

ARCHITECTURAL REVIEW BOARD

Rules, Standards, & Restrictions Governing Modifications

February, 2005

ARCHITECTURAL REVIEW BOARD (ARB)

RULES, STANDARDS, & RESTRICTIONS GOVERNING MODIFICATIONS

Modifications requiring River Bridge POA-ARB approval:

All structural modifications and those requiring Greenacres permit(s) shall be reviewed at the sub-association ARB level. If approved, the sub-association will then forward same to the POA-ARB for review and their subsequent decision for approval or disapproval.

All modifications approved by POA-ARB shall commence within 120 days of the approval date. Failure to do so will cause the approval to become null and void. And a new modification form must be submitted. If for any reason, the sub-association ARB does not approve a request, the request shall remain with the sub-association.

POA-ARB approval is required, but not limited to the following items. In addition, the following rules and regulations will apply.

1. Structural Modifications and Additions to a Home

Major construction must be completed within ninety (90) days from start of work to prevent potential unsightly conditions or eyesores to the community. This will be monitored by the POA-ARB. If, for a valid reason, an extension of time is needed by a resident, a request for same, must be made in writing and presented to the POA-ARB. If such work is not completed within this time period, the Board will be free to take appropriate action in accordance with the documents (i.e.: fines and/or completion of project), with all charges billed to the owner.

2. Pools and Pool Equipment

No above ground pools are permitted. A private in ground pool may not be filled for use by owner until it is properly enclosed, with fencing and/or a screened in enclosure, which meets City and County codes. Fencing and screen enclosures must be of the type and color approved for use within River Bridge. (white) When a owner has been given approval to install a new pool, the above stated rules apply, as well as the pool having been fully permitted for use by the City of Greenacres.

3. Decks, Patios, Driveways, and Walkways

All modifications to decks, patios, driveways, and walkways, (i.e.: approval for driveway décor, change of paint color, pavers, etc.) will be subject to approval from the POA-ARB.

4. Any Type of Screened/Acrylic/Glass enclosure (i.e.: entry, lanai and pool)

The frame color must conform to the color of the window frame of the home (bronze or white).

5. Fences

- a. Only those as required by governmental pool regulations. There shall be no other.
- b. Vinyl and vinyl coated chain-link, (white only) will be permitted for pool
- c. No wood fences are permitted.
- d. Living fences are not permitted from this time forward, which would enclose any part of the property, other than those that have been already placed by the developer declarer.

6. Solar Heating Panels

7. Awnings

Only retractable awnings on residential units are permitted.

8. Shutters

- a. If shutters are to remain in place on a residence for fourteen (14) days or more, they must be white, beige, or clear type of shutters.
- b. Bahama type shutters are not permitted.
- c. Shutters must meet POA-ARB requirements and Greenacre's building codes. They may be put up thirty-six (36) hours prior to impending hurricane and must be removed within forty- eight hours after an all clear issued by the South Florida Weather Service.

9. Removal of Sod and Shrubbery/Alteration of Drainage. Etc.

Except for the developer's acts and activities in the development of the property, no sod, top soil, muck, trees, or shrubbery, shall be removed from the property, or lot therein. No change in the condition of the soil or the level of the land of the property or any lot therein shall be made, which results in any permanent change in the flow or drainage of surface water of, or within River Bridge, without the prior written consent of the POA-ARB.

10. Vegetation or Tree Removal

- a. No tree removal may be performed by a resident without prior approval (permit) from the POA-ARB and the City of Greenacres.
- b. Replanting within existing beds, must comply with Greenacres landscaping guidelines.
- c. Creating/planting or expanding new beds, require POA-ARB approval and must conform to Greenacres landscaping guidelines.

11. Artificial Vegetation

No artificial grass, plants, or other artificial vegetation shall be placed or maintained upon the exterior portion of any lot.

12. Erosion Repair/Water Edge Treatment

Only the "Geo Tube" method for erosion repair is permitted.

13. Juvenile Play Equipment

- a. Appropriate non-corrosive materials or "approved" pressure treated wood for juvenile play equipment is permitted in the rear yard area of the owner's property, in conformance with property line setback restrictions. It shall be the responsibility of the homeowner, to maintain the condition and overall appearance of such items in an orderly uncluttered manner.
- b. All play equipment relating to Item 13, Paragraph A. must be anchored in order to withstand hurricane force winds.

14. Flags

The flying and displaying of the American Flag is the right of all home owners. In consideration of the limited openness of the community, the individual homeowner shall be limited to flags with a maximum size of three (3) feet x five (5) feet. Cantilevered poles requiring the use of a mounting adapter, which may remain in place on a building, tree, or fixed object. Vertical poles are limited to one per lot with a maximum height of fifteen (15) feet. Both fixed and removable poles require base mounting designed to withstand 120 MPH wind velocity. Flags shall be lighted if left on after dark, until dawn the next day.

15. Sheds/Shacks

No sheds or shacks of any kind are permitted on any residential lot or property in River Bridge.

16. Satellite Dishes

- a. We request that no satellite dish be mounted on the roof for safety reasons.
- b. No satellite dish exceeding one (1) meter in diameter is permitted.

In addition to the Rules, Standards and Restrictions enumerated above, the POA-ARB retains jurisdiction over all modifications to lots, structures and buildings in River Bridge, except as to those items specifically excluded by the POA-ARB.

These Rules, Standards and Restrictions are subject to change.