

Dear Riverwalk Property Owners;

I would like to address some ongoing issues and situations that have come up recently. My hope is to clarify some misunderstandings regarding our Governing Documents, permit requirements, and our volunteers. First, a little about myself. My Wife and I moved to Riverwalk in 2015. Upon moving here, we made a choice to be actively involved in our community. Having lived here for only a few years, I have no first-hand knowledge of any of the conflicts that may have happened in the past, nor do I care to keep bringing up issues from the past. My responsibility as your current POA President is to take the tools that are in place and use them to ensure that the integrity of our neighborhood is preserved going forward.

Governing Documents

Our Governing Documents consist of our Deed Restrictions, Bylaws, and Guidelines. All of which can be found on our Riverwalk POA website and our CIA Riverwalk neighborhood page. These documents in their current filed, recorded, and published forms are the rules we must all follow. They outline the restrictions on our properties, outline how we are to run our neighborhood, and give us the instructions to follow to insure all improvements to our properties fall within our deed restrictions. Upon accepting my position as POA President, one of the first things I did was confer with our Legal Counsel to ensure that all our documents are in good standing and properly filed. I have been assured that they are. Any changes to these documents must go through the proper legal channels to be changed and filed before they become effective.

ACC Permits

Most property improvements are going to require an ACC Permit. New homes, home additions, fences, pools, barns/outbuildings, and removal of trees over 10" in diameter, all require a permit before work can be started. If you are planning any projects around your home, please refer to our Deed Restrictions and Guidelines for instructions on how to proceed. If you are not sure of something, reach out to CIA or any of the members on our ACC Committee and they will be glad to assist you. If your project conflicts with our current Deed Restrictions and Guidelines, there is an appeal process to ask for a variance. That Variance must be requested and approved before any work begins. That being said, I would like to clarify to everyone that no one individual, either on the ACC Committee or the POA Board has the authority to exempt you from obtaining any required permits. If you fail to request a permit and proceed with the work, there could be fines assessed against your property. So please consult with CIA or our ACC Committee if you have any questions.

Community Volunteers

The last thing I would like to discuss is our community volunteers. Every member of our ACC Committee and our POA Board are volunteers. Most of them have full time jobs and perform neighborhood duties in their spare time. We are lucky to have each and every one of them! These ladies and gentlemen go above and beyond to ensure that things are done properly and to help preserve the integrity and value of our neighborhood. They work hard and conduct themselves in a very professional manner and treat every owner and contractor with courtesy and respect. In return, they deserve to be treated in the same manner. At the end of the day, we are all neighbors and need to treat each other as such. If a permit decision is made that you are not in agreement with, there is an appeal process. There is no call for yelling, screaming or using profanity towards any of our volunteers ever! These people are our neighbors. They are voluntarily working for us to help preserve our neighborhood and our property values. We as property owners need to show them the same courtesy and respect that they bring to the table. I want to add one other thing. With everything that has been going on in our society lately, any verbal or physical threats towards any of our volunteers will absolutely not be tolerated! We cannot afford to take these things lightly and if it happens, the incident will be reported to the proper authorities to be investigated. There is no

excuse to treat any of our neighborhood volunteers in such a manor. These ladies and gentlemen work hard for the benefit of all Riverwalk Property Owners and they deserve better than that!

In closing, I just want to remind everyone this is our community and we are all neighbors. It is up to us all to preserve what we have and strive to make it better. Volunteer when you can, participate in our community functions, and above all else treat others in the same way you want to be treated!

Thank you for your time!

Glen Hollis

Riverwalk POA President

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