

ARTICLE VI

LAND USE, DESIGN AND CONSTRUCTION GUIDELINES

6.1 Land Use and Building Type. Each Lot described herein shall be used for residential purposes only. The term "residential purposes", as used herein shall be held and constructed to exclude, by illustration, but not by limitation, the following: hospitals, clinics, boarding houses, board and care homes, bed and breakfast, inns, hotels, and to exclude commercial and professional uses, whether of homes or otherwise, and any such use of said Lots is hereby expressly prohibited, No buildings shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single family dwelling, and a private garage, Accessory buildings such as carports, utility sheds, storage sheds, and greenhouses, etc., must be of substantially the same construction as that of the main dwelling.

6.2 Any dwelling erected on a Lot shall have a living area of not less than 2500 square feet.

6.3 All construction plans for building homes, or other structures in Riverbend Estates Phase II must be reviewed and approved by the Board of Directors of the Homeowners' Association or by any Architectural Review Committee appointed by said Board to ensure compliance with these restrictions and covenants herein, and to ensure that placement of building structures and driveways are done with the intent to preserve the architectural integrity as well as the values and amenities of the subdivision. Said Committee or Review Board may charge the sum of \$100.00 for the review of said plans.

6.4 No free-standing radio tower, television antenna satellite dish or other similar structure exceeding 15 feet in height shall be erected or constructed on any Lot.

6.5 No structure of any type, including but not limited to, fences, shall be placed in the front of any house. The front of the house shall be defined as the yard area from the front facade of the house to the street. no hedges or bushes used as fencing shall exceed a height of 3 feet.

6.6 No basketball goal or other type of sporting equipment shall be placed in the street or on a portion of any Lot which would cause anyone to use the street in playing with it.

6.7 Property owners will be responsible for any damage to the common area caused by themselves or their guests. The Homeowners' Association will have lien rights for any unpaid damages or expenses.

6.8 Lot grade shall commence from the rear line of the Lot and slope in grade to the street.

6.9 Each property owner grants to the Developer a servitude for the construction and paving of a

walkway along the front property line not to exceed (3) three feet in width if Developer deems necessary.

6.10 The parking of trailers, boats or recreational vehicles will not be allowed on a Lot, unless it is parked inside an enclosed garage or within a fenced backyard and the fence enclosure has been approved by the Board of Directors of the Homeowners Association or an Architectural Control Committee appointed by said Board of Directors. No commercial trucks or similar vehicles shall be stored, parked or maintained on any Lot or yard at any time. There shall be no extended construction or maintenance of a vehicle outside of the fenced backyard of any home.

6.11 Homeowners shall park their cars in their driveways and not park their vehicles on the street except on special occasions.

6.12 All roof pitches shall be greater than a 7 in 12 pitch.

6.13 Any roof shall be made of a minimum 30-year architectural shingle.

6.14 Vinyl siding shall be limited to accent only and shall not exceed twenty (20%) percent of the residence without the approval of the architectural review committee.

6.15 No garage doors shall face the front of the lot within the first fifty (50%) percent of the lot depth.

6.16 All mailboxes shall be selected from designs to be presented by the architectural committee.

6.17 Sewer connection fee will be applicable for property owner.

Lot Owner:

Date:

Riverbend HOA Architectural Board:

Robbie Polito

Chad Stoulig

Garrett Plaisance