



RIVERSIDE HOMEOWNERS ASSOCIATION

C/O David Floyd & Associates
104 East Park Drive, Suite 320 • Brentwood, TN 37027

OWNER AND PURCHASER GUIDELINES

The Riverside Homeowner's Association was formed to maintain and enhance property values for all homeowners. It is important for you to get a feel of the neighborhood to better understand your neighbors and community and review the HOA Restrictive Covenants and Bylaws.

Association Dues: \$30.00 per 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 usually be made for the entire year with a discount. All home purchases are subject to a \$150.00 transfer fee paid to David Floyd & Associates, and \$150.00 paid to Riverside HOA at closing.

Parking: Due to the safety of children, parking in the streets at Riverside is highly discouraged, and any vehicles left on the streets in violation of Metro Codes will be ticketed and/or removed at the owner's expense.

Fences: Fences in the subdivision must comply with Architectural Guidelines and the Architectural Review Process. Forms required to be submitted are on the HOA website.

Lampposts and Mailboxes: All lampposts and mailboxes must comply with Architectural Guidelines and must 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, and provided it is not visible from the front view of your home.

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 roofing, gazebos, lawn storage buildings, sunrooms, room additions, permanent basketball goals, and any exterior modifications to your residence must comply with Architectural Guidelines and the Architectural Review Process.

Recreational Vehicles & Equipment: Such as portable basketball goals, hockey nets, children's toys, boats, trailers, motor homes, motorcycles and go-karts must be stored within the home/garage. These items must not be visible to other homeowners. All equipment, coolers, and garbage cans, shall be concealed from view of neighboring lots, roads, streets, and open areas.

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 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. These documents can also be found on our website RiversideHOA.net under Documents.