

## **River Crossing Improvement Association (RCIA) Policies**

### **Policy on Warnings and Fines**

Effective 12 November 2001

Revised 9 July 2007

The following policy applies to all members of RCIA who are property owners in the River Crossing community. The purposes of this policy are to provide a fair and consistent manner by which all matters of non-compliance are handled and to ensure the property values within River Crossing are sustained.

- I. Any violation of the Conditions, Covenants and Restrictions or the policies for River Crossing Improvement Association may result in a warning or a fine or series of fines.
- II. Warnings and fines can be triggered by one of the following:
  - a. Reported to management by an owner and confirmed by a member of the Board.
  - b. Observed independently by the management company and confirmed by a member of the Board.
  - c. Reported by a member of the Board and confirmed by another member of the Board.
- III. Under the direction of the Board, Pioneer Property Management will be solely responsible for issuing warnings and fines and for collecting fines.
- IV. A "friendly reminder" letter will be sent to the owner and, if applicable the tenant, stating the non-compliance issue and asking for resolution or response.
- V. Owners will be given the choice of addressing the Board in a public or private forum, if there is need to discuss or to appeal the issue.
- VI. Owners will have 14 days from the date of the notice to correct a violation or to come to an agreed plan with the Board before a fine is incurred.
- VII. Fines will be assessed initially at \$50.00 for each violation.
- VIII. Fines will continue to be assessed in a minimum of 14-day incremental amounts of \$50.00 until corrective action has been taken to the satisfaction of the Board. (i.e. 1st fine - \$50.00, 2nd fine - \$100.00, 3rd fine - \$150.00). These fines are cumulative in nature.
- IX. Three warnings for the same violation in a six-month period will constitute a fine of \$50.00.
- X. Owners will be sued in small claims court for unpaid fines after a minimum of 60 days, if said fines have gone unpaid or a satisfactory arrangement for compliance and/or payment has not been reached with the Board.

### **Policy on Members in Good Standing**

Effective 11 February 2002

Membership on the Board of Directors and Serving as Committee Chairperson or Committee Member:

Members of the RCIA must be in "good standing" to run for or hold positions on the Board of Directors or be appointed to chair a Committee or to serve as a member of a Committee designated by the Board. Members must remain in "good standing" throughout their participation on the Board or committee of the Board or said position

will be forfeited if "good standing" is not restored within 30 days. The Board shall define "good standing" as a member that is current on all financial obligations to the association and is in full compliance with all Board policies and association covenants and deed restrictions.

### **Policy on Stocking Rate**

Effective 12 April 2004

Revised 11 August 2016

Allowance for Animal Units per Acre:

The following policy applies to non-domestic animals (livestock and poultry), as allowed by Section 15 of the Declaration of Covenants, Conditions and Restrictions for River Crossing.

For every one (1) acre of –property owned, a property owner will be allowed one (1) animal unit. One animal unit equals one thousand (1000) pounds. If a property owner has animal units in excess of this stocking rate, they will be subject to a warning and subsequent fines, if the animal units are not adjusted to meet the stocking rate.

For every homeowner wishing to own chickens as pets or sustainable fresh food (eggs), a maximum of six (6) hens will be allowed per home, using the following guidelines:

- Hens will be housed in either a permanent or moveable coop.
- Hens will not be free roaming, but will have a run, built below the housing area, or attached to the coop providing at least a five (5) square foot area for each hen.
- The coop and run shall sit at least 25 ft to the rear of the home.
- The coop and run shall be cleaned and made free of waste on a regular basis. Waste may be used for fertilizing a garden, but only after being composted for at least four (4) weeks, or until decomposed.
- The property owner shall employ a means of eliminating any odor problems and propagation of insects related to keeping chickens.
- Roosters are not allowed.

### **Policy on Signs**

Effective 14 June 2004

Revised 1 July 2010

Signs shall be no larger than five square feet. Only a single sign (with the exception of security signs) may be placed on a lot at any time. All signs shall be set back a minimum of 16' from the

edge of pavement and shall be unlighted.

Signs advertising the builder or specific tradesman shall be removed immediately upon completion of the builder's or tradesman's work.

Signs offering the property for sale shall be removed immediately upon closing of the sale. Any sales flyer holder must be placed with the sign and be removed along with the sign after closing.

Signs endorsing political candidates shall be removed within 5 calendar days after the date of the respective election.

Signs advertising a specific event (yard sale, etc.) shall be erected no earlier than 5 days prior to the event and removed no later than 1 day after the event.

A single "Private Property" sign or "No Trespassing" signs spaced no closer than 100 feet is allowed and must be posted in conformance with the size restriction listed above.

In addition, a "No Trespassing" sign is allowed only if the boundary of the property is not clearly defined by a fence.

No other signs may be posted.

No signs may be placed on common property, including the entrance to River Crossing, or in roadway right-of-way or easements, except those approved by the Board of Directors.

Directional signs for specific events may be placed on common property, right-of-way, or easements for no longer than 5 days prior to the event and removed no later than 1 day after the event. Directional signs for specific events may not be placed on personal property, except that of the property on which the event is taking place.

### **Policy on Outbuilding Specifications**

Effective 14 June 2004

The total, combined size of any and all outbuildings on a lot is restricted to no more than the total heated square footage of the primary residence. Additionally, the outbuilding can be no taller than the primary residence when viewed from the street in front of or beside the primary residence.

### **Policy on Warnings and Fines for Items Requiring Architectural Control Committee (ACC) Approval**

Effective 11 January 2007

The following policy applies to all members of RCIA who are property owners in the River Crossing community. The purposes of this policy are to provide a fair and consistent manner by which matters of non-compliance related to Section 2 (b) of the Covenants, Conditions and Restrictions are handled and to ensure the property values within River Crossing are sustained. This policy applies to all unapproved construction of homes, outbuildings, hardscape or other permanent features.

- I. The violation of the Section 2 (b) of the Conditions, Covenants and Restrictions will result in an immediate warning and “stop work order” and may result in a fine or series of fines.
- II. A warning and fines can be triggered by one of the following:
  - a. Reported to management by an owner and confirmed by a member of the Board.
  - b. Observed independently by the management company and confirmed by a member of the Board.
  - c. Reported by a member of the Board and confirmed by another member of the Board.
- III. Under the direction of the Board, Pioneer Property Management will be solely responsible for issuing warnings, stop work orders, and fines, and for collecting fines.
- IV. A “friendly reminder” letter will be sent to the owner and, if applicable the tenant, stating the non-compliance issue and asking for resolution or response.
- V. Owners will be given the choice of addressing the Board in a public or private forum, if there is need to discuss or to appeal the issue.

- VI. Owners will have 7 days from the date of the notice to correct a violation or to come to an agreed plan with the Board before a fine is incurred.
- VII. Fines will be assessed initially for each violation as follows:
  - a. Home/residence = \$1000
  - b. Outbuilding = \$500
  - c. Hardscape or other permanent feature = \$250
- VIII. Fines will continue to be assessed in a minimum of 14-day incremental amounts of 10% of the fine total until corrective action has been taken to the satisfaction of the Board. (i.e. 1st fine - \$1000.00, 2nd fine - \$1,100.00, 3rd fine - \$1210.00). These fines are cumulative in nature.

Owners will be sued in small claims court for unpaid fines after a minimum of 60 days, if said fines have gone unpaid or a satisfactory arrangement for compliance and/or payment has not been reached with the Board.

### **Policy on Warnings and Fines for Fence Posts Adjoining/Bordering Nature Trail**

11 October 2007

The following policy applies to all members of RCIA who are property owners in the River Crossing community. The purposes of this policy are to provide safety on the nature trails for people and horses. This policy applies to all fencing that is installed along any nature trail within River Crossing.

Any post material (metal, wood, or plastic) that borders the nature trail is required to have a "safety top", if the post diameter is less than 4". "Safety top" means either physically attaching a protective cap OR physically modifying the top of the post, giving it a blunt or domed geometry.

### **Policy on Warnings and Fines for Storage of Horse Trailers**

14 August 2014

- Horse trailers form a special case due to the equestrian nature of the subdivision and the associated need to frequently transport horses for recreational or veterinary purposes.
- Horse trailers may be stored where they are visible from the street with the following conditions:
  - o A reasonable attempt to limit the view of the trailer from the street should be made at all times

Trailers should only be parked in full view of the street (e.g. in front of the house, near the street entrance) for short periods (< 24 hours), unless mitigating circumstances exist (e.g. ailing horse, long-term storage area inaccessible due to soft ground/mud, etc.). In these cases, the board of directors should be notified of the issue and an anticipated end date should be provided

Trailers that will not be used routinely should be parked in such a manner as to limit their visibility

- Trailers must be in good condition (free of rust, etc.) and not an eyesore or nuisance
- Trailers must be registered and have valid license plates

**Policy on  
Hosting Honorarium and Reimbursement Policy for Neighborhood Events**  
2 December 2014

An honorarium of \$50 will be provided to any household that opens their home for a meeting related to planning a particular neighborhood event or such events for an extended period of time for River Crossing residents. The honorarium is meant to cover the cost of purchasing and preparing snacks for the attendees (generally, light appetizer/finger food) and assorted beverages. These meetings usually occur on a weekday (Tuesday, Wednesday, or Thursday) beginning at 6:30 or 7:00 p.m. and are open to anyone in the neighborhood that wants to help plan and implement events and/or other planning meetings.

There is a budget line item to cover costs for the honorarium described above, as well as events that are sponsored or approved by the board of directors. Examples of such events are a holiday party (Easter Egg Hunt, 4<sup>th</sup> of July, Labor Day, etc.), Halloween hayride, Ladies' Ornament Exchange, where the coordinator/hostess is required to acquire setup equipment and/or food and beverage through rental or purchase. If a River Crossing resident wants to host such an event, they need to submit their proposal in writing to the board of directors via Paul Meisler of Pioneer Real Estate Services ([paul@pioneeraustin.com](mailto:paul@pioneeraustin.com)). The proposal must include the date and time of the event, the details about who will be invited (families, adults only, etc.), what will be expected to be brought (potluck of some type? preferred beverage? theme item?) if there is anything, what will be offered (food, beverage, activities/games, as applicable), and an estimated cost. The proposal must be submitted at least 45 days before the event is to take place. Please note that board meetings take place on the 2<sup>nd</sup> Thursday of each month, generally. In situations where a proposal is submitted, approved, and the host is reimbursed based on these actions, the \$50 honorarium does not apply.

**Policy on  
Rainwater Harvesting**  
2 December 2014

To the extent permitted and protected by applicable law (Texas Property Code Section 202.007), a property owner may install rain barrels or a rainwater harvesting system on his or her lot, subject to the requirements of these Rain Barrel Regulations.

A property owner may not install a rain barrel or rainwater harvesting system between the front of the home and an adjoining or adjacent street, or in a common area.

If a rain barrel or rainwater harvesting system is to be located on the side of a property owner's house or at any other location on a property owner's lot that is visible from a street, another lot, or a common area, prior to installation of such rain barrel or rainwater harvesting system, the property owner must submit to the Architectural Control Committee (ACC) plans and specifications for the rain barrel or rainwater harvesting system which indicate the size, type, and materials used in the construction of such rain barrel or rainwater harvesting system. In such circumstance, the Architectural Committee shall have the authority to regulate the size, type, and shielding of, and the materials used in the construction of the rain barrel or rainwater harvesting system provided: (a) the regulation does not prohibit the economic installation of the rain barrel or rainwater harvesting system on the property owner's lot and (b) there is a reasonably sufficient area on the property owner's lot in which to install the rain barrel or rainwater harvesting system. Such rain barrel or rainwater harvesting system shall also be properly screened so as to obscure view of the rain barrel or rainwater harvesting system from adjoining property and the street, and such method of screening, and the proposed screening materials, must also be approved in advance of installation by the Architectural Committee. No rain barrel or rainwater harvesting system may be installed on the side of an Owner's house or at any other location on an Owner's Lot that is visible from a street, another lot, or a common area until the required plans and specifications have been reviewed and approved by the ACC.

All rain barrels or rainwater harvesting systems installed on a property owner's lot must be of a color that is consistent with the color scheme of the home constructed on such lot. In addition, no rain barrel or rainwater harvesting system may display any language or other content that is not typically displayed by such a barrel or system as it is manufactured.