENT INTRANET tab at www.riverstone.com](#) website for the most current Modification Guidelines.

These guidelines are in no way intended to cover all aspects or all required submissions. Each submission will be judged on the specific conditions for that submission and how it fits within the spirit and intent of these guidelines or within the level of quality that the committee deems necessary for the submission.

Requests not listed in these Guidelines still need approval from the ARC and will be judged subjectively to the goals of the community.

1. Play structures

- 1.1. Play structures must be no higher than twelve (12) feet maximum. If a structure has a platform, then the platform can be no higher than six feet off the ground. The structure should be centered in the backyard but position of the structure will be evaluated on a case-by-case basis.
- 1.2. If play structure has an awning, canvas is allowed, however color is limited to a solid dark green or tan. Also the canvas must be kept in quality condition or its removal will be requested by the HOA. Solid wood covers are acceptable as long as it matches the rest of the structure.
- 1.3. All playground equipment on lake lots shall be adequately screened on all sides that have public views with trees and/or shrubs that are of an equal height to the playground equipment.
- 1.4. Structure must be placed and maintained a minimum of ten (10) feet off side property lines and ten (10) feet off rear property lines and within fenced portion of the rear yard.
- 1.5. There shall be no more than one play structure located within a yard.
- 1.6. The position of a structure should be sensitive to the privacy of adjoining homes.
- 1.7. If any complaints are received within 6 months after installation, the play structure will be subject to immediate removal or relocation at the request of the MC but at the expense of the homeowner.

2. Gazebos/Freestanding Shade Structures

- 2.1. Evaluated on a case-by-case basis.
- 2.2. Structure must be placed and maintained a minimum of eight (8) feet off side property lines, eight (8) feet off rear property lines and six (6) feet from the house, within fenced portion of the rear yard.
- 2.3. Structure should not be higher than thirteen (13) feet.
- 2.4. **See Section 5 "Patio Covers" for additional requirements.**

- 2.5. For all structural and materials to be used, details must be submitted for review showing, type, size, color and dimensions of the structure along with detailed drawings for the specific structure to be built.
- 2.6. If the structure is going to be built either by the homeowner or by a contractor, that must be noted on the application.

3. Outbuildings/Storage Sheds

- 3.1. An “outbuilding” is defined as any structure which is not attached to the main structure. This definition does not include bonafide additions to the main residence or garage wherein an actual opening to the main structure or garage exists, but does include storage sheds, gazebos and playhouses/forts.
- 3.2. The colors should match/blend with the predominant exterior colors of the main residence.
- 3.3. No storage sheds/outbuildings will be allowed between the house and the side fence or in the back yards of lake, park or open view lots. No storage sheds/outbuildings shall be within public view.
- 3.4. If the storage shed/outbuilding is to be constructed by the homeowner, a full set of drawings showing all dimensions and construction details together with samples and/or description of the materials to be used must be submitted for approval and only quality construction that will match the home will be acceptable. If unit is to be pre-manufactured, the manufacturer’s specifications and a picture must be submitted for approval. If a shed or outbuilding is going to be built either by the homeowner or by a contractor, that must be noted on the application.
- 3.5. Specifications for storage shed:
 - 3.5.1. The outbuilding should have a peaked roof no higher than 8 feet (8’) from the ground to the highest point.
 - 3.5.2. The size of the structure must be held to a maximum of 10’X12’ floor space.

- 3.5.3. Structure must be placed and maintained a minimum of eight (8) feet off side property lines and eight (8) feet off rear property lines and within fenced portion of yard at a minimum of five (5) feet from front fence.

4. Basketball Goals

- 4.1. Portable goals are only allowed in the back yards of **non-public** view lots (i.e. not lake lots, creek lots, trail lots, etc.).
- 4.2. The basketball goal backboard and net must be maintained in excellent condition at all times.
- 4.3. Backboard must be regulation size.
- 4.4. If the backboard is mounted onto the roof by use of a small, triangular mounting structure, the mounting structure must be painted black or gray to match the roof shingles.
- 4.5. If backboard is mounted on a pole, the pole can be no larger than 6" diameter and must be regulation height. The pole must be in a concrete base. Pole must be located behind front building set back line, on exterior side of the driveway. In the case of front loading garages, goals must be located no farther away from the face of the garage than 10 feet.
- 4.6. Rubber padding on basketball pole must be black.
- 4.7. No lights are allowed for basketball goal.
- 4.8. All backboards must be either clear or white fiberglass.
- 4.9. If any complaints are received within 6 months after installation, the basketball goal will be subject to immediate removal at the request of the MC at the homeowner's expense.

5. Patio Covers

- 5.1. A full set of drawings showing all views and dimensions of the following items, but not limited to, beam, joist, rafter, soffit, fascia, ceiling, lattice, roof, columns, deck and structural footings for the specific structure to be built and how the cover may tie to the home.
- 5.2. Computer illustrations are helpful but will not be adequate enough for a full review.
- 5.3. Should be constructed of materials which complement the main structure.
- 5.4. Prefab covers made of aluminum may be permitted providing they match the trim color on the home – unfinished aluminum will not receive MC approval. All metal must be painted.
- 5.5. If attached to house, must be integrated into existing roof line (flush with eaves), and if it is to have a solid roof, it must be shingled, shingles must match roof. Entire patio cover and post should be trimmed out to match house. Supports must be painted wood, painted metal or brick columns. No exposed pipe is allowed.
- 5.6. At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match trim of house. Treated wood must be used.
- 5.7. Patio construction materials are as follows:
 - 5.7.1. Painted aluminum (to match trim of house)
 - 5.7.2. Painted wood (to match trim of house) if connected to home.
 - 5.7.3. Natural pressure-treated wood such as cedar, redwood, may be used on freestanding patio covers that are not close to the home. Treated pine must be painted or stained.
 - 5.7.4. Fiberglass and corrugated aluminum roof materials are not acceptable as a construction material. All patio cover material, i.e., metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.

- 5.7.5. If canvas is used as roofing material on a patio cover, it must be a solid neutral color and the structure must be located where it is not visible from the street. Also, the canvas must be kept in quality condition or its removal will be requested by the HOA. No blues or greens allowed for residential use.
- 5.7.6 Patio covers may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment.
- 5.7.7 Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover location is less than five feet (5') away from a side lot line, the MC will require that it be guttered with downspouts if it is to be a solid cover.
- 5.7.8. If shingles are to be used, they must match the color, brand and weight of the existing shingles, further the roof decking material shall be at least ½" plywood. Joist must be 2" X 6" and shall be a maximum of 24" apart
- 5.8. Hurricane strapping must be used if an enclosed patio structure.
- 5.9. Full set of drawings showing all views and dimensions and details on a standalone fireplace must be submitted.
- 5.10 If structure is going to be built either by the homeowner or by a contractor, that must be noted on the application.

6. Room Additions

- 6.1 A room addition is defined as space that has a concrete slab, walls (either full or ½), and doors into and out of the space, windows and roof structure over it. This would include screened porches and pool bath rooms.
- 5.2. Computer illustrations are helpful but will not be adequate enough for a full review.

- 6.3. Detailed plans prepared by an architect must be submitted to the MC. Detail plans are defined as “to scale” drawings showing all views of the exterior and interior with dimensions of all walls, windows, doors, slabs and roof structure. Plans shall also include a complete set of framing details showing all dimensions of studs, beams, joist, rafters, headers, roof pitch and soffit details. Structural details must also show cross section views of the proposed slab with details on the steel and beams. Details of the eaves must match the home. Brick and roof details are to match as well.
- 6.4. Exterior materials and colors should match the house as much as possible.
- 6.5. Room additions may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment.
- 6.6. Size and shape will depend on architectural style and layout of home size of lot, and how well room addition must show a room of reasonable size to constitute a legitimate request for a room addition. Roof of addition must integrate with existing roofline so as to appear to have been part of the original home. Room additions cannot exceed one-third of the remaining back yard, but may be denied for other reasons, i.e., structural integrity architectural suitability, etc., even if it does only use one-third of the remaining yard.
- 6.7. A room addition shall be designed to be a part of the home and the design including brick and roof details shall be exactly the same.
- 6.8. Building permits, if required, are the responsibility of the homeowner.
- 6.9. Extensions to garages for the purpose of storage will be reviewed on a case-by-case basis.
- 6.10 Please Section 24 for window air conditioners.

7. Exterior Painting

- 7.1. Neutral colors were most often used when homes were constructed. In general, neutral colors or a match of the original color may receive MC approval.
- 7.2. Other neutral colors will be considered. The color of neighboring homes will be taken into consideration along with the applicant's house brick features.

8. Storm Windows and Storm/Screen Doors

- 8.1. Providing the frames of these are of a color compatible with the exterior house colors, storm windows and storm or screen doors should receive MC approval.
- 8.2. Storm doors may be added to the front door providing it does not contrast with the original door of the home. The door must be clear glass. If the door has a screen it must be clear. MC approval must be acquired for all storm doors.

9. Decks and Lake Docks

- 9.1. Decks may not encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment.
- 9.2. Decks should not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lot.
- 9.3. Decks cannot be higher than 18".
- 9.4. If painted, it should match the house trim color.
- 9.5. Only Exterior grade materials may be used.
- 9.6. There are very detailed specifications on what can and cannot be done for decks or docks adjacent to the lake. Please see RESIDENT INTRANET tab at www.riverstone.com website for full dock detail requirements.
- 9.7. Second story decks will only be allowed as part of the original overall design of the home. The addition of a 2nd story deck after the

original home plan has been designed and approved by the Architectural Review Committee (new construction) will not be allowed.

10. Swimming Pools/Spas

- 10.1. No pool or spa of any type may encroach into any easement unless the companies or entities involved have granted their written consent to such encroachment. Decking also requires consent agreement. Consents must be received prior to approval. NOTE: Centerpoint Energy may charge for this consent letter.
- 10.2. Ideally, any pool or spa should be located at least eight (8) feet from any brick wall and five (5) feet from a side and rear lot line to maintain proper drainage on lot. However, a minimum of three (3) feet may be allowed in certain instances.
- 10.3. No above-ground pools will be permitted.
- 10.4. A one thousand dollar (\$1,000) returnable deposit will be required for any pool construction in the subdivision. A written notification of completion shall be submitted to the MC for a final inspection of construction areas in public view. The deposit will be returned after the inspection provided that all areas impacted by construction have been returned to their original condition.
- 10.5. Features such as rock waterfalls shall not exceed six (6) feet in height and all above-ground features like waterfalls or walls on lake or open fence lots must be finished on the back side and screened with landscaping from public view.
- 10.6. A one thousand dollar (\$1,000) fine will be imposed against the owner of the lot if the pool contractor has been discovered illegally dumping excess material.
- 10.7. **No construction access shall be allowed through any adjacent lot, landscape reserve or property without the written consent of the landowner. A copy of this consent shall be submitted to the MC prior to construction.**

- 10.8. Any pool equipment that is visible to the public shall be properly screened with landscaping.
- 10.9. Any dirt in the streets generated by construction traffic shall be cleaned at the end of the day on a daily basis.
- 10.10. Any violation of these construction guidelines could result in forfeiture of deposit.
- 10.11. All pools must comply with the fencing requirements of Missouri City and/or Sugar Land depending on the City of ETJ in which your home is located.

11. Solar Panels/Screens/Film

- 11.1. Solar panels are not approved for Riverstone.
- 11.2. Solar screens will be allowed on back and side windows, but must receive prior approval from the MC.
- 11.2. Colors and manufacturers must be acceptable to MC for both screens and panels.
- 11.3. Solar film must be non-reflective type and black or charcoal color.
- 11.4. Solar screens may be allowed on the front and within public view providing the panels have the same divided window pane look as the home and cover all parts of the window, including any arched areas.
- 11.5. Please pictures of the front of the home.

12. Satellite Dishes

- 12.1. Satellite Dishes are not allowed to be visible from a front or side street unless it is impossible to receive signals from another preferred location. In that event the receiving device may be placed in a visible location as approved by the ARC. The ARC may require as much screening as possible while not substantially interfering with reception. If possible, dish must be mounted at or below fence height for screening purposes. Dishes that are larger than the 18" variety are not permitted.

13. Fence/Fence Extensions

- 13.1. Evaluated on a case-by-case basis.
- 13.2. No higher than 8' and granted on limited basis only. Consents from all affected neighbors must be submitted in order to be considered for height extension.
- 13.3. No painting or varnishing of any fence, with the exception of a Clear "Thompson" sealer, or a stain to match the natural wood cedar fence color is permitted.
- 13.4. Cedar is required for wood fencing. All tubular steel fencing must conform to the Riverstone style and design specifications. Details and examples can be provided.
- 13.5. Fence extension requests should be submitted by both neighbors sharing the side lot line and fence, except in the case of a corner lot.
- 13.6. No fencing may extend so as to encroach across the front building line.
- 13.7. If both neighbors do not concur as to a proposed fence extension, the MC will examine the effect the fence extension will have on both properties. If one party will suffer detrimentally from the extension (i.e., will totally enclose a bay window) the MC will reject the application.
- 13.8. Only fence extensions which will be installed picket side out shall be considered by the MC.
- 13.9. Replacement or repairs of fence must be made with similar materials and construction details as used in original fence.
- 13.10. Fences or brick walls that are common to a homeowners' lot and a common area or street, are owned by the HOA and shall not be modified, stained, painted, used as support for planting beds, vines, or used as a shelf for bird feeders, pot plants or other decorations.
- 13.11 **Fence-for small dogs on view lots will be handled on a case by case basis.**

14. Decorations

- 14.1. On front lawns of lots and on any portion of a lot visible to the public, there shall be no decorative appurtenances placed, such as sculptures, birdbaths, birdhouses, fountains, furniture, or other decorative embellishments unless such specific items have been approved in writing by the Modifications Committee on a case-by-case basis (see #19 regarding Bird Houses).
- 14.2. Benches and gates will be reviewed on an individual basis.

15. Exterior Lighting

- 15.1. All landscape lighting, white in color only, should receive MC approval.
- 15.2. Directional lights must be aimed so as not to shine in the windows of neighboring homes.
- 15.3. Additional exterior lighting should not be of a wattage or lumen count which will affect neighboring homes. Light source should not be visible to the public.
- 15.4. Security lights must be attached to the eaves of the house, preferably garage or corners. Mercury vapor, fluorescent, and sodium halide are not permitted. No colored lighting is permitted.
- 15.5. Yard lights may be gas or electric: Single lamp only; maximum height 6'; may be in front or back. Gas or electric lights must be black, brown or white, depending on color of house and determination of suitable color will be the decision of the MC.
- 15.6. Flood lights are not allowed.
- 15.7. Any modification of the type of lighting on the interior of the home that changes the normal color of white lighting to something of a color that can be viewed by the public must receive prior approval.
- 15.8. See RESIDENT INTRANET tab at www.riverstone.com for details.

16. Wind Turbines

- 16.1. Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front or above the roofline.
- 16.2. The wind turbines preferably should either be a color which will blend with the shingle color instead of unfinished aluminum or be painted to match the shingle color.
- 16.3. Solar powered attic fans such as Attic Breeze AB252A are allowed with prior approval.

17. Outdoor Carpeting

- 17.1. Can only be installed on porch areas in the back yard, no walkways, etc.
- 17.2. Neutral colors acceptable.
- 17.3. Specifically no green or blue carpet.
- 17.4. Visibility from public areas will be considered in approval.
- 17.5. Small putting greens are allowed in back yards only and must receive prior approval.

18. Burglar Bars

- 18.1. Burglar Bars are not permitted. Decorative iron bars are permitted if they were part of the original design of the home and were approved prior to the construction of the home.

19. Birdhouses

- 19.1. Maximum height is twelve feet (12'). Limit of 3 bird houses per resident. Details need to be submitted for approval on size, shape and color.
- 19.2. Mounted on 2" diameter metal pipe painted black.
- 19.3. Must be placed toward the middle of back yard.

20. Landscaping

- 20.1. There are specific landscaping requirements for each home. Modifications to any of the front yard for any home or front and rear yard of lake homes must be submitted and approved in advance for any replacement or enhancement.
- 20.2. Timbers, bricks, stones, flowerbed borders, landscape lights, trellises and sprinklers may be permitted, but must have MC approval. Brick borders are required to be mortared in place where holes do not show and must have prior approval. See [RESIDENT INTRANET](#) tab at www.riverstone.com for details. Landscape borders must be no higher than 6". Plastic borders will not be allowed unless they are completely buried and are not visible.
- 20.3. Must complement style and architecture of home and conform to color scheme of immediate neighborhood.
- 20.4. Homes in neighborhoods that have had trees installed by the builders in an area between the sidewalk and the curb line of the street shall maintain that street tree system. Street Trees (the trees between the street and sidewalk) may only be replaced when dead and must be replaced with a minimum of 30 gallon Live Oaks. Yard Trees (the larger live oaks in the front yard between the sidewalk and house) may not be removed. If a Yard Tree is dead, it must be replaced with a minimum 100 gallon, 3" to 4" tree.
- 20.5. Any trellis in the front yard will be reviewed on a case by case basis.
- 20.6. Landscaping shall not be used as a fence to divide yards.
- 20.7. Any kind of support structure for vegetable gardens in back yards shall not exceed 6 feet and may not be visible from public view lots.

21. Antennas

- 21.1. T.V. antennas must be mounted on rear of roof, lower than the peak of the roof. If antenna is visible from a rear street, it must be screened from view.

- 21.2. If lot backs onto vacant property and can be seen from entrance to subdivision or adjacent road, screening will be required.
- 21.3. Not allowed on corner lot if visible from front or side street regardless of screening.

22. Driveway Extensions/Sidewalks

- 22.1. Case-by-case.
- 22.2. Driveway extensions can extend no nearer to side property line than 3 feet and 5 feet in certain instances and must be constructed with proper driveway concrete and rebar and must match the existing driveway.
- 22.3. All sidewalks in the side yard must be no greater than 36" wide and centered between house and property line. 30" wide is recommended width for the standard five-foot (5') side yard.

23. Garage Conversions/Carports/Detached Garages

- 23.1. Conversions are permitted provided there are no exterior changes to garage.
- 23.2. Driveways can never be removed from front yard even if alternate garage is built.

24. Window Air Conditioners

- 24.1. Must not be visible from street or public view and must be below fence line.

25. Window Shades/Awnings

- 25.1. Canvas awnings will not be permitted to be installed on windows to reduce solar exposure unless they are on the back side of house on an interior lot and not visible at all from the street. On a corner lot or lot that backs onto a street, canvas awnings will not be permitted at all.

- 25.2. Awnings may be allowed for use on playhouses and patio covers, provided they also comply with above-mentioned requirements for proper location and color.
- 25.3. Metal and wooden slat-type shades may be allowed by the MC if they are deemed necessary in reduction of solar exposure and installation on appropriate windows will be determined by the MC. At no time, however, will they be allowed on windows on the fronts of the homes and they must be a solid color.
- 25.4. Retractable shade devices will be considered for approval if the device and canvas color blends with the base color of the house.
- 25.5. The awning device must be unobtrusive and stored in a closed position when not in use.

26. Greenhouses

- 26.1. Only professional greenhouses constructed of clear glass or Plexiglas panels will be considered for approval. No fiberglass or plastic sheeting will be allowed.
- 26.2. No greenhouse will be allowed between the house and the side fence or in the back yards of lake, park or open view lots. No greenhouse shall be within public view.
- 26.3. If the greenhouse is to be constructed by the homeowner, a full set of drawings showing all dimensions and construction details together with samples and/or description of the materials to be used must be submitted for approval and only quality construction that will match the home will be acceptable. If greenhouse is to be pre-manufactured, the manufacturer's specifications and a picture must be submitted for approval. If a greenhouse is going to be built either by the homeowner or by a contractor, that must be noted on the application.
- 26.4. Specifications for greenhouse:
 - 26.4.1. The greenhouse should have a peaked roof no higher than 6 feet (6') from the ground to the highest point.

26.4.2. Structure must be placed and maintained a minimum of eight (8) feet off side property lines and eight (8) feet off rear property lines and within fenced portion of yard at a minimum of five (5) feet from front fence.

26.5 If a greenhouse is going to be built either by the homeowner or by a contractor, that must be noted on the application.

27. Flag Poles

27.1. The size, number, and placement of flag poles, and display of flags, is subject to the Flag Display Policy adopted by the Board.

28. Trampolines

28.1. Any trampoline that has a net system that exceeds 6 feet in height must conform to the following. On interior lots, nets and support system must be made out of a dark color and have no printed brands on the supports or nets. Lake lots shall additionally comply with the playground equipment for lake lots (see Section 1). Be aware that there may be additional Homeowner Insurance issues to be addressed for trampolines. Check with your agent.

28.2 Back yard size must be adequate to provide proper buffering from adjoining properties.

29. Security Cameras

29.1. Security cameras, with a maximum diameter of 3", must be submitted to the MC for approval prior to installation and will be considered on a case-by-case basis.

30. Decorative Concrete

30.1. Decorative concrete is only allowed in certain neighborhoods. Standard concrete driveways and sidewalks may not be painted, stained or overlaid with any type of stone, decorative design or color treatment.

31. Driveway Gates

- 31.1. All driveway gates must be designed in accordance with the design specifications and style requirement of Riverstone. Details and examples can be provided, and prior approval is required.
- 31.2. All driveway gates must be iron and be the Riverstone standard. See RESIDENT INTRANET tab at www.riverstone.com for details.

32. Boat docks.

- 32.1 See RESIDENT INTRANET tab at www.riverstone.com for full dock details.

33. Generators.

- 33.1 Please consider location placement to be on the non-bedroom side of neighboring home.
- 33.2 Code says 18" from any structure

34. Roof replacement

- 34.1 Replacement roofs should be the same, or greater, life expectancy color and weight as the original roof.

35. Outdoor Curtains

- 35.1 Solid color that must be complementary to the home.
- 35.2 The location, specifications and pictures must be provided.
- 35.3 Full details on how the curtains are attached to the support structure.
- 35.4 Will only be considered for temporary use (ability to be closed when not in use).