



River Park Place Homeowners Association, Inc.

c/o Legacy Southwest Property Management – 8668 John Hickman Pkwy Ste. 801 – Frisco, TX 75034 – (214) 705-1615
Website: riverparkplacehoa.com

August 16, 2022

Greetings River Park Place Homeowners:

We hope you and your family are doing well. The board of directors recently took the time to draft a condensed and generalized list of the covenants of the HOA to assist homeowners in understanding the rules included in the covenants of the community. You will find this list attached. You can also find the complete documents for the association online at www.riverparkplacehoa.com.

Please remember it is up to you to do our part to keep our community clean, pleasant, and safe for our fellow neighbors.

If you have any questions, please feel free to contact Legacy Southwest at 214-705-1615.

Sincerely,

River Park Place Homeowners Association
Board of Directors

8668 John Hickman Pkwy., Suite 801
Frisco, TX 75034

PHONE 214-705-1615 x1
WEBSITE www.LegacySouthwestPM.com

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Condensed & Generalized Covenants, Restrictions and Easements

PLEASE NOTE: This listing does NOT replace the Declaration of Covenants, Restrictions and Easements (CR&E's) given to each River Park Place homeowner when you purchased your home. It is simply a convenient outline to help you better understand some of the many provisions contained in the CR&E's in a more simplistic manner. They are being presented here in a condensed version to make you aware of some of the more important provisions. The appropriate Article reference or note is provided following each paragraph.

1. Any changes to your home which alters the exterior, or any changes to the outside property (including landscaping, fence, etc.) must be approved by the Architectural Control Committee (ACC). Basically, any change or addition to a structure or yard that can be seen from the street requires approval from the ACC. (5.05, 6.05)
2. Please note that there are approved stain colors for both fences and garage doors. Roofing material and color are similarly restricted. If the maintenance you're planning is different than the approved colors or materials, you will need to submit an ACC request. (Amendments dated 4-8-2013 and 3-29-2016)
3. Trash and recyclable materials must be contained in sanitary containers. If the containers are stored outdoors, they must be stored in the back yard, out of view from the street and neighboring residences except for designated pick-up days. All other debris must be removed in a timely manner. (6.15, 6.20)
4. Adding a satellite dish to a home requires approval from the ACC. If approved, the dish is to be placed at the back half of the roof, in a position least visible from the street. TV antennas are not allowed. (6.14)
5. Sculptures, bird baths, birdhouses, fountains, hose reels, etc. that can be seen from the street or neighboring residences may not be added without specific approval of the ACC. (6.16)
6. All recreational, commercial, or inoperable vehicles can only be stored inside an enclosed garage. Trucks over a 1-ton rating are not allowed over-night parking on any property or on the street. (6.17)
7. All lawns and landscaping must be regularly maintained in an attractive manner. No desert style landscaping, rock covered yards, or other stone yard cover is allowed. There are specific requirements regarding trees, grass, ground cover, and other landscaping. Changes (other than replacing same or similar plants and shrubs) require approval of the ACC. (5.06, 6.05, 6.16)
8. Please repair all bald/bare areas in your yard. (6.16)
9. Window or wall type air conditioners or water coolers are not to be installed on any part of the home or property. (6.34)
10. The posted max speed is 15 MPH. Please respect the speed limit. (Posted on entry gate.)