



# Covenants Violation Inspection Policy

for: Rivers Point  
Recycling, Evrs other Mondays  
 Trash Day: Thurs day

Weekly     Bi-weekly inspections  
 Anonymous NO PHOTO reports OK  
 Fine & escalation system adopted  
 Board Approval SP Huns  
 Board Appr. Date 1/25/19

Maintenance: (Ex: "Significantly worse than average, "3-4 clusters of weeds")

ARB/ARC violations:

Board Standard

Board Standard

Weeds in beds or lawn		<input checked="" type="checkbox"/>	Fences require prior HOA approval	Requires HOA approval
Turf maintenance (mowing, bare dirt)		<input checked="" type="checkbox"/>	Exterior modifications require HOA approval	Requires HOA approval
Lawn & bed edging (neatness, borders)		<input checked="" type="checkbox"/>	Visible, reported business in home	
Trees & bushes (trimming, dead removal)		<input checked="" type="checkbox"/>	Satellite dishes, antennas	Requires HOA approval
Bare lot maintenance			Visible storage sheds/containers	
Adequate mulch/pine straw in beds		<input checked="" type="checkbox"/>	Signs (political, for sale or rent)	Only "For Sale" or "For Rent" signs allowed
Mold/Mildew on siding (pressure wash)			Porch/patio furniture & grills	
Siding, trim, fixture, fence maint.			Propane tank visible	
Driveway oil stains, cracks, damage			Exterior wires/cables visible	
Mailbox post maint.				

**DAYTIME Parking:**

**Visible items requiring Storage &** (Ex: "Must store when not in use" "Cite if visible on non-trash day")

<input checked="" type="checkbox"/> No parking in yard/off driveway		<input type="checkbox"/>	Basketball goals	
<input checked="" type="checkbox"/> Boats/boat trailers in drive/carport		<input checked="" type="checkbox"/>	Play items (bicycle & toy storage)	If not in use, should be out of sight
<input type="checkbox"/> Boat/boat trailers visible in back yard		<input checked="" type="checkbox"/>	Trash can visible on non trash day	Trash can should not be visible except on trash day or day before.
<input checked="" type="checkbox"/> Commercial vehicles & trucks		<input type="checkbox"/>	Yard art and flags visible	
<input checked="" type="checkbox"/> RV/Camper/Trailer (Box & flatbed)		<input checked="" type="checkbox"/>	Misc. items (hoses, ladders, etc.)	If not in use, should be out of sight
<input checked="" type="checkbox"/> Street parking (daytime CMG enforced)		<input type="checkbox"/>	Open garage door	
<input type="checkbox"/> Street parking (night <u>Committee</u> enforced)		<input checked="" type="checkbox"/>	Pet dropping clean up (if responsible party obvious)	
		<input checked="" type="checkbox"/>	Window A/C units in home or garage	Not allowed

**Maintenance:**

	CC&R Section
<input type="checkbox"/>	Weeds in beds or lawn
<input type="checkbox"/>	Turf maintenance (mowing, bare dirt)
<input type="checkbox"/>	Lawn & bed edging (neatness, borders)
<input type="checkbox"/>	Trees & bushes (trimming, dead removal)
<input type="checkbox"/>	Bare lot maintenance
<input type="checkbox"/>	Adequate mulch/pine straw in beds
<input type="checkbox"/>	Mold/mildew on siding (pressure wash)
<input type="checkbox"/>	Siding, trim, fixture, fence maint.
<input type="checkbox"/>	Driveway oil stains, cracks, damage
<input type="checkbox"/>	Mailbox post maint.

**ARB/ARC violations:**

	CC&R Section
<input checked="" type="checkbox"/>	Fences require prior HOA approval
<input checked="" type="checkbox"/>	Exterior modifications require HOA approval
<input checked="" type="checkbox"/>	Visible, reported business in home
<input checked="" type="checkbox"/>	Satellite dishes, antennas
<input type="checkbox"/>	Visible storage sheds/containers
<input checked="" type="checkbox"/>	Signs (political, for sale or rent)
<input type="checkbox"/>	Porch/patio furniture & grills
<input type="checkbox"/>	Propane tank visible
<input type="checkbox"/>	Exterior wires/cables visible

**DAYTIME Parking:**

<input checked="" type="checkbox"/>	No parking in yard/off driveway	Rules and Regs Section 21
<input checked="" type="checkbox"/>	Boats/boat trailers in drive/carport	Rules and Regs Section 21
<input type="checkbox"/>	Boat/boat trailers visible in back yard	
<input checked="" type="checkbox"/>	Commercial vehicles & trucks	Rules and Regs Section 21
<input checked="" type="checkbox"/>	RV/Camper/Trailer (Box & flatbed)	Rules and Regs Section 21
<input checked="" type="checkbox"/>	Street parking (daytime CMG enforced)	Rules and Regs Section 21
<input type="checkbox"/>	Street parking (night <u>Committee</u> enforced)	

**Visible items requiring Storage & Other Items:**

<input type="checkbox"/>	Basketball goals	
<input checked="" type="checkbox"/>	Play items (bicycle & toy storage)	Rules and Regs Section 15
<input checked="" type="checkbox"/>	Trash can visible on non trash day	Rules and Regs Section 11
<input type="checkbox"/>	Yard art and flags visible	
<input checked="" type="checkbox"/>	Misc. items (hoses, ladders, etc.)	Rules and Regs Section 15
<input type="checkbox"/>	Open garage door	
<input checked="" type="checkbox"/>	Pet dropping clean up (if responsible party obvious)	Rules and Regs Section 8
<input checked="" type="checkbox"/>	Window A/C units in home or garage	Rules and Regs Section 17

Exceptions to standard enforcement policy and fine system for this HOA: