

Moving is always hard! The Rivers Edge Homeowners Association (REHA) wants you to feel at home as soon as possible. Based on questions that other new owners have asked, we hope you find the information below helpful as a new member of our community. If we missed something you need, call us.

Since 1998, our community has been governed by the Association through a set framework of rules and regulations that were designed to protect property interests of all homeowner members. You can submit questions or comments directly to the property manager and members of REHA's Board of Directors at any time. Just go to www.myriversedge.org and select **Contact**. Welcome! We are very glad you are here!



Annual Meeting

The Association schedules its annual meeting in late March–early April each year. It provides a place to meet and greet neighbors as well as to conduct neighborhood business. Each year elections are held for either two, or three, directors to the Board, as dictated by the expiration dates of staggered terms of office.

Changes to Your Home

Before making any external changes—painting, replacing a door, desired improvements—first submit a **complete** Architectural Review Form (ARC). It is available at www.myriversedge.org or from the property manager. The Board handles requests quickly in order to expedite your work. Remember that you must get board approval **before** any work is done.

Common Area

REHA maintains the neighborhood's common area but has made no improvements since the area is not easily accessible or useful. The developer's permits for a planned urban development (PUD) required that a common area for the community be included. There was no requirement that the space be either safe or useful. The area he chose consists of fill dirt spread over discarded building materials (paint cans, rebar, etc.) that was overplanted with grass. **Sink holes** do occur, and REHA fills them as soon as we are notified; however there is no one to check the area daily.

Use the Common Area at your own risk! The ground level is several feet lower than that of adjacent yards, and there are no steps to that lower level.

Community Guidelines

At closing, you should have received a complete, official copy of the Covenants, Conditions, and Restrictions (CCR) from your realtor, or previous homeowner. If you did not, download one now from www.myriversedge.org. You'll find it under the **Resources**. Read it and keep it handy for easy reference. Let us know if you have questions.

Monthly REHA fees

Homeowner fees are \$25 per month, payable by the **first of each month**. It is important to pay on time because **late fees** are assessed. These fees cover electricity for neighborhood street lights, large lights at both entrances, landscaping, property management, insurance and other HOA costs included in the annual budget. If you have questions or problems, contact:

Property Manager Gene Robinson

(615) 813-1867

Gene@apexventuresinc.com,

Apex Ventures, Inc.

2409 Cruzen Street

Nashville, TN 37211

Stones River Greenway

Many enjoy this riverside greenway. The closest legal access is at the marked trailhead, adjacent to the far side of Kohl's department store parking areas located off of Jackson Downs Boulevard. **There is no direct access from our neighborhood common area** by mutual agreement with Metropolitan Nashville Metro Parks Department at the time of greenway construction.

Maintenance Responsibilities

Home: Each homeowner is responsible for regular maintenance to keep the home in good condition:

- ◆ Cleaning and repair of siding, trim, and gutters.
- ◆ Painting of entrance and garage doors.
- ◆ Repair of exterior wood trim and decking.
- ◆ Replacement of missing shingles to match originals until your roof is replaced.
- ◆ Rescreening of fraying or torn window screens, (Area vendors can rescreen your screen frames for at a modest cost) .

Yard: Each homeowner is responsible for mowing grass weekly during high growth periods and maintaining grass at that level throughout the year. Neatly trim trees and shrubs so that they **never** hang over stop signs, street-lights, sidewalks, or entrances to homes and driveways. Good maintenance deters crime and prevents accidents.

Painting

House colors are limited to those that already exist in the neighborhood. There should be a list of original external colors inside the circuit box in your garage. Although some color names have changed since construction, major vendors can replicate them. Freshen up your paint on trim or garage and entrance doors at any time when using the same color of paint. If you want to **change** to one of the other approved colors, please submit an ARC request. (See *Changes to your home.*)

Pets

Homeowners are responsible for keeping their pets (cats or dogs) under their control at all times. No other animals or livestock may be raised. It is important to be a good neighbor and to keep your pet from disturbing others. Do **not** leave your dogs outside when you are away from home unless you have provided appropriate pet training and a containment system that protects your animal's health and safety AND that of your neighbors.

REHA and Metropolitan Nashville Codes require that you leash your pet **any time** that it is not in your own yard. When walking a pet, bag waste and remove it as you go. Each of us has the responsibility to respect our neighbor's property. (Metro Codes can assess a \$50.00 fine any time that owners fail to pick up after a pet.)

Street Lights

Rivers Edge street lights are maintained by Nashville Electric Service (NES) and financed by REHA. If one is not working properly, notify property management or the Board of Directors as soon as you notice the problem. Each light has a clearly visible number plate at its base. NES requires that this light number be included when requesting service as well as the street location. If you choose to report the outage directly using the service request form on the NES website, please remember to note the light number and street location. REHA also pays for the two utility pole lights at both entrances to the neighborhood.

Trash/Recycling/Brush/etc.

Set **trash** bins at the curb on Thursday nights for Friday pickup. **Recycling** bins are picked up on the **first Friday** each month. By 7 p.m. each Friday, bins must be moved away from the curb to a spot that cannot be seen from the street (as much as possible, depending on the orientation of your house).

Brush pickup is provided by Metro four times each year by geographic district. We are in District 4. The annual schedule is posted in **Resources** on our website.

The Davidson County Sheriff's Department provides **bulk waste pickup** (furniture, appliances, etc.). Call to request pickup, and the scheduler will set a date.

Voting

Registered voters at Rivers Edge vote at the Tennessee School for the Blind, 115 Stewarts Ferry Pike. Citizens must be registered to vote thirty days prior to voting. Register with the Tennessee Election Commission online at www.Tennessee.gov. The site for early voting in our area is the Nashville Public Library Hermitage Branch, at the corner of Central Pike and James Kay Boulevard. Check the Rivers Edge website resource page for local, state, and federal representative contact information.



Rivers Edge Homeowners Association
Nashville, Tennessee 37214
www.myriversedge.org