

Orchard Place Rules, Regulations and Maintenance Responsibilities
River Crossing Homeowners Association
July 2012

The following Rules, Regulations and Maintenance Responsibilities were adopted by the Board of Directors of the River Crossing Homeowners Association (HOA) in accordance with paragraph 2.2 of the River Crossing Covenants, Conditions and Restrictions (CCR's) and may be added to, amended, or repealed at any time by the Board of Directors of the River Crossing HOA. They are designed for three purposes: 1. to protect the integrity and condition of Orchard Place and thereby protect each individual homeowner's investment, 2. to provide a safe and pleasant living environment for all homeowners and 3. to supplement and clarify the CCR's.

Orchard Place does not have a separate legal board of directors but functions under the authority of the Rivercrossing CCR's and Bylaws. The Rivercrossing Board may appoint an Orchard Place Advisory committee to represent the interest of the Orchard Place residents to the Board. All final decisions rest with the River Crossing HOA Board.

Dues for Orchard Place residents are collected for the maintenance responsibilities outlined below. These may be revised over time as the responsibilities are revised.

1) Landscaping

- a. Common Area. The HOA maintains the common areas within Orchard Place including landscaping, trails and sidewalks.
- b. Homeowner's Lots. The HOA will provide limited maintenance for each owner's irrigation system from the house shutoff. This includes turning on and blowing out the system each season, adjusting watering times for weather, replacing or adjusting sprinkler heads that are broken due to normal maintenance of the yards. Not included is rebuilding the main infrastructure of the system due to age (e.g. replacing clocks, repairing/replacing mainlines, etc). The HOA also provides fertilization, weed spraying and mowing of turf areas on lots.

Limited maintenance of the planter beds is included. Two applications of pre-emergent and three trips for weed removal are part of the maintenance by the HOA. Owners will be responsible for all other weed control if necessary. Pruning and trimming of vegetation aren't included and are the homeowner's responsibility. Removal and replacement of dead plant material and planter bed improvements (e.g. new bark or rock ect) is homeowners responsibility

2) Snow Removal

The sidewalk parallel to the street, the walk leading up to the front door and the driveway will be cleared by the HOA. Removal of snow will only be completed when the accumulation reaches two inches. No deicer or similar slip resistant product will be provided. Any liability from accidents remains with the homeowner.

3) Fencing

Fencing will be allowed within the community but must receive architectural approval. A minimum of one-four foot gate must be installed in a side yard for access to the back yard by the maintenance contractor. All fencing must be almond colored to match the fencing provided by the developer. The homeowner is allowed a five or six foot fence and it may be private or semi-private.

4) Storage buildings

Storage buildings on individual lots will be allowed but must not exceed 100 square foot in size. The maximum height at the peak is 8 feet and the building must be set off of the property line by five feet. Storage buildings are only allowed if a homeowner's yard is fenced.