

# Outline of Major RGHOA Deed Restrictions

The following outline generally describes the most important deed restrictions in effect in the Riverside Grove subdivision. These restrictions are not intended to impinge on homeowner's enjoyment of their property, but to help everyone protect property values.

This outline is for basic informational purposes only. It is not complete or intended to replace the actual restrictions detailed in the Bastrop Riverside Grove HOA Declaration of Covenants, Conditions, and Restrictions (DCCR's) Article 9, available, with all HOA Governing Documents, on our Web site:

<http://www.bastroprghoa.com/hoa-docs.html>

These deed restrictions are primarily enforced by the HOA Architectural Control Committee (ACC).

Homeowners should report violation complaints in writing to a member of the HOA Board of Directors or the property management company.

These restrictions may be more restrictive than City of Bastrop Ordinances but do not void any city ordinance.

<b>Nuisances</b>	No noxious or offensive activity shall be carried on upon any Lot or create an annoyance or nuisance to the neighborhood.
<b>Temporary Structures</b>	No temporary or pre-fabricated structures may be used as a residence.
<b>Signs</b>	No signs may be erected on any Lot except: <ul style="list-style-type: none"><li>• For sale or lease signs.</li><li>• Builder signs</li><li>• Political signs – 90 days before and 15 days after an election.</li><li>• Subdivision identification signs</li><li>• School or business bumper stickers mounted on resident's vehicles</li></ul>
<b>Vehicles</b>	<p><u>Campers, boats, trailers, motor homes, recreational vehicles, and golf carts</u> kept on any Lot must be enclosed within a garage or screened from view subject to ACC approval.</p> <p><u>Commercial vehicles</u> may not be parked on any Lot except temporarily for construction, maintenance and repairs.</p> <p><u>No Inoperable Motor Vehicles.</u> Abandoned, derelict, or inoperable vehicles may not be stored or located on any Lot.</p>
<b>Pets, Livestock and Poultry</b>	No animals, livestock or poultry of any kind, except for cats, dogs and other generally recognized household pets, may be raised or kept on any Lot in interference with the quietude, health or safety of the neighborhood.
<b>Garbage and Refuse Disposal</b>	All trash, garbage and other waste must be kept in sanitary containers and must be stored out of view from the street or other Lots except during a day designated for refuse collection.
<b>Air-conditioning units</b>	No air-conditioning units may be installed in front of a residence or mounted in any front wall or in any window of a residence.
<b>Parking</b>	No vehicles may be driven or parked in Common Areas or Common Maintenance Areas or on any easement except for maintenance purposes.
<b>Detached Buildings</b>	No detached accessory buildings, such as garage or storage buildings shall be placed on any Lot without prior consent by the ACC. Every detached building shall be compatible with the main dwelling in design, paint, roofing and construction materials with ACC approval.
<b>Landscaping and Exterior Maintenance</b>	Each Lot Owner shall keep all shrubs, trees, grass, and plantings cultivated, pruned, and free of trash and other unsightly material. All improvement must be kept in good condition and repair. Decorative ground cover may not exceed 10% of the total area of the front and side yard. Grasses in lawns must be properly maintained, not to exceed 6 inches in height.

## Outline of Major RGHOA Deed Restrictions

---

<b>Antennae, Satellite Dishes and Solar Collectors</b>	Satellite dishes must be placed in the least conspicuous position where an acceptable signal can be received and may not exceed 39 inches in diameter. A TV antenna must be placed in the attic, unless granted permission for alternative placement by the ACC. Placement of solar panels is subject to approval by the ACC.
<b>Exterior Finish</b>	All structures must be finished with wood, stucco, brick, stone, siding, paneling or other material acceptable to the ACC. No unpainted concrete block surfaces shall be visible on any exterior wall.
<b>Chimneys</b>	All fireplace flues, smoke and spark arrestors must be completely enclosed and concealed from public view in finished chimneys of materials compatible with the principal finish of the structure or otherwise subject to ACC approval.
<b>Window Treatment</b>	No aluminum foil, reflective film or similar treatment shall be placed on windows or glass doors.
<b>Oil and Mining Operations</b>	No oil drilling, development or refining or mining operations of any kind are permitted on any Lot.
<b>Athletic and Recreational Facilities</b>	No outdoor athletic and recreational facilities such as basketball goals, playscapes, swing sets, and sports courts of a permanent nature shall be placed in the front of any Lot. Any such facilities placed elsewhere on a Lot are subject to approval by the ACC.
<b>Security</b>	Neighborhood watchman patrols may be provided by independent contractors through the HOA, but the HOA is not responsible for the security of the neighborhood or any Lot and Lot Owners are exclusively responsible for home and property security.
<b>Burning</b>	No burning is permitted except for within fireplaces and for outdoor cooking.
<b>Exterior Holiday Decorations</b>	Lights or decorations may be erected on dwelling exteriors in commemoration or celebration of publicly observed holidays, provided such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners by illuminating bedrooms, creating noise, or attracting sight-seers. Holiday lights and decorations must be removed within 30 days after the holiday has ended. Christmas decorations may not be placed prior to November 1 <sup>st</sup> of any year. Other holidays' lights and decorations may not be displayed more than 3 weeks in advance of the holiday.
<b>Fences</b>	Fences may be erected on property lines except in the case of a right-of-way which will be 10 foot from the curb. All fences shall be between four feet and six feet. All fences will be constructed of vinyl, wood, wrought iron or masonry. No chain link or agricultural fences may be installed except green or black vinyl coated chain link may be installed with ACC approval.
<b>Roofs</b>	Roofs must be three-tab asphaltic composition shingles on the principal structure. Metal roofs are not allowed on principal structures.
<b>Garages and Driveways</b>	Each residence will have a garage capable of accommodating two automobiles. Garages may not be converted to living areas nor will any garage door be removed permanently.

---