

River Ridge Homeowners Association

General Guidelines

Document Revision Information

Date	Revision	Status	Comment
October 17, 2003	V1.0	Approved	Original submitted to HOA Secretary 5/30/2019
August 8, 2008	V1.1	Approved	Modified to garage and fence guidelines. Approved at 8/8/08 HOA meeting.
August 10, 2012	V1.2	Approved	Modification to 3a & 3b.
November 17, 2015	V1.3	Approved	Additions: 5, 6a & 6b
December 12, 2017	V1.4	Approved	Modifications to 1, 1a, 1c, 2, 2h.ii, 2i, 2k, 3, 5 Addition of 1.h, 1.i; 3.c, 3.d, 3.e, 7a, 8,a.i,i-viii
June 19, 2019	V1.5	Approved	Revert to October 17, 2003 edition: Modifications: Title, 1.b, 1.c, 2, 2.e, 2.i.i, 2.i.ii, 2.j, 2.l, 3, 3.a, 3.b, 4.b, 4.d Additions: 1.b, 5, 5.a, 6, 6.a, 6.b

The River Ridge Board of Directors along with the River Ridge Architectural Review Committee (ARC) has produced this document, the River Ridge General Guidelines, to help inform River Ridge residents of building and lot restrictions. These guidelines inform River Ridge residents of restrictions that have been adopted by the ARC in the past and will allow the homeowner a better perspective of subdivision restrictions prior to homeowners presenting plans to the ARC for review or on violations of the covenants and declarations. The ARC members serve at the discretion of, and report to, the River Ridge Board of Directors. Meetings are held following the submittal of a complete set of plans for review.

These guidelines are not all inclusive. All issues or proposals need to be submitted to the ARC for approval. All applicable articles in the Declaration of Covenants, Conditions and Restrictions for River Ridge are still in effect. Any lot improvement will still need to be approved by the ARC. The committee will then incorporate any new guidance into this document.

1. Garages (attached and detached):

- a. The garage must be architecturally compatible with the primary house on the lot:
 - i. Must be brick veneer
 - ii. The roof pitch of the detached garage must match the house, using the same style and color of the shingles.
 - iii. The trim color of the garage must match the house
 - iv. The windows should match or be similar to the style of those on the house.
 - v. A gutter must be installed and must match the house.
- b. Structural placement and size must follow all Cabarrus County ordinances and required permits.
- c. The front wall of the detached garage should be no closer to the street than the rear wall of the house.
- d. The garage must have a concrete floor, and the entrance to the garage must be finished concrete.
- e. The garage must not be used as a place of business for any private or commercial operation.

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- f. The interior walls of the garage must be finished as not to expose any stud walls.
 - g. The original garage cannot be closed in for living space unless an additional garage is attached to the house and has the garage opening facing away from the street.
- 2. Fence see-through designs must be consistent with established fencing in neighborhood:
 - a. No fence can be any nearer to the street than the front façade of the house. There should be no fence of any type, decorative or other, in the front yard of the property.
 - b. No barbed wire, Chain-link, or “hurricane” type fencing of any type is permitted.
 - c. No “pasture-type” fencing consisting of 4” x 4” posts and 1” x 4” rails for example is permitted.
 - d. Wooden privacy fencing must be stained to a natural color and cannot be painted. Black metal fencing is acceptable.
 - e. Swimming pool fences must also meet Cabarrus County building codes.
 - f. All fence plans must be submitted to the Architectural Review Committee and should include the following:
 - i. A site plan of the property, using a drawing or photo, accurately depicting where the fence will be located.
 - ii. A quality drawing, photo or brochure of the fence type planned for use, that must remain with the Architectural Review Committee files.
 - i.. Any screening material used in conjunction with a split rail fence must be attached to the inside of the fence perimeter. The screening material should be rust proof, and no barbed wire material may be used.
 - j. Fencing landscape should be adequately maintained from the inside and outside; grass should be kept neatly trimmed.
- 3. Sheds and other outbuildings:
 - a. All play sets, sheds and outbuilding must be no visible from the road directly in front of the house.
 - b. Sheds and other outbuildings must match the architectural style of the residence and if visible from the road must be completed using the same criteria as the garage guidance in Section 1. a above.
- 4. Pools:
 - a. All pools must be approved by the Architectural Review Committee.
 - b. Pools must be fenced and comply with all fencing guidance and Cabarrus County requirements.
 - c. No above ground pools are allowed.
 - d. Pools should be located behind the house.
- 5. Trailers, Boats and Campers are permitted to be parked in the subdivision:
 - a. Provided they have no more than 4 wheels.
- 6. Tree Removal:
 - a. Permission is only required from the Architectural Review Committee during construction.
 - b. Normal maintenance of lot and dead tree removal are at the discretion of the homeowner.