

## **RESTRICTIONS OF THE RIVIERA COMMUNITY ASSOCIATION**

As further consideration of this conveyance, it is provided herein that the following restrictions as to use and improvement of the said property, shall be observed by the grantee herein, his, her or its heirs and assigns:

- (a) All improvements erected upon the property hereby conveyed shall be used for private residence purposes only. No more than one dwelling house designed for occupancy by a single family shall be erected upon any one lot, and the front wall of said residence, including bays, but exclusive of any projection open porch, must set on or back of the building line, as shown on the plat of Riviera, recorded in the Jefferson County Court Clerk's office and subject to the Jefferson County building and zoning regulations.
- (b) All side walls of residences must be at least four feet from the property line. Cornices shall not be extended nearer than one foot to side line of lot, nor shall metal roofing be used on the main roof of the residence erected on the property hereby conveyed.
- (c) All out buildings shall be erected on the rear of the lot, and shall be under one roof and not over one story in height. Said out building shall not be erected until after, or along with the erection of a residence on this lot, unless the owner of this lot is the owner of the residence on the adjoining lot.
- (d) All fences shall not be extended nearer than 25' to the front of the building line of this property. Vegetable gardens must be set back at least 10' from the front building line.
- (e) Garages, if made a part, or attached to, or connected with the residence, shall be considered a part thereof, and shall be of the same material and style of architecture as the residence.
- (f) The working plans and specifications for the erection of any building, alteration or additions must be approved by the Riviera Community Association Inc. before work is begun.
- (g) No signs shall be permitted on this property except numbers and nameplates on the houses and except signs for the sale or lease of property in Riviera subdivision. One (1) indicator/pointer sign, no larger than 10" x 13", showing a property is for sale is allowed in easements & common areas. NO political signs or non-pointer for sale signs are permitted on common property and easements.
- (h) Easements and rights of way are reserved over the rear of each lot and also over strips of land indicated as easements on the recorded plat, for poles, wires and conduits to be used for lighting, telephone and other public utility purposes, and for sewers and pipelines of various kinds. Easements shall not be used for driveway or alley purposes.
- (i) It is agreed that Riviera Community Association shall have supervisory control of all the riverbanks, beach and community house, and the streets, gutters and park spaces in Riviera Subdivision.

Commencing with September 28, 1999 and thereafter the land included in lots numbered 1 to 142 inclusive is subjected to an annual maintenance charge of twenty cents (\$.40) per one hundred (100) square foot of property owned rounded to the next highest dollar. These amounts shall become due and payable on the first day of January of each year, beginning January 1, 2000 and payable annually in advance to the Riviera Community Association Inc. or such other party or parties as may be designated by the actions of the Board of Directors. The amount so collected shall be expended for the purpose of maintenance as above and set forth as the needs of the property may require and in accordance with the actions of the Board of Directors with all expenditures over \$1,500 to be ratified by a majority of members voting in person or by absentee.

The above maintenance charge of twenty cents (\$.40) per one hundred (100) square foot of property owned, if not paid within thirty days (30) shall become a lien against respective lots owned by the respective owners. It is agreed that the above maintenance charge may be terminated at any time by the actions of the Board of Directors.