

General Community Information

1. No lot shall be used except for residential purposes. Each lot shall remain a (1) single family dwelling not to exceed three (3) stories in height, together with a private garage or carport for not more than three (3) cars.
2. No **improvements** of any nature shall be erected, placed or altered on any building plot in the subdivision until the plans, specifications and plot plans showing the location of such improvements have been provided to the Architectural Control Committee. The Rivershire Architectural Control Committee will gladly meet with you and review the plans that you need to produce before making major changes to the property. Please call the office to schedule a meeting with the committee.
3. No noxious or **offensive trade or activity** shall be carried on upon any lot nor shall anything be one thereon, which may become an **annoyance or nuisance** to the neighborhood.
4. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on the tract at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
5. The raising or keeping of hogs, horses, poultry, fowls, or **other livestock** on any residential lot in the subdivision is strictly prohibited.
6. **No sign** of any kind shall be displayed to the public view except one sign of not more than five square feet (5') advertising property for sale or rent, except signs used by a builder or developer to advertise the property during the construction and sales period.
7. No **fence, wall, hedge** nor any pergola or other attached structure shall be erected, grown or maintained on any part of any lot; provided that a fence or hedge not exceeding thirty inches (30') in height may be located forward of the front building lines if the same does not extend from one side property line to the other side property line, and further provided that prior written approval is secured from the Architectural Control Committee.
8. The riding of horses in any area of the subdivision is strictly prohibited.
9. Each residential building plot shall be subject to an Annual Maintenance Charge at the rate of Two Hundred Seventy-Five and No/100 (\$275.00) Dollars per year to be paid into a fund previously created and now existing know as "Rivershire Maintenance Funds, Inc." and to be paid by the owner of each building plot. Any Maintenance charge not paid when due shall bear interest from the date it became due until paid, at the rate of ten percent (10%) per annum.

This fee provides the necessary money to maintain the following subdivision common areas:

- 1) The pool, guards, and insurance
- 2) Extra trash pickup.
- 3) Grounds maintenance for all common areas.
- 4) Subdivision social functions and monthly meeting.
- 5) The office and building which building is available for rentals.

The clubhouse is a terrific place to have parties, receptions, showers, etc. Save your home and rent the building for a low rental fee of \$150.00, plus a \$150 deposit (that is returned as long as the building is returned to the way you accepted it).

We have chairs and tables. There is also a smaller conference room and complete kitchen facilities. It's great!

10. There seems to be an increasing number of loose dogs in the neighborhood. Whether vicious or not, these loose animals do cause problems. They are a hazard to drivers, a nuisance on trash days and leave unwanted calling cards in landscaping and yards. They chase small children on bikes and can cause some tense moments for people walking their dogs legally. We don't believe anyone would want to be responsible for any injuries to a child trying to escape from a loose dog. Please follow the City of Conroe's leash laws and keep your dog in your yard behind a fence at all times of the day and night. Be a responsible pet owner, as well as a good neighbor!