

## **RIVER HILLS OWNERS ASSOCIATION - DENISON, TEXAS PROPERTY USE RESTRICTIONS**

**The River Hills Owners Association Incorporated is certificated by the Office of the Secretary of State of Texas - File Number 144901001.**

When the River Hills addition was first developed, property use restrictions were developed. These restrictions were typed up manually on legal size paper. As the years have passed, River Hills has gone through changes as well. More homes have been built and the ease of sending and modifying these restrictions as our neighborhood has changed has become more difficult. Therefore, the restrictions have been placed on a Word document for ease of access. The original property use document is located with the County Clerk of Grayson County, Texas under Volume 1360 starting on Page 681.

It is quite normal for an HOA to have property use restrictions. These restrictions are not put into place to single anyone out but rather to help ensure that all residents equally enjoy living in the River Hills Addition. Should any homeowner feel that a restriction is being violated, they are asked to report the said violation to a River Hills Board member so that the matter might be further investigated and dealt with in a timely and appropriate manner.

Some restrictions apply to new dwellings. It is important to note that our present water and sewer systems do not have the capacity to handle any additional homes. Should any new homes be built, the new homeowners would be responsible for additional expenses incurred in increasing the water and sewer capacities and state requirements for a larger number of homes. For example, some years ago all homeowners were charged for a new water tank. All plans for new homes construction would have to be submitted to the River Hills Board of Directors for approval.

## **RIVER HILLS OWNERS ASSOCIATION - DENISON, TEXAS PROPERTY USE RESTRICTIONS**

The following property use restrictions are put into place to maintain the overall appearance of our homeowner's association and to define inappropriate property use.

1. All present and future properties shall be single family residential dwellings with at least 2,500 square feet of heated and air-conditioned living space.
2. The exterior of each such residential dwelling shall be at least 90% brick or masonry.
3. All such residential dwellings must front or face toward the primary street.
4. No portion of such dwelling shall be located nearer than 35 feet from the edge of the curb and no less than 25 feet from the side property line.
5. Fencing is permitted but must not extend past the front corner of the dwelling unless of decorative nature.
6. All prefabricated building of any size or dimensions designed for use as a storage building shall be placed in the rear of the residence not visible from the street.
7. All alterations, modifications or additions to the exterior of any home must have the approval of the Board of directors.
8. No structures of temporary character shall be permitted.
9. All houses must have a water shut- off valve and maintained by the homeowner.
10. No abandoned or inoperable automobiles, machinery, trailers or equipment shall be stored on the property unless contained in a garage.
11. Storage of any motor vehicle, mobile home, R.V., camper, commercial vehicle, large boat, trucks larger than  $\frac{3}{4}$  ton or flatbed trailers larger than 7'x 10' unless prior approved by the board of directors is strictly prohibited. Trailers are not to be used for prolonged trash collection.

## **RIVER HILLS OWNERS ASSOCIATION - DENISON, TEXAS**

### **PROPERTY USE RESTRICTIONS**

12. No lot shall be used or maintained as a dumping ground for rubbish.
13. No trash shall be kept on trailers. Proper disposal of trash is essential to the health of our occupants. Trash seen from the street has a negative effect on property values.
14. Trash shall be deposited inside trash containers or trash bags and placed curbside for the weekly pickups by an outside trash service paid for by the homeowner.
15. No cattle, horses, sheep, or other livestock other than household pets such as cats and dogs shall be allowed on the property. All dogs must have their shots and certificate available for inspection.
16. No outside kennels may be maintained for commercial purposes.
17. The number of dogs and cats shall not exceed three (3) in number at any given time. Barking dogs shall be controlled by the animal's owner. Complaints received by the Board of Directors will be forward to the county animal control department. All animals kept on the owner's property shall be contained in a fenced in area or otherwise restrained as per the county and city ordinances. This is to ensure that owners of adjoining properties are not disturbed. All animals are the exclusive responsibility of the owner of the home. All animal enclosures shall be kept clean and odor free.
19. Fire pits must be at least 15 feet away from any structure or combustible surface.
20. Gardens and flowers may be raised.
21. Dead tree trees or branches are to be removed.
22. Grass and weeds shall not exceed 6 inches in height.
23. No hand wipes are to be flushed into the sewer system.
24. No aerial fireworks are allowed.
25. No obnoxious or offensive activities shall be permitted on the property.

## **RIVER HILLS OWNERS ASSOCIATION - DENISON, TEXAS**

### **PROPERTY USE RESTRICTIONS**

26. The main water and sewer line are maintained and owned by the River Hills Homeowner Association. Two field wells provide water to a filtration and pumping house. The sewer waste is processed to a holding tanks and the liquids are pumped to two evaporation ponds in the a nearby field. The underground lines leading to the main lines are to be maintained by the homeowner and maintained at the owner's expense.
27. River Hills reserves the full right of ingress and egress at all times over any dedicated easement for the installation, operation, maintenance, repair or removal of any utility or drainage facility, together with the right to remove any obstruction, including fences, that may be placed in or upon such easement so as to interfere with use, maintenance, operation or installation of such utility or drainage facility.
27. The water and sewer provided to each homeowner shall cost \$150 per month and paid by the 10<sup>th</sup> of each month. See details in the Water/Sewer Policy dated June 30, 2015.
28. Homes with pools currently do not incur any extra charges. However, pools found to have frequent, unrepaired leaks will experience additional water charges. Pool owners cannot discharge pool water into another homeowner's yard but must exhaust the water to the street curb or field in a controlled manner.
29. During a dry summer, some water restrictions may be imposed.
30. Homeowner may not use their homes as active business locations that attract excessive traffic.
31. Should a homeowner choose to rent their home, the Board of Directors must be notified within 10 days of such a lease.
32. No septic tanks shall be kept or used upon any property
33. Five board members are elected for a term of 3 year. No board member will receive compensation; however the water/sewer manager will not be responsible for the water/sewer/HOA fee.

## **RIVER HILLS OWNERS ASSOCIATION - DENISON, TEXAS PROPERTY USE RESTRICTIONS**

Current Board Members:

Jim Grisham, President - 124 River Hills Drive

Al Williams, Vice President - 198 River Hills Drive

Anne Webb, Treasurer & Secretary - 36 River Hills Drive

James Dean, Manager Water & Sewer - 79 River Hills Drive

Cliff Porter, Manager Special Projects - 106 River Hills Drive

**The following proposal was submitted to the River Hills Board of Directors. It was reviewed, voted on and accepted on April 12, 2021.**

**The Board is therefore adjusting the monthly water/sewer charges as follows.**

**Homes with only one resident will be charged \$65.**

**Homes with 2 or more residents will be charged \$130.**

## **RIVER HILLS OWNERS ASSOCIATION - DENISON, TEXAS PROPERTY USE RESTRICTIONS**

**Homes with a pool will be charged \$140 for 2 or more residents.  
Vacant homes are charged \$75.**

**The new rates will go into effect May 1, 2021**

**River Hills Board of Directors**

**Jim Grisham President**

**James Dean**

**Keith Drewry**

**Bobby Gardner**

**AnneWebb**