

Property Maintenance Guidelines RiverTree Subdivision

Adopted April 11, 2017

A. Introduction

1. Objective of the Property Maintenance Guidelines. This document has been prepared to ensure the quality and consistency of the RiverTree Subdivision residential community. The maintenance standards as defined in this document are intended to describe explicit and objective requirements and procedures which will be applied to all lots within the subdivision. These guidelines may be reviewed and revised as necessary to reflect changing conditions and outlooks. When changes occur, property owners will be advised through appropriate, Board approved, communication channels.
2. Relationship to Legal Documents. These guidelines are complementary to the Amended and Restated Declaration of Covenants, Conditions and Restrictions (DCCR) for the RiverTree Subdivision recorded in Volume 23, Pages 399-432, of the Real Property Records of Real County, Texas, as amended, as well as the Board of Directors (BOD) resolutions, which are all of record. If a conflict arises between these Guidelines and the above items, the DCCR and BOD resolutions shall prevail.
3. Community Master Plan. The RiverTree Subdivision is a planned residential community. It is the intent of the Estates of RiverTree Owner's Association (EROA) to protect the natural features of the Texas Hill Country. Consequently, these Guidelines will reflect that concern in its approach toward the maintenance of properties within the RiverTree Subdivision.
4. The EROA Board of Directors is the body responsible for the administration of the Association. The BOD shall appoint chairpersons and members to all committees for the assistance in the management of the Association. All committees serve at the pleasure of the BOD.

B. Responsibilities of the Architectural Control Committee (ACC) with Regard to These Guidelines

1. The DCCR states in Article II, Section 20, that "The Owners shall be responsible for the maintenance of the exterior of all buildings, homes and appurtenant structures at a standard in keeping with the level of such maintenance exhibited by a majority of the improvements on the Property, and *such Owners shall be responsible for maintenance and repairs to* roofs, glass in windows and doors, and for all structural matters, as well as plumbing, electrical equipment, foundation maintenance and repairs, *landscaping*, all improvements on Owner's Lot and the driveways extending from Owner's Lot to the street, *and the regular mowing of grass and weeds and removal of flood debris...*"

2. The ACC will serve at the pleasure of the BOD to ensure that all lots within the subdivision are maintained in an attractive, compatible, and aesthetically pleasing condition. The ACC will monitor all Lots within the Subdivision and use these Guidelines for the evaluation of Lots to determine if they are in compliance with the DCCR. Further the ACC will be responsible to initially inform an owner of any non-compliance. If the Owner does not bring his Lot into compliance as requested by the ACC, the matter will be turned over to the BOD for further action. The ACC, when making any determination of non-compliance with these Guidelines may take into consideration any factor deemed relevant by the ACC, including: visibility from common areas, street or neighboring properties.
3. The ACC shall make initial interpretations of the DCCR and these Guidelines at the request of an owner.

C. Owners of Un-Fenced Property – Blocks I, II, III, IV, V, VI, & VII:

1. All property shall have grass and turf vegetation cut to a maximum of 10" in length at least four times from March 1–October 31 of every year.
 - a. Large areas of standing and in bloom wildflowers, on unimproved areas of property, may be left in natural state until the wildflowers have gone to seed. Spent wildflower fields shall be cut to a maximum of 10" in length no later than October 1 of every year.
 - All wildflower stands shall commence no less than twenty (20) feet out from any and all improvements on property and shall terminate twenty (20) feet back from any roads or roadways.
 - b. All property from within twenty (20) feet in and around any and all improvements, i.e. homes, sheds, barns, picnic areas, out buildings, roads, driveways, power poles etc., shall follow C. 1., above.
2. All downed limbs, downed or dead trees and other dead vegetation shall be removed by property owner within 30 days after discovery by the property owner and/or notification by the Association.
3. All trees and bushes shall have all vegetation cleared 12" or less out from base at least four times from March 1 – October 31, of every year. {A 12" ring of vegetation may be left around trees and/or bushes to provide habitat for wildlife.}
4. Dead animals shall be removed by property owner within 10 days of discovery and/or notification from the Association.

D. Owners of Fenced Property less than 5acres– Blocks I, II, III, IV, V, VI, & VII:

1. The fence line shall be cleared of grass and turf vegetation to ground level, at least four times from March 1 –October 31 of every year.
2. Within fenced area, all grass and turf vegetation shall be cut to a maximum of 10" in length at least four times from March 1 – October 31 of every year.
3. Any area remaining unfenced, on the property, follows the guidelines, above, for C. Un-Fenced Property.
4. All Trees and Bushes shall have all vegetation cleared 12" or less out from base at least four times from March 1 – October 31, of every year. {A 12" ring of vegetation may be left around trees and/or bushes to provide habitat for wildlife.}
5. All downed limbs, downed or dead trees and other dead vegetation shall be removed by property owner within 30 days after discovery by property owner and/or notification by the Association.

6. Dead animals shall be removed by property owner within 10 days of discovery and /or notification from the Association.

E. Owners of Fenced Property with Livestock (5 acres or more) – Blocks II & III:

1. All downed limbs, downed or dead trees and other dead vegetation shall be removed by property owner within 30 days after discovery by the property owner and/or notification by the Association.
2. Dead animals shall be removed by property owner within 10 days of discovery and/or notification by the Association.
3. If livestock are removed from the property, then property maintenance would follow the guidelines of D. Fenced Property less than 5 acres, above.

F. Owners of River Frontage Lots-- Tree line areas – Block VII:

1. It is recommended that the majority of major trees and shrubs within the tree line on the lot and down to the river be left in natural state to prohibit erosion during a flood.
2. It is recommended that the rock riverbed vegetation be left in natural state to prohibit erosion during a flood.
3. All downed limbs, downed or dead trees and other dead vegetation shall be removed by property owner within 30 days after discovery by property owner and/or notification by the Association.
4. Property from edge of RiverTree Road North or South to the tree line follows the guidelines for C. Un-Fenced Property and/or D. Fenced Property less than 5 acres, on Page 1; based on physical improvements.

G. Owners of Cedar covered Lots – Block I:

1. Vegetation from edge of RiverTree Road to the Cedar line on property shall be cut to a maximum of 10" in length a minimum of four times from March 1– October 31 of every year.
2. Areas of the property NOT covered by abundant cedar groves follow the guidelines for C. Un-Fenced Property and/or D. Fenced Property less than 5 acres, on Page 1; based on physical improvements.
3. The ground vegetation in the areas covered by abundant cedar groves can be left in natural state. [Groves consists of multiple trees in a dense cluster and/or multiple clusters.]
4. All downed limbs, downed or dead trees and other dead vegetation shall be removed by property owner within 30 days after discovery by property owner and/or notification by Association.
5. Dead animals shall be removed by property owner within 10 days of discovery and/or notification by the Association.

H. Drought conditions and Fire Breaks – Blocks I, II, III, IV, V, VI, & VII:

1. During extended drought conditions, all turf vegetation, including spent wildflower stands, shall be mowed and maintained at a maximum of 10" in length or less.
2. In the event of threat of wildfires, Fire Breaks shall be mowed and maintained between properties in all turf vegetation. [Fire Breaks are cut a minimum of twenty (20) feet wide and to a height of 5" or less in turf vegetation.]

I. Notification and Compliance:

1. All Property Owners should be aware of the condition of their property. The ACC shall field all inquiries and notifications of alleged violations of

these Guidelines and the initial notice of non-compliance to property owners.

2. If a property owner has not complied with these Guidelines after initial notification by the ACC and a reasonable time to cure, not less than 30 days, the ACC will refer the matter to the Association's BOD to determine necessary actions to bring the property into compliance. Pursuant to Article II, Section 20 of the DCCR, the BOD may assess the owner or occupant of such property for the actual cost of work necessary to bring the owner's property into compliance and legal fees incurred in connection with such default and assessment. The owner or occupant, as the case may be, agrees by the purchase or occupation of the property to pay such statement immediately upon receipt thereof. In the event any such charge shall remain unpaid for thirty (30) days after written notice thereof, such charge shall become a Special Assessment on such property pursuant to the terms of the DCCR.

APPROVED AND ADOPTED this 11th day of April, 2017, by the Board of Directors of The Estates of RiverTree Owners Association, Inc.

CERTIFICATE OF PRESIDENT

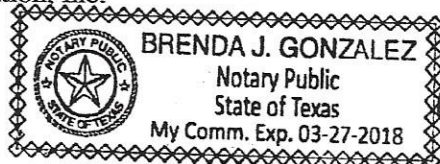
I certify that I am the duly elected and acting President of the Estates of RiverTree Owners Association, Inc. and that the foregoing Property Maintenance Guidelines document was duly passed and enacted by the Board of Directors of the Estates of RiverTree Owners Association, Inc.

By: Tammie Dugat Dated: April 24, 2017
 Tammie Dugat
 President, Estates of RiverTree Owners Association Board of Directors

STATE OF TEXAS)

COUNTY OF Real

This instrument was acknowledged before me on the 24th day of April, 2017, by Tammie Dugat, President of the Board of Directors of the Estates of RiverTree Owners Association, Inc.



Brenda J. Gonzalez
 Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

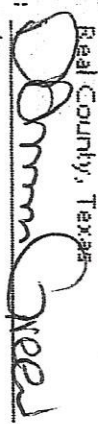
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Document Number: 00000012701
Amount: \$38.00

STATE OF TEXAS COUNTY OF REAL

I hereby certify that this instrument was
FILED on this date and time stamped hereon
by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF REAL
COUNTY, TEXAS in the volume and page
shown.

Jenn D. Manchester, County Clerk,
Real County, Texas

By: 
Deputy

Any provisions herein which restricts the sale,
rental or use of the described real property
because of color or race is invalid and
unenforceable under federal law.