

**Rules and Regulations Pertaining to**  
**The Community Wide Standard in the Riverwalk Community**

**WHEREFORE**, the Declaration of Covenants, Conditions, Easements and Restrictions for Riverwalk and its related Amendments (hereafter the Declaration of Covenants), governed by the Riverwalk Homeowners Association, Inc. and its related Bylaws provide that the Board of Directors shall have the authority to make and amend rules and regulations governing the use of Lots and imposing sanctions for violations thereof including without limitation reasonable monetary fines;

**WHEREFORE**, the Declaration of Covenants provides in Article IV:

**Section 5. Rules, Regulations and Fines.** The Association may make reasonable Rules and Regulations governing the use of the Lots and of the Common Area, which Rules and Regulations shall be consistent with the rights and duties established by this Declaration. The Association may impose such reasonable fines (not in excess of \$25 per day per violation) for violation of the Rules and Regulations as are determined by the Board of Directors of the Association. Any such fine shall be deemed a special assessment under Article VI of this Declaration and shall be added to and become a part of the assessment to which the Lot is subject.

**WHEREFORE**, the Association, acting through its Board of Directors has determined that certain Rules and Regulations Pertaining to the community wide standard are in the best interest of the community and necessary for the maintenance of the community-wide standard in order to preserve and enhance the values of the properties within the Riverwalk Subdivision;

**WHEREFORE**, the Association, acting through its Board of Directors has determined that in order to maintain the conformity and harmony of external design and general visual quality and in conformity and harmony with existing standards of the neighborhood it must clarify the Association's position on Solar Panels on Lots within the Riverwalk Subdivision;

*CAH*  
*11/10/2021* **NOW THEREFORE**, the Board of Directors has, this 8 day of January, ~~2020~~ <sup>2021</sup> adopted the following Rules and Regulations Pertaining to all Lots, Members and Occupants of the Riverwalk Subdivision which are binding on all members and occupants of the Association their agents and assigns and are effective immediately:

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1. Submission of Plans: The Declaration Provides:

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EXHIBIT "C"

Architectural Standards. No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the Community, except such as is installed by the Declarant, or as is approved in accordance with this Section, or as is otherwise expressly permitted herein. No exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and location shall have been submitted in writing to and approved by an Architectural Control Committee established by the Board. The board may divide the Architectural Control Committee into two (2) subcommittees, with one (1) subcommittee having jurisdiction over modifications and the other having jurisdiction over new construction.

Approval Procedure for Exterior Changes by a Lot Owner. No grading, removal of trees, building, or any exterior changes, awnings, walkways, parking pads or any other exterior changes may be made to a Lot without prior approval of the Architectural Control Committee. Consideration for approval shall require the following:

- (a) A complete description of the intended changes;
- (b) Architectural drawings if necessary;
- (c) Materials list including samples and colors;
- (d) An estimation of how long the project will take to complete;

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- (e) If a contractor is used, proof of license and insurance.

Applications for approval of Exterior Changes by a Lot Owner, as described above, must be approved or disapproved no later than sixty (60) days after the Lot Owner has satisfied the last request for explanation or objection. All requests for explanation or objections to plans will be submitted to the Lot Owner in writing. In the event that approval or disapproval is not issued by the sixtieth (60<sup>th</sup>) day after all objections and explanations have been satisfied, approval is automatic.

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2. Solar Panel design plans and site plans shall be submitted to, reviewed and approved by the ACC prior to any construction or installation. All Solar Panels must be on the rear/backside of the roof of homes and will only be allowed if they are not visible from the street.
3. No Solar Panels will be allowed to be erected in the yard of any Lot.
4. The Association shall have the right to fine an owner and occupant for any non-compliant structure that violates any provision of the Declaration of Covenants, Bylaws, or these Rules and Regulations.

Any violation of the above-listed Rules and Regulations shall be enforceable in the sole discretion of the Board of Directors by the use of reasonable monetary fines, the use of Self Help, or as otherwise described in the Declaration of Covenants and Bylaws.

This Rule is supplemental to the Declaration of Covenants and Bylaws and does not modify in any way the existing Declaration of Covenants. Please refer to the Declaration of Covenants and Bylaws for additional restrictions/standards.

IN WITNESS WHEREOF, the undersigned Directors have executed and adopted this Rule and Regulation on this 8 day of January, ~~2020~~ 2021 ~~at~~ 1/8/2021

THE FOLLOWING OFFICERS CERTIFY THAT THIS RULE AND REGULATIONS WAS APPROVED BY MAJORITY VOTE OF THE BOARD OF DIRECTORS:

Annette J. O'Hara  
President

Edwin F. Ford  
Vice President

Phyllis L. Henry  
Secretary

Sworn and subscribed to before me this  
8<sup>th</sup> day of January, ~~2020~~ 2021 ~~at~~ 1/8/2021  
Selinda Murphy  
Witness

