

# RIVERWALK

## “Summary of Maintenance Responsibilities”

**Introduction:** This sheet is a summary only of the homeowner's responsibilities. Please refer to the maintenance plan and CCR'S for additional information.

### **Homeowner's Maintenance Responsibilities:**

Maintenance of Lot & Improvements-As provided for in the Declaration of Covenants, Conditions, and Restrictions of Riverwalk, each homeowner shall be responsible for maintaining all lots and all exterior improvements in a neat attractive and well landscaped appearance.

Maintenance of Areas between Lot and Street-Each homeowner is responsible for maintaining the right-of-way and any common area between the lot and any street for either in front of or to the side of the lot, as well as any area between the curb and sidewalk.

Rear Yard Responsibilities-Unless otherwise specified by the Homeowners' Association, each homeowner may maintain up to but no more than 20 feet behind the lot, if such area is within common open space. Such maintenance shall be limited to mowing. No trees are to be removed from this area and no placement of fences or planting of shrubs is permitted. The planting of trees within this area is encouraged as long as this does not impede any drainage.

Rear Yard Responsibilities for Lots Backing Up To TVA easement.-Lots backing up to the TVA easement shall be responsible for mowing up to the perimeter fence as identified on the fencing plan. TVA has the ability to maintain or remove any landscaping or improvements within this easement at their discretion.

Maintenance of Common Areas between Lots-Homeowners are required to maintain the common areas between lots. Homeowners are encouraged to make arrangements with their neighbors for the sharing of this responsibility. The Board of Directors of the Homeowners Association is available to answer any questions relating to the sharing of the maintenance of the common area between lots.

Street Trees-A street tree program has been created to provide the best initial appearance of the community and to enhance the value of the homes over the years as the trees grow and mature. The selection of the tree species, the placement of the trees, and the replacement of trees that die are important elements of the street tree program. The developer will plant the street trees. Each homeowner is responsible for the replacement of any dead street tree(s) in front of or beside his (her) home. The homeowner is also responsible for the care and watering of the street trees.

Review and replacement procedure: Street trees will be reviewed by the Homeowner's Association or a tree and trail committee in August each year. Homeowner's will be notified by letter of any dead street trees that they need to replace. The identified trees shall be replaced by November 31 of that year. In the event the homeowner does not maintain or replace the street tree(s) in front or beside his home by this date, the Association shall have the right to enter any lot to replace such street trees and charge the homeowner for the cost of the tree

replacement. Replacement trees shall be the same species with a 1½ - 2" caliper minimum.

**Recommended Tree Sources:**

Mark Bates Landscaping & Garden Center 370-9222

Hewitt Garden & Design Center 661-6767

Prohibited Activities-The common areas are to be preserved as natural areas. The following are prohibited in common areas: the setting of fires for any purpose (except for community wide events approved by the Board of Directors of the Homeowners' Association), clearing of trees, clearing of undergrowth beyond the 20 feet area referred to above, the placing of grass clippings, compost piles, leaves, or other refuse in the common area.

**Homeowners Association Responsibilities:**

Levels of Maintenance-In order to provide the most appropriate level of maintenance for the various areas of Riverwalk, the Board of Directors of the Homeowners' Association has set different levels of maintenance for different areas. This policy is intended to maintain reasonable HOA dues and to allow the buffer areas to grow and mature. **See maintenance plan for additional information.**

Entry Areas-These areas are maintained in the most frequent and intense manner.

Buffer Areas-These areas are to be left unmaintained to encourage successional regrowth of trees and undergrowth to provide enhanced buffering.