



*C/o David Floyd & Associates
2400 Crestmoor Road, Nashville, TN 37215*

PURCHASER GUIDELINES

The Riverside Homeowners Association was formed to maintain and enhance property values for all homeowners. As a prospective buyer it is helpful for you to get a feel of the neighborhood to better understand your future neighbors and community.

Association Dues- \$30.00 month paid quarterly (all dues must be in by the 15th of the due month to avoid a reoccurring \$10.00 late fee) Payments made before January 15th can be made for the entire year with a 10% discount. All home purchases are subject to a \$150.00 transfer fee paid to the David Floyd & Assoc. and \$150.00 to Riverside HOA at closing.

Parking –Due to the safety of children, parking on the streets at Riverside are highly discouraged and any vehicles left on the streets/violating Metro Codes, will be ticketed and/or removed at the owners expense.

Fences-Fences in the subdivision are not a welcomed sight however we do allow a plain solid block wood fence six foot high and left in a natural wood appearance. The outside appearance should be all wood with no beams, caps or frames exposed. Older design fences will have to be replaced when any maintenance is necessary.

Lampposts and Mailboxes-All lampposts and mailboxes should be black and style-match those in your building section. The distance of your lamppost should also be in line with those of the others on your street to provide equal lighting for your property and the street.

Antenna/Dish Units-Are allowed, attached on the exterior of homes, provided it is not visible from the front view of your home. This is a Restrictive Covenant

Community Pool-The pool season runs from Mid-May to Late September. Swimming by children without an adult present and after dark swimming is not permitted.

Outside Changes & Structures-Such as lawn storage buildings, sunrooms, room additions and permanent basketball goals are not permitted within the Riverside Subdivision. **ANY exterior modifications to your residence must be approved by the board before ANY work can be performed.**

Recreational Equipment & Vehicles-Portable Basketball Goals, Hockey Nets, Children's Toys, Boats, Motor Homes, Motorcycles and Go-Karts must be stored within the home/garage. These items must not be visible to other homeowners when not in use or in the case of vehicles ridden in the subdivision.

If you have any other questions concerning rules and regulations pertaining to Riverside please call Kim Raymer at (615) 297-2824 or email, KimRaymer@dfloydasoc.com. It is also advisable before closing to fully review the Bylaws and Restrictive Covenants for Riverside.

It is the buyer's responsibility to request these documents from your seller.