



Welcome to Riverwood Plantation

Congratulations on your recent home purchase in beautiful Riverwood Plantation. Our neighborhood is 180 acres of majestic oaks, maples & palms all located in a serene, natural setting. Riverwood Plantation was designed in the mid-1980's to protect the environment and preserve the natural contour of the land. As such, there are deed restrictions, whereby you as a homeowner can be assured that the homes in the neighborhood will continue to secure the investment you have in yours.

Now that you are one of our neighbors, we want to make sure you have as much information about the development as possible. We hope this welcome letter is helpful. If you have questions or concerns, please don't hesitate to contact the property manager or one of the board members.

Amenities

No other Port Orange neighborhood can compare to our amenities. We are the only HOA in all of Port Orange that has all of these wonderful facilities.

Community Pool- Open year-round until dusk. No lifeguard on duty. You will have to be assigned a pool key.

Boat Launch/ Fishing Pier- This area is gated and locked. You will have to be assigned a key and a sticker for any car or trailer left in the parking lot after you launch your boat. No overnight parking is allowed.

RV/Boat Storage Area- This area is gated and locked. There are a limited number of spots available and there is an annual upkeep charge, currently at \$100. If none are available now, you can put your name on a waiting list. These spots are only available to the deeded homeowner. Your boat or RV must be registered to the homeowner. No exceptions made! Once you are assigned a spot, it's yours to keep, as long as your vehicle is registered, you submit your yearly registration and you pay the upkeep charge of \$100. Registrations are checked yearly. If you do not have a current registration, you will lose your spot.

Tennis Courts- The courts are locked. You will have to get an assigned key.

Playground- The HOA is currently working on rehabbing this area. Please, children only 12 and under should be playing on the equipment.

Basketball & handball courts- Open to all residents.

Clubhouse- Any resident can reserve the clubhouse for private functions. There is a small rental fee. Anyone renting it will be required to sign a rental contract and be responsible for all cleanups.

Rules & Restrictions

Our neighborhood is governed by deed restrictions that are meant to preserve our area and maintain the values of our homes. We have an **Architectural Review Committee (ARC)** to approve any changes you would like to make to the exterior of your home, for example- fences, paint color, pool installation, additions, new roofs, tree removal, etc... In addition to ARC approval, some work may require permits from the city. Please verify with the city before starting any work. ARC request forms can be picked up at the clubhouse. If you are not sure if the work you are doing needs approval, please check with the ARC committee before proceeding.

You should have received a copy of the HOA rules & covenants when you bought your home. If you did not, please contact the board and a copy can be emailed to you.

- No boats, RVs, campers, etc. are allowed to be stored in your driveway, side-yard or backyard, even if they are hidden by a fence.
- No sheds are allowed.
- Fences are allowed with a maximum height of 6 feet. All fences must get ARC approval. No chain link fences allowed.
- No parking cars on the streets overnight.
- No parking on sidewalks or grass.
- Any tree removal requires ARC approval & city permits.
- All dogs must be on leashes and picked up after. Not only is this a HOA rule, but also a city law.

This list is just highlights. Please refer to your Covenants & Restrictions to familiarize your family with rules.

Important Information & Numbers

Clifton Management is our property manager. They have a representative at the clubhouse on Tuesdays 10am-noon and Thursdays 4pm-6pm. Please stop by during office hours to get keys. Deposits are required for keys. One key for each amenity per household.

Clubhouse- 386-767-9020

Clifton Management- 386-767-5575

Garbage Pickup- Tuesday & Fridays are trash days. Wednesday is yard debris. Friday is recycling.

Port Orange Utility Department- 386-506-5500

Watering Restrictions- Port Orange has in place strict watering instructions for your yards. Watering is not allowed between 10 a.m. and 4 p.m.

During Eastern Standard Time:

- Residential irrigation is limited to 4 p.m. to 10 a.m. Saturdays for odd-numbered addresses and Sundays for even-numbered addresses.

During Daylight Saving Time:

- Residential irrigation is allowed at odd-numbered addresses from 4 p.m. to 10 a.m. Wednesdays and Saturdays and even-number addresses Thursdays and Sundays.

Water no more than 1 hour per zone & no more than ¾ inch of water per zone per irrigation day. Water only when needed.

Animal Control- If you see a stray dog or other animals that may be a nuisance, please call the Port Orange animal control department. 386-756-7400

School Zones- Riverwood Plantation is currently zoned for the following schools, with bus service available to all 3 schools:

Sweetwater Elementary 386-322-6230

Creekside Middle School 386-304-5500

Spruce Creek High School 386-322-6272

Riverwood Plantation HOA Board meets the 2nd Thursday of the month, 7pm, at the clubhouse. Reminder signs will be posted at the entrance to the neighborhood. We encourage all residents to attend our meetings and get involved. If you would like to learn more about how you can volunteer, please check with one of the board members after the meetings or stop in the clubhouse during office hours.

We are glad you chose to make your home in our wonderful neighborhood. We hope you enjoy it as much as we do. We look forward to meeting you!

Enjoy the new home!

The Riverwood Plantation Homeowners Association Board