

Rivermill Community Architectural Compliance Guidelines

Concrete patio and pool installation require approval, but the installation of pavers do not. All permits and inspections by state/county are the responsibility of the homeowner. The Compliance Committee may require more information including plans and diagrams when requested.

Section 17 – Mailboxes

Mailboxes and posters have been installed under the direction of the association and shall not be removed, altered or modified by the homeowner. Mailbox replacement will be facilitated by the Association.

Section 18 – Propane Tanks and Generators

Propane cylinders are for barbeque grills must be stored inside garages. No propane cylinders, except for the one being used on the barbeque grill, can be stored outside. Cylinders cannot be larger than the 20 lbs. capacity.

Generators for the whole home or electric backup are allowed inside the community but must be professionally installed and permitted. Use of such shall comply with county regulations.

Section 19 – Signs

Signs shall be limited to either one (1) security company sign in the front yard of a residence and/or one (1) alarm decal placed in front window. No other permanent signs except as further described in this section, shall be allowed unless approved by the Compliance Committee or unless otherwise provided by Florida law.

Temporary signs promoting a company performing exterior work on the premises may be displayed in front of the home when workers are on site. The sign must not be a permanent installation. Temporary signs for special events, new baby or like shall be permitted on a limited basis. Signs denoting presence of pets in the yard shall also be allowed as long as it is for warning anyone entering the area that the pet might be present.

Rescue stickers for the fire department showing the presence of pets in the home in case of a fire are allowed and encouraged.

Section 20 – Vehicles, Parking and Gate Access

Registered vehicles belonging to the residents of any lot in Rivermill must be parked on driveways or inside garages. **NO STREET PARKING OVERNIGHT IS ALLOWED.** Vehicles cannot park on grass or in front yards a vehicle must be contained within the driveway and cannot extend over the sidewalk. Vehicles illegally parked may be subject to towing..

Granting resident access to the community by vehicles is restricted to authorized resident vehicles only. Cars or non-commercial trucks will need a barcode for access. Each lot can have up to 4 barcodes provided by association at \$15 each. Replacements or additional bar codes will be available at an additional charge. Please check with the Association manager for replacement fees.

Section 21 - Antennas and Satellite Dishes

No exterior television or radio masks, towers, poles or antennas shall be allowed. Satellite dishes must be mounted on the home structure and not to a pole/post. A satellite dish shall be installed in a manner that limits the view to it from the street and from the other lots as much as possible. Satellite dishes cannot be placed in the front (street facing) of the home. All wiring must be hidden from the view and neatly attached to home.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 21 (p. 9): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000) preempts community association restrictions that prohibit, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of antennas and satellite dishes 1 meter or less in diameter situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

Antennas and Satellite Dishes No exterior television or radio masks, towers, poles or antennas shall be allowed. Satellite dishes must be mounted on the home structure and not to a pole/post. A satellite dish shall be installed in a manner that limits the view to it from the street and from the other lots as much as possible. Satellite dishes cannot be placed in the front (street facing) of the home. All wiring must be hidden from the view and neatly attached to home.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).

ISSUE #1