

STATE OF ALABAMA     )  
COUNTY OF ELMORE    )

**AMENDMENT TO THE RESTRICTIONS, COVENANTS, AND CONDITIONS**  
**APPLICABLE TO RIVER OAKS SUBDIVISION PLAT NO. 5**

Pursuant to the vote and approval of the members of River Oaks Homeowners Association, Inc., the restrictions, covenants, conditions applicable to River Oaks Subdivision Plat No. 5, filed on June 13, 2002, in the Office of the Elmore County Judge of Probate, RLPY 2002 PG 34024 are adopted in full with the changes as follows:

Paragraph 15, Care of Building and Grounds, shall be amended to read as follows:

- a.) All litter, trash, dead vegetation, refuse and waste shall be removed from the lawns. Trash receptacles are to be kept in an area out of view from the street.
- b.) Lawn is to be maintained on a regular basis so the maximum grass height shall not exceed six (6) inches.
- c.) 1. Shrubs against the foundation shall be pruned to allow visibility of at least 2/3 of the window surface.  
  
2. All dead wood and branches in trees and shrubs shall be removed.  
  
3. Tree canopies shall be lifted to a height that pedestrians can walk underneath.
- d.) Keeping front yards attractive is often a subjective standard. In order to comply with neighborhood standards, front yards shall appear neat, uncluttered and maintained. Owners are encouraged to move statutory unused or excessive pots, objects and personal items to the back yard. Unless a drought emergency is declared by the appropriate agency, owners are expected to supply water to their front yard landscape vegetation and to keep their landscape alive. Bare spots in the lawn turf shall be replaced.
- e.) Driveways shall be cleaned to remove mold, mildew, and excessive stains.

f.) Repair and Maintenance of Exterior:

1. The exterior of all structures shall be clean and free of mold and mildew.
2. Wood and siding surfaces shall be cleaned and painted to replace chipping, peeling and faded paint. A change of paint color requires approval from the Architectural Control Committee.
3. All fencing shall be maintained in good condition, not cracked, warped, missing, rusty or smashed down. If you are replacing your fencing with the same fencing approval from the Architectural Control Committee is not required, however, ACC must be notified in advance. Changes in type or height of fence requires written approval from the Architectural Control Committee.
4. Window screens must be in good condition and not warped, buckled, torn or deteriorated. Replacements screens of a different color must be reviewed and approved by the Architectural Control Committee.

Paragraph 23: Imposition of Fines and Fees

It is hereby added to the Duties Of The Board of Directors of River Oaks Homeowners Association, Inc., the abilities to impose fines and fees on homeowners who violate the By-Laws of River Oaks Homeowners Association, Inc. As follows:

- a.) The homeowner is given written warning, and a thirty (30) day notice to correct a violation of any by-law of River Oaks Homeowners Association, Inc.'s by-laws. The Homeowners may give a written notice of appeal within ten (10) days of receipt of the notice of violation.
- b.) The Board of Directors will schedule a hearing on the matter within thirty (30) days of the appeal and renders a written decision within five (5) days.
- c.) After the hearing, if the appeal is successful, the matter is resolved and over. If the Board of Directors denies the appeal the Homeowner has twenty-one (21) days to have the violation corrected. After twenty-one (21) days the Homeowner incurs a fee of Twenty Dollars (\$20.00) per day for each day the violation continues. The amount of the daily fee is up to the Board of Directors.

**ITEMS TO BE VOTED ON BY MEMBERS OF RIVER OAKS HOMEOWNERS  
ASSOCIATION, INC. BY THE \_\_\_\_ DAY OF \_\_\_\_, 2025.**

The following charges are submitted to the members of the River Oaks Homeowners Association, Inc., for changes and amendments to the restrictions, covenants, and conditions applicable to River Oaks Subdivision Plat No. 5:

Adopt all by-laws in full as filed on June 13, 2002, RPLY 2002 PG 34024 in the Office of the Elmore County Judge of Probate with the following changes and amendments:

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- c.)
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- f.) Repair and Maintenance of Exterior:
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3. All fencing shall be maintained in good condition, not cracked, warped, missing, rusty or smashed down. If you are replacing your fencing with the same fencing approval from the Architectural Control Committee is not required, however, ACC must be notified in advance. Changes in type or height of fence requires written approval from the Architectural Control Committee.

4. Window screens must be in good condition and not warped, buckled, torn or deteriorated. Replacements screens of a different color must be reviewed and approved by the Architectural Control Committee.

\_\_\_\_\_YEA

\_\_\_\_\_NEA

Paragraph 22 is hereby added to provide an increase in the annual assessment to \$105.00.  
The present assessment of \$100.00 has not been increased since 2002.

Paragraph 22: Annual Assessment

The annual assessment is hereby raised to \$105.00 per year, per lot, beginning January 1, 2026.

\_\_\_\_\_YEA

\_\_\_\_\_NEA



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