

Welcome to New Residents of Riverwood Plantation

Congratulations on choosing to live in beautiful Riverwood Plantation. The neighborhood was designed in the mid-1980's to protect the environment and preserve the natural contour of the land. There are 365 homes on 180 acres with majestic old Oaks, Maples and Palm trees in a serene, natural setting. There are deed restrictions to help protect property values and to maintain the aesthetics of the community.

If you have questions or concerns, please don't hesitate to contact our community managers, Teri Wimmer or Christina Baxter at riverwood@wimmercam.com, call or leave a message at the clubhouse office at 386-767-9020, or call or text the management office at 386-256-5770. The office is staffed three days a week: Mondays 8 AM-12 noon, Wednesdays from 1 PM - 6 PM, and Thursdays 1 PM-6 PM. Community inspections are done during these hours.

Amenities:

Community Pool - Open year-round from 8:00 AM to dusk. No lifeguard on duty. Swim at your own risk. Parents must be in attendance if their children are 16 years old or younger. Please clean up after yourselves and lock gates when you leave. Pool key cards are issued by the office. The current charge for each key is \$25.00.

Boat Launch & Fishing Pier - This area is gated and locked. If you wish to access this area you will need to register at the office. We require a copy of your driver's license, and the registration for both your boat and trailer. Card keys are available at the office for a fee of \$50.00. No OVERNIGHT parking is allowed.

RV/Boat Storage Lot - This area is gated and locked. There are a limited number of parking spots available, assigned on a first-come first-serve basis for an annual fee. Once your name comes up on the waiting list and you are assigned a spot, it is yours to keep, as long as your vehicle has a current registration and a copy of same is turned into the office with your annual usage fee. Registrations are checked and you will lose your spot if yours is not current. Please note, you must have a vehicle, boat or trailer ready to store. Spots can not be held for owners thinking about getting a boat or trailer.

Tennis & Pickleball, Courts - This area is gated and locked. Your pool key will open this area, or you will need to be assigned a key. The same key works for the courts and the pool area.

Basketball & Handball Courts - Open to all residents.

Playground - Children 12 and under are allowed on the playground equipment. If you see the playground being used by older kids, please report this information to management.

Clubhouse - Any resident may reserve the clubhouse for private functions for a small fee. Long term tenants will need a statement from their landlord stating that they will be responsible for the cost of any damages during a tenant's clubhouse rental. The resident renting must sign a rental contract, leave a deposit, be present during the entire function and be responsible for all cleaning. Short term renters (130 days or less) are not entitled to rent the clubhouse.

Rules & Restrictions - Our neighborhood is governed by deed restrictions meant to preserve our area and help maintain home values. We have an **Architectural Review Committee (ARC)** to approve any changes you would like to make to the exterior of your home – including adding a fence, painting your house, adding a pool, re-roofing, removing trees, building additions, etc. In addition to the ARC approval, some work may require permits from the city. You must fill out your own ARC request, sign it, and receive approval before requesting a permit from the city or you may allow your contractor to obtain the city permit. ARC request forms are available in the office or may be downloaded from this web site.

You should have received a copy of the HOA covenants and restrictions when you bought or rented your home. If not, choose the “Governing Documents” tab on this website to review or download as needed. Some of the areas covered are as follows:

- No boats, RVs, campers, trailers etc. are allowed to be stored on your driveway, side yard, or back yard, even if hidden by a fence.
- No sheds are allowed.
- Fences are allowed with a maximum height of 6 feet. All fences must have ARC approval. No chain link fences are allowed.

- No parking on streets overnight. A temporary exception may be approved with Management permission.
- No parking on grass or sidewalks at any time.
- Trash cans/recycling bins are not to be left visible from street for more than 1 day after most recent pick up. Trash cans should be secured out-of-sight in garages or moved to the side of the house.
- ANY tree removal requires ARC approval & city permit.
- Lawns need to be mowed, edged and hedges trimmed on a regular basis. Weeds and underbrush must be controlled. Lawns must be irrigated properly. Please do not blow lawn debris down the storm drains.
- All dogs must be on a leash when off the owners property. Pet waste must be picked up immediately and disposed of properly. This a HOA rule and a city ordinance.
- Please note, this is a summary of certain rules but it is not a full list. Please refer to the community Articles of Incorporation, Declaration, By-Laws and Rules for all rules.

Important Information and Numbers

Wimmer Community Association Management is our property management company. There is a company representative at the clubhouse on Mondays 8 AM-12 noon, Wednesdays and Thursdays 1 PM - 6 PM.

Clubhouse - 386-767-9020

Wimmer Management - 386-256-5770 (Call or Text)

Please register for online access by going to wimmer.cincwebaxis.com.

Garbage Pickup - Tuesdays and Fridays are trash days. **Wednesdays** are yard debris pick up days. Recycling pickups are on **Thursdays**. Note; Glass is no longer recycled here. Port Orange Utility Department - 386-506-5500

Watering Restrictions - Port Orange has strict watering instructions about watering lawns. Watering is not allowed between 10 AM & 4 PM

During Eastern Standard Time residential watering is limited to 4 PM and 10 AM. SATURDAYS for odd numbered addresses and SUNDAYS for even numbered addresses.

During Daylight Savings Time residential irrigation is allowed from 4 PM to 10 AM at odd numbered address on WEDNESDAYS and SATURDAYS and even numbered addresses on THURSDAYS and SUNDAYS.

WATER no longer than 1 hour per zone & no more than 3/4 inch of water per irrigation zone.

Animal Control - If you see a stray dog or other animals that may be a nuisance, please call: PORT ORANGE ANIMAL CONTROL 386-756-7400

HOA Board Meetings - are held in the clubhouse on the third Wednesday of each month at 7PM. Homeowners are invited to attend.

School Districts - Riverwood Plantation is zoned for these schools and bus service is available to all 3 of these schools:

Sweetwater Elementary 386-322-6230

Creekside Middle School 386-304-5500

Spruce Creek High School 386-322-6272

Email List - The Management Company maintains an official email list that is used for regular or emergency/special announcements or news that affects the residents. You can add your name and email to the list by sending an email with your name & address to twimmer@wimmercam.com.

We hope you enjoy living in this wonderful neighborhood. We look forward to meeting you!

The Riverwood Plantation Homeowner's Association Board of Directors