

Richmond Place Homeowner's Association

P.O. Box 13310 Savannah, GA 31416 912-236-7575
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COMMUNITY WIDE STANDARDS

The Richmond Place Community-wide standards apply to all landscaping and improvements that must be maintained by homeowners/property owners of Richmond Place. Per Article VIII Use Restrictions, Rules and Regulations Section 1 General and Article X Maintenance Section 2 Owner's Responsibility, these standards have been created to supplement the Covenants, Restrictions, and Conditions to be enforced with and in addition to.

DRAINAGE: Owner/Resident shall maintain, repair, replace and keep free of debris all drainage facilities, including, with limitation, ditches, swales, pipes, lines, ducts, conduits, or other apparatus that serve only the Lot located within the Lot's boundaries (to include easements). For any drainage located outside the Lot's boundaries, the owner is responsible for the portion of the pipe from the cutoff valve serving the Lot. In addition, ditches, swales, culverts, drains and other drainage features located within the Community, which serve as part of the storm drainage system for the Community, shall be kept clear of debris, refuse, trash, and personal belongings.

EXTERIOR MAINTENANCE: Owner/Resident shall maintain the exterior of all structures (privacy fences, driveways, sheds, etc.) located within the property lines. This includes pressure washing, stucco repairs, driveway repairs, shutter maintenance, mailbox repairs, windows / screens, vinyl siding / soffit, roof, eaves, etc.

IMPROVEMENTS: Owner/Resident shall maintain, make repairs, or replace all components needed to improve any structure within the property lines. This includes but is not limited to fencing, home exterior, sheds, driveways, landscaping improvements, and the like. Any maintenance that involves an exterior change, including, without limitation, landscaping and planting modifications in areas larger than 25 square feet and visible from the street, re-roofing or repainting the exterior of the home, removing or changing the color of doors or shutters require prior ARC approval from the Board or its designee pursuant to Article VII of the Declaration. Homeowners are responsible for verifying all permit requirements with the City of Richmond Hill. In addition to ARC forms, the Fence Guidelines may also be found on the website www.richmondplaceghoa.com.

MAILBOX: Owner/Resident must maintain their mailbox (including post) in good condition and comply with the ARC-approved design for the RP Community. The mailbox must be painted black, have a functioning door and flag, and be installed following United States Postal Service Standards for height and setbacks. The posts must be solid black, made of 3-4 inch circular metal or plastic, and have a "pine cone" or round ball on top of the post. Wood posts are strictly prohibited. Brackets under the mailbox must be a decorative scroll. All house numbers must be visible. All variations from the original installed mailbox post on any property must obtain ARC approval prior to replacing.

TREES: Trees along or approaching public walkways (sidewalks and streets) must be pruned as needed and shall be maintained with a canopy no lower than eight feet (8') from the ground. Dead or diseased trees should be removed or trimmed as soon as discovered. If a tree must be removed, the stump must be ground below the sod line, the hole filled and sod or seed installed or ground covering applied to match existing ground cover. No living tree having a diameter greater than eight inches (8") at the height of two feet (2') may be removed from any Lot without prior approval from the ARC. Homeowners are responsible for verifying all permit requirements with the City of Richmond Hill.

SHRUBS: Shrubs and ornamental trees must be regularly pruned to prevent overgrowth. Shrubs visible from the street shall not cover garage doors or reach the eaves of the home. Dead shrubs shall be removed and replaced with like plants. Artificial vegetation is not permitted to be used for any landscaping which is visible from the street. Any area larger than 25 square feet requires an ARC prior approval.

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GRASS: Owners and residents are responsible for keeping their lawn healthy and in good appearance. This includes seeding, watering (subject to government restrictions), removing weeds, edging, and other tasks. Grass/weeds must never exceed five inches (5") in height. This includes the grass between the sidewalk and street, along and behind fences or easements. Insect and disease control shall be performed as needed. Dead grass shall be removed and replaced. Weed prevention sprays are permitted to be used to prevent the growth of weeds. Watering and irrigation of the grass may be required; this is the sole responsibility of the owner/resident. All watering must comply with all governing restrictions.

EDGING AND WEEDING: All street curbs, beds, driveways, sidewalks, and borders shall be edged to prevent grass "runners" from growing. Weeds growing in beds, curbs, driveways, and expansion joints shall be removed. Chemical treatments are permitted.

PINE STRAW/MULCH/LANDSCAPE ROCKS: All flower beds visible from the street should use a material such as pine straw, mulch, or rock to enhance the finished landscape and to prevent the growth of weeds. These materials should be replenished as needed.

TRASH (YARD DEBRIS) REMOVAL: Dirt, trash, cuttings from plants and trees, and debris resulting from yard maintenance and projects shall be removed and all areas left in a clean condition. Landscaping debris must be placed in bags per City of Richmond requirements and placed by the curb for scheduled pick-up. Debris not picked up by the City shall be removed within 24 hours of the missed pick-up time.

TRASH CANS/FIREWOOD: Trash cans MUST be placed on the side of the house or at the rear of the dwelling and not visible from the street, on non-trash collecting days. Trash cans shall be removed from the road within 24 hours of trash pick-up. Firewood must be stacked within a fenced area or at the rear of the dwelling and not visible from the street.

SIGNS & ADVERTISEMENTS: Owners and residents are responsible for helping to maintain the "curb appeal" of the home for the benefit and welcoming appearance of the entire neighborhood. Commercial business advertising signs are permitted for three days from when the work begins on the property. Political advertising is prohibited on the home's exterior or in the yard where it is visible from the street. No signs, banners, flags, or other forms of exterior yard or house advertisement for any particular political party, issue, or candidate are permitted. Yard cards (such as Happy Birthday, Congratulations, Welcome Home) are permitted temporarily on the property for a period of no more than 48 hours. Small garden flags (measuring no larger than 13 inches by 20 inches) are permitted as long as otherwise compliant. One "For Sale" sign and one professional security sign may be displayed as long as compliant with Article VIII.

PORCHES: Outdoor furniture such as benches, chairs and rockers are permitted. Grills placed on the front porch, in the front yard, or in the driveway must be removed when not in use so that they are not visible from the street.

BASKETBALL GOALS: Basketball goals are permitted but must be kept on concrete area such as driveway or parking pad.

HOLIDAY DÉCOR: Décor for holidays other than Christmas must be taken down within 14 days of the end of the holiday. All Christmas and Hanukkah decorations must be removed from site from any road or neighboring property by January 31 of each year.

FAILURE TO COMPLY: Any residence not in compliance with the Maintenance Standards are subject to the Fine Policies – Board Approved 9/28/2022 which may be found on the website, www.richmondplacegahoa.com. Per Article VIII Use, Rules and Regulations, Section 1. General the board may from time to time, without consent of the Owners, adopt, modify, or delete these rules and regulations applicable to the community. These rules and regulations shall be distributed to all Owners prior to the date that they are to become effective.

Board Approved 9/28/2022

Effective 11/01/2022