



Summary of Covenants, Conditions & Restrictions

Animals: All animals need to be registered with the HOA. Animals are to be kept on the interior of units provided they are two or less in total number per unit. The Unit owner shall not allow the Animal to leave the unit unless it is on a leash and accompanied by the unit owner. Exterior doghouses, doggie doors or runs are not allowed. Animals must be properly licensed and registered with the City of Morgan. Feces must be cleaned up immediately. Excessive barking howling, whining, harassing or threatening passerby's is not permitted. Failure to adhere to these conditions will result in a fine and/or the removal of the animal from the property.

Parking: Driveways shall not be used for storage. No boats, recreational vehicles, motorcycles, ATVs campers, trailers, etc. shall be parked or stored in the driveways or streets of Riverstone. No motor vehicle, which is inoperable, shall be placed in parking areas. No parking shall be permitted upon any roadway, any lawns or upon any sidewalks.

Signage: No Owner for sale signs, open house or other signs or banners are permitted on any unit or common area. No owner shall put signs or any kind of advertising in windows or on the exterior of their home.

Rubbish & Trash: Each unit owner shall see that their yard is kept in clean sanitary condition. No lot or part of the Common Areas shall be used as a dumping ground for trash or rubbish of any kind.

Planting and Gardening: No fences, hedges, walls, shrub, bush, tree or monument, real or artificial shall be planted or placed upon any property except what was installed upon initial construction or as approved by the Association. No items shall be placed in or stored on the grass.

Fences: All fences shall strictly comply with applicable ordinances of Morgan City and shall be approved by the Association.

Exterior of Residences: The owner may not alter the exterior of any building, limited common area, or common area without written consent of the Management Committee.

Satellite Systems and Antennas: No satellite dish, exterior radio or other antennas shall be placed upon any structure without prior written approval of the Board.

Temporary Structures: No structure of a temporary character, including without limitation trailers, recreational vehicles, tents, shacks, garages, barns, etc. shall be placed or used on any Lot or Common Areas.

Offensive or Unlawful Activities: No noxious or offensive activities shall be carried upon any Lot, Unit, or Common Area, nor shall anything be done or placed upon any Lot, Unit, or Common Area which interferes with or jeopardizes the quiet enjoyment of other Lots, Units, or Common Areas, or which is a source of nuisance or annoyance to other residents.

Fines will be assessed as follows:

First Violation: Written Notice

Second Violation: \$50 Fine

Third Violation: \$100 Fine

Fourth & Subsequent Violations: \$150 Fine Per Occurance