

## **River Birch HOA**

### **Summary of Basic Information For Owners as of February 16, 2025**

Website: [www.riverbirchnchoa.com](http://www.riverbirchnchoa.com)

Mailing Address: River Birch HOA, PO Box 651, Washington, NC 27889

HOA Email: [Riverbirchnchoa@gmail.com](mailto:Riverbirchnchoa@gmail.com)

ARB Email: [Riverbirchncarb@gmail.com](mailto:Riverbirchncarb@gmail.com)

HOA Board Members: Mike Rodgerson (President), Linda Hess (Treasurer), Cassandra Rodgerson & Mary Hess

#### **Annual Dues**

The dues are for the year June 1 through May 31. Once the budget and dues amount are ratified by the HOA Members, the dues should be paid within 2 months. Payment can be made by credit card using the Stripe link which is posted on our website. There is a \$5 fee for using the credit card service. Payment can also be made by check/bank check/money order and mailed to River Birch HOA, PO Box 651, Washington, NC 27889. You need to contact a Board Member regarding any payment in cash or the need for a payment plan.

#### **Additions/Changes to Homes or Lots**

If you plan to modify your home (example – build a screen porch), add components to your lot (example – fence, shed, larger driveway) or a new build, you need to go through the Architectural Review Board (ARB) before any work is done. The ARB Guidelines, Requirements and Application are included in this packet and on the HOA website. If you have any questions, just ask.

#### **Maintenance of Property**

All areas of property should be kept clean and well maintained.

Your yard is to be mowed, trimmed and maintained on a regular basis. If your property borders a ditch, you own to the middle of the ditch and need to maintain it in the same manner as your yard. There should not be trees, bushes, tall weeds growing in the ditches as they interfere with the flow of water from storms. Additionally, cut brush/grass/weeds and other debris should not be tossed in the ditches. If the ditches do not flow, there will be flooding.

All areas of property should be kept free of trash, rubbish and unsightly clutter.

No parking of vehicles is permitted on any area of the lot other than the driveway unless temporarily for guests. Small boats, campers and utility trailers (under 21 feet in length) may be parked upon the property. Vehicles, boats, campers and utility trailers MUST be currently registered.

#### **Outside Light Fixtures**

Each home shall have a front yard lighting fixture at least 5 feet in height with a light that turns on and off at dusk and dawn.

#### **Fuel Tank and Utility Appurtenances**

All that are visible shall be enclosed within a fence, wall or vegetation so they cannot be seen from the road or another lot. For example, a propane tank should have a fence or bushes hiding it from view.

#### **Pets**

Pets shall be restricted to the lot owner's property and upon leaving the property shall be kept on a leash. Pet owner is responsible to pick up all of their animal droppings.