

## Rules and Regulations

### FIP Master: Article IV, Section 4

- a. **Temporary/Movable Structures** -- no sheds, trailers, mobile homes, tents
- b. **Grading** -- no changes in elevation of the property
- c. **Trash Cans** -- closed containers must be hidden from view of adjoining neighbors
- d. **Window A/C Units** -- no window units; all compressors screened from view
- e. **Fence, Hedge, Walls Docks , Piers** -- required BAR approval
- f. **Antennas** -- required BAR approval
- g. **Solar Energy Devices** -- required BAR approval and screened from view
- h. **Driveways** -- all changes require BAR approval
- i. **Recreational/ Playground Equipment** -- required BAR approval
- j. **Mailboxes** -- required BAR approval; standard mailbox and letters established
- k. **Wells, Sewage** -- no wells or septic tanks are allowed
- l. **Window Coverings** -- exterior appearance of window must be a neutral color
- m. **Dust Control** -- use of silt barriers, soil moistening, sod and mulch
- n. **Water Conservation** -- limited irrigation during drought conditions
- o. **Irrigation** -- underground irrigation systems are required
- p. **Clotheslines** -- not allowed
- q. **Artificial Vegetation** -- no artificial grass, plants; required BAR approval

### FIP Master: Article VIII, Section 1

- a. **Garage Doors Closed** -- closed unless in use
- b. **Garage/Yard Sales** -- community effort unless unit is transferring ownership
- c. **Solid Waste** -- subject to Clay County collection
- d. **Hazardous Materials** -- no hazardous or toxic materials, no polluting
- e. **Utility Lines Underground** -- all lines underground; boxes above ground
- f. **Lawful Use** -- no improper or unlawful use of the property
- g. **Maintenance** -- all property shall be neat, clean and attractive at all times
- h. **No Further Division** -- no subdividing property without Board approval
- i. **Nuisances** -- no activity that is an annoyance or nuisance to neighbors is permitted
- j. **Off-street Operation of Motor Vehicles** -- allowed on paved roadways and driveways only
- k. **Open Air Burning** - Prohibited
- l. **Pets and Animals** -- maximum of 4 domestics allowed; no unreasonable noise; must be leashed
- m. **Signs/Billboards** -- no signs allowed except FIP uniform realtor signs
- n. **Exterior Holiday Decorations** -- must be removed within 30 days after the holiday
- o. **Picketing/Demonstrating** -- owner cannot ridicule or impugn the character of another owner
- p. **Vehicular Restrictions** -- no repairing or overhauling of vehicles; no oversized vehicles, boats, trailers, commercial vehicles, campers or motor homes

## Rules and Regulations

### RHR: Article VII:

#### Village Commons

- a. No Parking on the curve areas of the roadway where the sight line is affected.
- b. Golf carts are allowed on the streets within RHR in accordance with safety and posted speed limits. All operators must be at 14 years or older.

# RIVER HILLS RESERVE

HOME

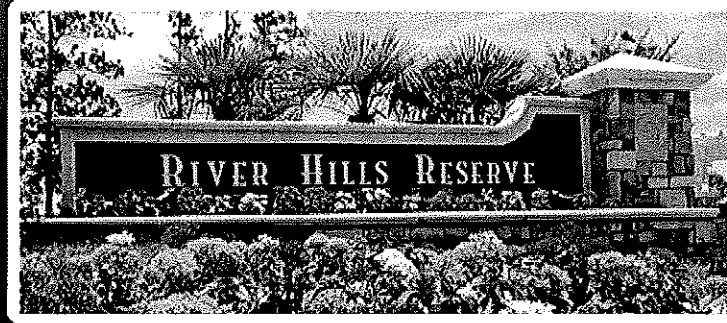
BOARD

DOCUMENTS

CONTACT

MANAGEMENT

## Welcome




*A Fleming Island Plantation  
Community*



### Marquee Messages

Residents that are interested in posting a message on the community marquee at the entrance to the neighborhood can now use our online form.

Complete the form and submit it **at least 1 week** in advance of requesting it being posted on the sign.

 [Submit a Message for the Marquee](#)

Residents & Visitors please reduce speeding in our neighborhood for the safety of our children.

Parents remind children of the safety precautions required when riding bikes and scooters.



### Neighborhood Reminders


- [IMPORTANT NOTICE TO HOMEOWNERS](#)
- At the 10/23/2013 HOA meeting, the results of the parking survey were discussed. The community voted and is in favor of parking restrictions. As a result, the following parking restrictions are in effect:
  - No Overnight parking in the street
  - Front entrance parking will be permitted only on the north side of the street from the gate to the intersection of Hickory Trace Dr. Please refrain from parking near the crosswalk coming from the Amenity Center.
  - Corners and bends identified on the attached map will have parking prohibited on the "inside" of the bend. [Please click here for the map.](#)
- Due to trouble with gate operation and increased maintenance fees/service calls, special requests to keep the gate open will no longer be honored. Owners please provide your guests your code to the front gate in advance or utilize the phone at the entrance.
- Any changes made to your residence needs to be approved by the Board of Architectural review. Call Floridian Property Management with any questions.
- Barcodes can be obtained from Floridian Property Management. [Click here](#) for additional car and gate information.



### New to the Neighborhood

Add your email address to the community email mailing list. We will update you with upcoming meetings, happenings in the neighborhood and keep you informed.

Add your email address to the list by clicking the link below and filling in the quick form and we will take it from there. We value your privacy and all emails are sent using BCC.

 [Submit Your Email Address](#)

#### The front gate hours

The new open gate hours are:

M-F 5:30am-9:30am

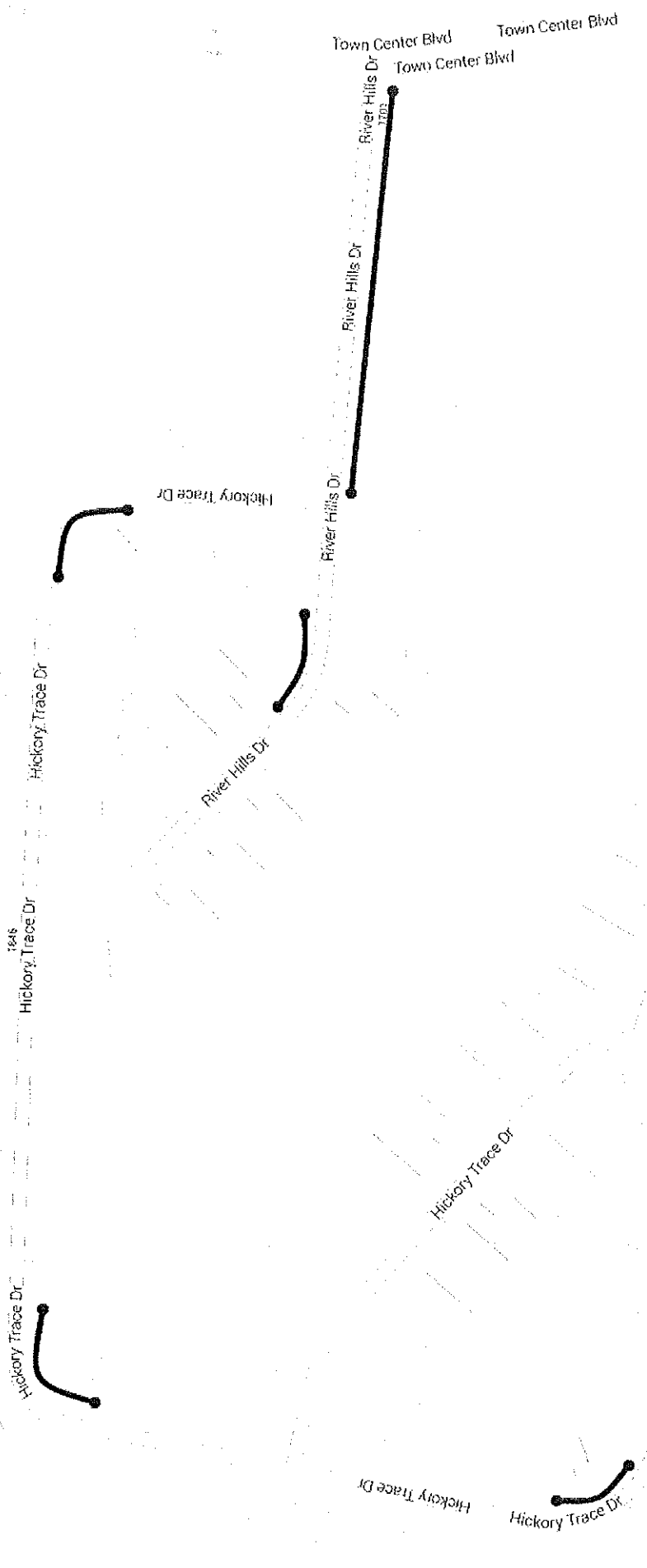
M-F 1:30pm-5:00pm

Closed on Weekends

# River Hills Reserve No Parking Zones

C  
Emk

AT&T Consulting  
Solutions



## FIP Master HOA compared to River Hills Reserve HOA

Rule	Master	RHR	
<b><u>Article IV, Section 4</u></b>			
Temporary Movable Structures	yes	yes	
Grading	yes		
Trash Cans	yes	yes	
Window A/C Units	yes		
Fence, hedge, Docks, Piers	yes		
Antennas	yes	yes	
Solar Energy Devices	yes		
Driveways	yes		
Playground Equipment	yes		
Mailboxes	yes	yes	
Wells, Sewages	yes	yes	
Window Coverings	yes	yes	
Dust Control	yes		
Water Conservation	yes		
Irrigation	yes		
Clotheslines	yes	yes	
Artificial vegetation	yes		
<b><u>Article VIII, Section 1</u></b>			
Garage Doors Closed	yes	yes	
Garage/Yard Sales	yes		
Solid Waste	yes		
Hazardous Materials	yes		
Utility Lines Underground	yes		
Lawful Use	yes		
Maintenance of Property	yes	yes	
No Further Division	yes		
Nuisances	yes	yes	
Off Street Operation of Motor Vehicles	yes	yes	
Open Air Burning	yes	yes	
Pets and Animals	yes	yes	
Signs/Billboards	yes	yes	
Exterior Holiday Decorations	yes		
Picketing/Demonstrating	yes		
Vehicular Restrictions	yes	yes	
No Parking in Streets	no	yes	
Construction Work	yes	yes	
Basketball Hoops	yes	yes	not allowed in ground
Golf Carts	no	yes	