

BY-LAWS
OF
RIVERSIDE AT TWIN RIVERS COMMUNITY ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is RIVERSIDE AT TWIN RIVERS COMMUNITY ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 1637 East Vine Street, Kissimmee, Florida 34744, but meetings of members and directors may be held at such places within the State of Florida, County of Orange, as may be designed by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to Riverside at Twin Rivers Community Association, Inc., its successors and assigns.

Section 2. "Property", "Properties" and "Initial Property" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean and refer to all real property owned by the Association for the common use and enjoyment of the Owners, as further defined in the Declaration.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Property with the exception of the Common Area, Dedicated Area, driveway or street, which Lot is intended to have a Dwelling Unit constructed thereon.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Far East Builders, Incorporated, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development and any subsequent

declarant who becomes the owner of additional lands pursuant to the Declaration. All rights, powers and privileges granted to the Declarant by these Bylaws or by the Declaration and Articles of Incorporation of the Association shall be exercised by the Declarant in such manner as it may determine.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Property recorded in the public records of Seminole County, Florida.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:00 o'clock P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third (1/3) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of not less than three (3) nor more than seven (7) Directors, who need not be members of the Association. The initial Board shall be composed of three (3) Directors.

Section 2. Term of Office. At the turn over meeting and each meeting thereafter, the members shall elect five (5) directors for a term of one (1) year. Each Director shall hold office until the expiration of the term for which he was elected and until his successor has been elected and shall have qualified; or until his prior resignation or removal.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee for the turn over meeting and each annual meeting thereafter. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next

annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors may be held without notice at such time and place as permitted by law and from time to time as may be determined by the Directors. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday. The Board may, by resolution duly adopted, establish regular monthly, quarterly or semi-annual meetings.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two (2) Directors, after not less than three (3) days notice to each Director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities

of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be

conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members, and shall be elected by the Board.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments.

Vice President

(b) The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each of the members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in

the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words TWIN RIVERS COMMUNITY ASSOCIATION, INC.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy,

except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

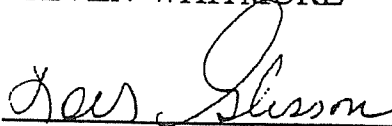
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

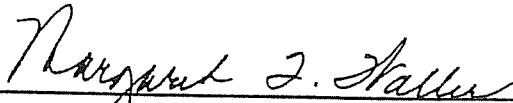
IN WITNESS WHEREOF, we, being all of the directors of the Twin Rivers Community Association, Inc. have hereunto set our hands this 8th day of April, 1991.



STEVEN WHITMORE



LOIS GLISSON



MARGARET T. WALLER

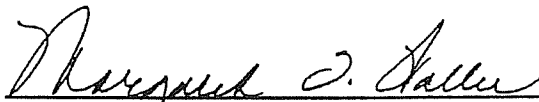
CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Twin Rivers Community Association, Inc., a Florida corporation, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 8th day of April, 1991.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 8th day of April, 1991.



MARGARET T. WALLER, Secretary

**FIRST AMENDMENT TO THE BYLAWS
RIVERSIDE AT TWIN RIVERS COMMUNITY ASSOCIATION, INC.
(Approved at the April 8, 1999 Annual Membership Meeting)**

Article V, Section 1 and Article IX shall be amended as follows:

ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. ~~Nomination for election to the Board of Directors shall be made by a Nominating Committee for the turn-over meeting and each annual meeting thereafter. Nominations may also be made from the floor at the annual meeting.~~ Nominations may also be made in advance of the annual meeting pursuant to procedures determined from time to time by the Board of Directors and published in the Association Newsletter. ~~The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members only or non-members.~~

ARTICLE IX
COMMITTEES

The Association shall ~~appoint~~ elect an Architectural Control Committee as provided in the Declaration, and a ~~Nominating Committee, as provided in these By-Laws.~~ In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

Article VII, Section 1(b) shall be amended as follows:

ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

(b) suspend the voting rights of a member for the nonpayment of any regular annual assessment that is delinquent in excess of 90 days, or as otherwise provided in chapter 617, Florida Statutes (1997), as amended from time to time. In addition, the Board of Directors may suspend and the right to use of recreational facilities of by a member of a member's tenants, guests, or invitees, or both, and/or levy reasonable fines against such person(s), without notice or a hearing, during any period in which such member shall be in default in the payment of any assessment or charge levied by the Association, or as otherwise provided in chapter 617, Florida Statutes (1997), as amended from time to time. Such use rights may also be suspended for a reasonable period of time and/or fines may also be levied against such person(s), after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations or of any provision of the Declaration, Articles of Incorporation, these By-Laws, or chapter 617, Florida Statutes (1997), all as amended from time to time. The Board of Directors shall have the power to adopt rules and regulations governing the amount of each fine and the duration of each suspension, and establishing a procedural due process system for the suspension of use rights and the imposition of fines, provided that such rules and regulations are consistent with the limitations and requirements set forth in chapter 617, Florida Statutes, as amended from time to time.

Article XII shall be amended to correct a clerical error as follows:

ARTICLE XII
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words RIVERSIDE AT TWIN RIVERS COMMUNITY ASSOCIATION, INC.

**SECOND AMENDMENT TO THE BYLAWS
RIVERSIDE AT TWIN RIVERS COMMUNITY ASSOCIATION, INC.
(Approved at the May 13, 2003 Annual Membership Meeting)**

Article III, Section 1 shall be amended as follows:

**ARTICLE III
MEETING OF MEMBERS**

Section 1. Annual Meetings. The first annual meeting of the members shall be held within ~~one (1) years from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, in the month of April on such day as the Board of Directors determines.~~ at the hour of 7:00 o'clock P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following, which is not a legal holiday.

Article IV, Section 1 and Section 2 shall be amended as follows:

**ARTICLE IV
BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE**

Section 1. Number. The affairs of this Association shall be managed by a Board of five (5) ~~not less than three (3) nor more than seven (7)~~ Directors; ~~who need not shall~~ be members of the Association. The initial Board shall be composed of ~~three (3) Directors.~~

Section 2. Term of Office. At the ~~turn over meeting and each annual meeting thereafter,~~ the members shall elect five (5) directors for a term of one (1) year. Each director shall hold office until the expiration of the term for which he was elected and until his successor has been elected and shall have qualified; or until his prior death, resignation or removal.

NOTE: ADDITIONS TO TEXT ARE INDICATED BY **BOLD UNDERLINE**;
DELETIONS BY STRIKEOUT.

For some time the association has been receiving complaints regarding pet owners allowing their pets to defecate and urinate on the common properties of others. Seminole County Animal Control Ordinances are specific that it is a violation if a pet is permitted to defecate or urinate on ANY property other than that of the pet owner's property. The Board of Directors has a responsibility to the community to ensure that pet owners are also being responsible. In order to accomplish this, the Board is asking all pet owners to clean up after their pets if they are being walked on association common property or other owner's property.

There are many considerate and responsible pet owners who willingly comply with the laws and who share common concerns about our environment and our community. You and every home owner has a right to expect that your property and the common areas that you have access to, are free from animal excrement. Pet owner or not, you do have resources available to assist in correcting this intrusion on your rights to enjoy your property and our community.

When you observe an animal using your property or common property, and not cleaning up after the pet, determine the pet owner's address. With this information, you may contact our association's property manager at (407) 327-5824 and a letter will be mailed out from the Board of Directors. You may also contact Seminole County Animal Control Division to make a complaint.

The Seminole County Animal Control regulations that are being broken in Riverside are being reprinted in an effort to make all owners in Riverside aware of these rules. The Board of Directors expresses appreciation to the responsible pet owners who comply with the association rules and Seminole County laws. By all of us working together, we can continue to have the best community in the area for our children and ourselves.

SEMINOLE COUNTY ANIMAL CONTROL REGULATIONS **(407) 665-5110 (to file a complaint)**

Section 20.23 ANIMALS AT LARGE

It shall be unlawful for any animal owner to permit, either willfully or through failure to exercise due care and control, his animal(s) to run at large upon public property, unless said public property expressly authorizes the same, or upon private property of others, including common areas of condominiums, cluster home, planned unity developments, and community association without the consent of all owners thereof, unless said private property owners authorize the same by express or implied consent.

Section 20.24 URINATING & DEFECATING

It shall be unlawful for any animal owner to permit, either willfully or through failure to exercise due care and control any animal to soil, defile, urinate or defecate on any private or public property, other than that of the owner, without expressed or implied consent.

Section 20.25 NOISY ANIMALS

It shall be unlawful for any animal owner to permit, either willfully or through failure to exercise due care and control, any animal, in a continuing or repeating manner, to bark, cry, howl, screech, squawk, scream, whine or cause either objectionable noises which disturb the comfort, peace, quiet or repose of any person residing in the vicinity. Upon the receipt of documentation of a complaint from a law enforcement agency or a statement signed by three (3) or more residents of Seminole County who reside in separate dwellings in the vicinity of the animal(s) or incident(s), averring that a violation

of this Section exists, the Animal Control Official shall have reasonable cause to determine that a violation of this Section has occurred. The statements must be made under oath before an individual authorized by law to take acknowledgments and must set forth the pertinent facts relating to the incident(s), including the time(s), date(s), and location, the address or location of the owner of the animal as well as the complainants and a description of the animal(s). The Animal Control Official shall also have the authority to investigate suspected violations of this Section arising under any other circumstances.

RIVERSIDE AT TWIN RIVERS COMMUNITY ASSOCIATION, INC. RULES AND REGULATIONS

Basketball Goals: Fixed basketball goals are accepted. They must be leveled to the ground, centered between the sidewalk and the garage, and located halfway down the driveway on the outer side of the property. Structures must be maintained in a like new condition.

Portable basketball goals are accepted. They have the same restrictions as above except that they must be stored and used half way down the driveway. (adopted 3/13/97)

Paint Colors: Prior to painting, paint chips, manufacturer's name and color number must be submitted to the Architectural Review Committee (ARC). All exterior painting of the dwelling which results in variations of the original colors must be approved by the ARC. The committee will consider the following: trends in color change; the fact that color intensifies when applied on large areas (colors which appear acceptable on a 2" sample may be overwhelming when applied to an entire house); due to strong sunlight and ultraviolet deterioration, some colors and paint types may not be appropriate for the geographical area. If approved, that color must be used. The ARC may be presented on a case by case basis if the colors are other than those on the approved developer list. (A copy of the approved list is available upon request from management) Requests and responses must be by certified mail to ensure delivery. (adopted 3/13/97; revised 9/10/98)

Satellite Dishes: Satellite dishes that are 39" or less in diameter and exterior television antennas may be permitted. The antenna for ham radios shall be retractable or fully removable, and shall be retracted or fully removed when not in actual operation. In the event that a ham radio operator is part of the communication link in a declared emergency, the antenna may remain in place during this emergency. An antenna that has a mast with a satellite dish antenna attached to the top, per FCC requirements, must be one meter in size or less. The FCC requirement states that any mast that is no more than 12 feet above the roof line is per se acceptable. The mast, however can be as tall as is necessary to receive the signal, but associations can require a permit if the mast exceeds that height. Applications for antennas must include: a plot plan showing the proposed location of the antenna or satellite dish and a catalog or brochure indicating the type and size of the antenna or satellite dish. All wires shall be mounted to the house and shall not be free hanging; if possible the wires should be painted to match the exterior of the home. As long as placement does not impair reception of an acceptable signal, no antennas or satellite dishes shall be mounted in plain view of the street, or in any manner that is obtrusive to other homeowners. If possible mounting in the attic is suggested.

Any dishes that existed prior to the homeowners taking over the Association in March of 1996 are grandfathered in and accepted. (revised 8/13/98)

Propane Tanks: All propane tanks must be approved by the ARC prior to installation and must be installed by a licensed technician. They must be enclosed with fencing or landscaping materials so that the tank is not visible and such material must also be approved by the ARC prior to installation. (adopted 3/13/97)

Fences: All fence styles included in the Fencing Standards, a copy of which is available from Management upon request, and is hereby made part of these regulations, will be adopted. All pictures on page 3 of 8 should read Approved. The section "Style of Fence" is hereby eliminated. (adopted 3/13/97)

Water Front Lots: This section shall read as follows: Fences located in the rear lot area on a lake or pond must be 4' high. Wood fencing allowed on the side yards shall not extend beyond the property line. Any pool enclosure on the lake or pond shall require a minimum of three trees, eight feet tall, in front of the screen enclosure to soften the enclosure. (adopted 3/13/97)

Parking and Storage Restrictions: Recreational vehicles, trailers, boats, trucks, boat trailers or campers may be parked for the purposes of cleaning, provisioning, etc., for a period not to exceed 48 hours without prior approval of the Board. If stored on the property the above must be stored out of view. (adopted 3/13/97 and amended 9/13/01)

Clotheslines: Clotheslines shall not be visible from any side of the lot or from the street. Clotheslines can be installed in fenced yards, but cannot exceed the top of the fence line. (adopted 3/13/97)

Equipment: Pools, spas, solar panels, propane tanks and related equipment must be submitted for approval to the ARC. Items must be listed specifically and if not approved may be required to be relocated. (adopted 3/13/97)

Debris/Rubbish: Garbage cans, supplies, yard debris, rubbish, trash, or other similar articles, shall not be stored or permitted in any area on the exterior of the dwelling or property which is visible to the neighbors or the public. Garbage cans, recycling bins, yard debris, and other trash to be picked up shall be put at curbside no earlier than 6:00 p.m. the evening before the scheduled pickup. Garbage cans and recycling bins shall be removed from curbside by the end of the pick up day. (adopted 8/13/98)

Screen Enclosures on Front of Home: The Architectural Review Committee has received requests for screen enclosures on the front of homes in Riverside. While there are a few of these enclosures presently in Riverside, they were installed during the period of time that the developer was in control of the Association. This means that legally these may remain pursuant to the so called "grandfather" rule. Notwithstanding this fact, there is a rule that forbids screen enclosures on the front of homes, therefore any new applications will be denied. (adopted 5/14/98)

Landscaping: Plants must be kept alive and in a healthy condition. Dead or declining plant material must be removed. Removal of plants to create a barren view will not be allowed. Grass must be kept alive and as weed free as possible. It must be kept mowed, trimmed and edged to maintain a neat appearance. creation of planting bed(s) in excess of 20% of the total front and side yards, or 20% of the total unfenced rear

yard must obtain prior approval of the ARC. Tree removal must receive prior approval from the ARC and the City of Oviedo. A tree which is removed must be replaced with another tree of the same type and size. ARC applications must include a plot plan showing the proposed and/or existing locations of the plant material, the types and names of the new plant material, and their size at planting and at maturity. (adopted 9/10/98)

Pets: In addition to the rules established under Article VII, Section 5, the following rules also apply: A pet shall not be permitted outside its owners' lot unless attended by an adult and on a leash. Pets shall not be permitted to have excretions on any common property or on any property other than the pet owner's property. The pet owner shall be responsible to clean up any such excretions. (adopted 9/10/98)

Above Ground Pools: The installation of above ground pools shall follow the same restrictions of Seminole County as in ground pools, which require either a privacy fence around the perimeter of the yard or a screen enclosure. (adopted 7/9/98)

Additions: Before planning a substantial addition or alteration, homeowners are encouraged to thoroughly evaluate the situation. Traditionally, major additions or alterations cost more than can be recouped when the property is sold. An application to the Architectural Review Board must be submitted and approved prior to work being started.

Specifications for Improvements:

- 1 The materials used must be those which are used in standard residential construction in this community. The homeowner should make every effort to use the same or better materials that are used in the home.
- 2 The construction should be done by a contractor who is licensed by the state for this type of work. Due to the major impact of an addition, "do-it-yourself" projects are not encouraged.
- 3 The roofline should be consistent with the adjacent elevations. Roofs should be pitched to match the house, and shingles must match the existing shingles.
- 4 Architectural detailing on the existing house should follow through on the addition. Doors and windows must match the existing doors and windows.
- 5 The paint colors of the addition must match or compliment the existing house.
- 6 The overall square footage of the original living area of the house cannot be increased by more than 50%.
- 7 The addition shall not cover more than 50% of the existing yard. All zoning setbacks must be observed. (adopted 5/13/1999)