

Examples of Common Covenants' Violations

March 12, 2020

Poorly maintained yards – This includes little or no grass; unmowed grass; weeds in the lawn and/or planted areas; unraked leaves; fallen branches; low tree limbs hanging over the street; vegetation blocking stop signs, street signs, street lights or the view of oncoming traffic.

Prohibited parking – No resident parking on the street; no parking on the lot except on the driveway or in the garage; stored vehicles, undriveable vehicles, unlicensed vehicles, trailers, commercial vehicles, campers, boats, recreational vehicles and seldom used vehicles must be parked in the garage with the door(s) closed. Note: Campers, boats and trailers may be parked for short periods of time to be loaded or unloaded.

Outdoor storage – Recreational equipment, lawn equipment and any items under tarps may not be stored outdoors. Outdoor lawn furniture may be covered with custom covers. Basketball hoops are allowed on the driveway.

Pets – When outdoors, pets must be kept on leash or in a fenced yard. Pet waste must be removed from the lots of other homeowners, empty lots, common areas and River Falls Plantation Golf property.

Garbage cans – Garbage cans need to be stored out of view. They may be put out the day prior to garbage pickup and removed no later than the day following pickup.

Non-conforming mailboxes – All mailboxes must be the same approved style and color. There are a few remaining green/gray mailboxes on wooden posts. This is a violation and homeowners will receive a notice. Peeling paint on mailboxes and posts should be touched up. Better Box is the vendor of the approved mailbox. They sell replacement parts and they install mailboxes. Their contact information is on our website <https://riverfallshoa.org>.

No ARC approval – Prior to any work beginning, the ARC must approve new home construction and landscaping plans as well as changes to yards and the outside of homes after the initial build. Replacing windows with the same style, color and size is not a change. Repainting with the same color or reroofing with the same color and style of shingle is not a change. Replacing a broken section of fence is not a change. A new fence is a change and needs approval. Removing sod and putting in plants or trees or hardscape is a change and needs approval. Removing trees larger than 8" in diameter measured 1' above the ground, removing any flowering tree or removing a stand of smaller trees must be approved by the ARC. Trimming trees or shrubs is not a change. When in doubt, please ask.

Flags – Flags are not allowed unless approved by the ARC. The attached shows preapproved examples. If you want to display something outside of the parameters, ask the ARC for approval. The list can be revised at any time at the discretion of the ARC.

Signs – Unless approved by the ARC; signs, placards, posters, billboards and banners are not allowed. The exception being that realtor for sale signs are allowed, but must be removed within 30 days of the sale of the home or lot.

Dumping – Dumping of trash and yard waste onto the property of River Falls Plantation Golf, RFPHOA, Duke energy, and any lots in the community is not allowed.

Note: This is not a complete list of violations, merely examples of the more common ones. Please consult your Covenants and Bylaws for further details.