

**From:** Shawn McCall <smccall@coral.com>  
**Sent:** Tuesday, January 15, 2019 1:59 PM  
**To:** Shawn McCall; NANGUNOORI S; Kavali B; PHIFER E; CANTU; ROBERSON V; WALLEY D; WILLIAMS K; GAO X; BEALS C; PERKINS K; FELDVEBEL D; FENG JJ; KATTA N; TURNER T; BARTON B; DILDAY; SALTSMAN M; CLEMENTS; WALSH S; PAGLIARI T; WALLEY A; TURNER J; MYNENI H; LASHLEE B; LAUER G; CARPENTER M; LEJEUNE; NANGUNOORI P; KUNKEL C; POLATTY M; MURRY B; LEGEUNE T NEELY; BLASZCZYK M; BOSHAW K; FENG XU JADE; STEINKAMP; RASNICK P; POWERS T; OGORZALEK; WILLIAMS M; FULLWOOD K; SMITH L; WOOD B; WOOD T; COOPER J; PERKINS JILL; MYNENI S; POLATTY D; BEALS P; GAO LIANG MEI; PERRY B; BLASZCZYK S; SESTI A; POWERS TRACIE; LAUER L; FULLWOOD J; MILEY J; DINSTUHL; BARTON S; LADD C; ERPEDLING P; RASNICK J; LADD R; Kavali - Darsi N; CARPENTER D; GREEN JAYMIE; ROBERSON D; SALTSMAN J; MCCALL K; KATTA S; LASHLEE ANN; FELDVEBEL P; PERRY L; SESTI J; SMITH K; SUTTON T; VERSI; GREEN J; COOPER S; KIMBROUGH A; KIMBROUGH B; MURRY G; wqperry@icloud.com  
**Subject:** RIVER WALK HOMEOWNER INFORMATION

**Date:** January 15, 2019  
**TO:** River Walk Homeowners  
**FROM:** River Walk Board of Directors  
**REF:** General Information

Dear Homeowners:

Wow, the Holiday Season is behind us and Winter is upon us! We have a wonderful neighborhood that is anchored by really great people; we are a gated community nestled up to Johnson Park, making River Walk what we believe is the premier neighborhood to reside in the Town of Collierville. It is up to us as Homeowners to make sure we keep River Walk the most "unique", "premier" and "desirable" neighborhood in the Town of Collierville, so let's all chip in and do our part.

If you are recently new to the neighborhood, we would like to welcome you to River Walk! The following will serve as a reminder for all Homeowners, hopefully answering any questions that may arise:

- **Entrance and Exit Gates:**

**PLEASE NOTE: WE HAVE AN ENTRANCE GATE AND EXIT GATE – IN THE PAST, WE HAVE HAD SEVERAL COMPLAINTS WITH HOMEOWNERS AND YOUNG ADULT DRIVERS, WHEN DRIVING FROM OGILIE AND REACHING THE STOP SIGN, MAKE THE DECISION TO MAKE A DIRECT LEFT AND EXIT OUT THE ENTRANCE GATE, INSTEAD OF CONTINUING RIGHT AND AROUND THE ISLAND AND OUT THE EXIT GATE.**

**THESE ACTIONS HAVE ALMOST CAUSED ACCIDENTS INVOLVING NEIGHBORS AND GUESTS WHO ARE ENTERING OUR NEIGHBORHOOD PROPERLY, THANK YOU FOR CONTINUING TO ENTER AND EXIT RIVER WALK THROUGH THE PROPER GATES.**

The Gates will be permanently closed except for the following: River Walk Entrance and Exit Gates will open at 6:00AM and close at 9:00AM on Monday's and Tuesday's for trash and recycle pick-up by the Town of Collierville. During the school year, the gates will open at 6:00AM and close at 9:00AM and re-open at 2:10PM and close at 4:45PM Monday through Friday.

For Homeowners who have a home for sale, the gates will remain open for an Open House on that given date from 2:00PM – 5:00PM; please contact Shawn McCall or Glen Murry if you are planning an Open House; below are important points regarding the Gates:

1. We manage our database for our Gate Entry Software System and the system is backed up with support from Precision Overhead Door & Gate Service, who is our service provider. The database system includes homeowners name, phone number and personal entry code for the Keypad Entry System and your Remote Device number that is located on the back of your remote. Homeowners wishing to make changes to your data information and/or order additional remotes should contact Shawn McCall at 901-331-1517 or via email at [smccall@coral.com](mailto:smccall@coral.com); the price for a new remote is \$36.50, you may pay by cash or check. If paying by check, please make your check payable to the River Walk HOA. ***To open the gates, you may use your remote or by using your 4-digit code by pressing the # key and then your code. You may also open the gate via your phone for arriving guests; when your guest(s) arrive, they should scroll to your name and press the call button, the Gate Entry System will dial the number you have entered; answer your phone, press 9 and hang up, the gate will then open.***
2. If a Homeowner is planning a function on the property and would like to request the gates to be open other than the set times, please contact Shawn McCall (24 Hour Notice appreciated) who will make the time adjustments. We will open the gates 30 minutes prior to your function; they will remain open for an additional one hour after the beginning of the scheduled event. This will help you maintain the security of your entry code as well as the security of the neighborhood.
3. The gates may be opened by the Police and Fire Departments through the use of their sirens or personal codes. All delivery services (POSTAL, FEDEX and UPS) will have personal codes for entry.
4. The code for the Pedestrian Walk-Thru gates is **C02468**.

- **Neighborhood Speed Limit:**

The neighborhood speed limit is **17MPH**; speed limit signs along with **“Children at Play”** signs are located at the neighborhood entrance as well as the main common area located on Tartan Lane. It's imperative that we have everyone's cooperation (including Guests) regarding the posted speed limit; we have a large number of kids who are out and about playing on a regular basis, and we need to be responsible and aware of where they are as we enter and leave our neighborhood. In the past, we have also had complaints regarding the kids making the streets their playground forcing homeowners to navigate around them and their toys; as parents, it's on us to make sure our kids are taught the responsibility of always being aware of their surroundings while playing with friends throughout the neighborhood. Please make sure they are looking both ways before crossing the street as they go from home to home. We have a lot of common area and we encourage all of the kids to utilize this common area as often as possible.

I can assure you there is not a better collection of families than those that make their home here in River Walk; none of us want to see any of our wonderful little ones injured because of negligence. Let's work together to make sure our neighborhood is safe for everyone.

- **River Walk “MASTER DEED” and “ARCHITECTURAL GUIDE”:**

River Walk is a planned residential community that has a Master Deed including a Declaration of Covenants, Conditions, Restrictions as well as By Laws governing our community; River Walk also has a published Architectural Guide that was approved by the River Walk Homeowners Association on June 8<sup>th</sup>, 2010. If you don't have copies of both documents, please let us know and we will be happy to forward you copies of both, they are also located on the River Walk Website. The following will serve as a few reminders from the documents; you are advised to read the above mentioned documents in detail as they are additional covenant restrictions and architectural guidelines in addition to those mentioned below.

- **DID YOU KNOW:**

**The National Association of Realtors say first impressions (Aesthetics) make a great deal (Financial Benefits) in the Real Estate Market; Homeowners are looking for both Neighborhood & Home landscaping and Home exteriors that are complimentary, often increasing home values upwards to 25%.**

**\*91% of Homeowners want to live in an area where they can see or walk to nice landscaping.**

**\*84% of Homeowners say the quality of a home's landscaping would affect their decision to buy or not to buy; great neighborhood landscaping helps, but it's not enough, yours needs to look good as well.**

**\*71% of Homeowners think it's important that their neighbors have well-maintained yards.**

**NOTE: THE BOARD AND ARCHITECTURAL COMMITTEE WILL PAY CLOSE ATTENTION TO OUR NEIGHBORHOOD & HOME EXTERIORS AS WELL AS LANDSCAPING, PAYING CLOSE ATTENTION TO THE CONDITION OF EXTERIOR PAINT AND STAIN, INCLUDING DOORS AND SHUTTERS AS WELL AS CONDITION OF LAWNS AND LANDSCAPING BEDS. AS STATED, WE HAVE GREAT HOMEOWNERS, SO WE HAVE COMPLETE CONFIDENCE WE AS HOMEOWNERS WILL DO EVERYTHING POSSIBLE TO MAINTAIN THE VALUE OF OUR GREAT NEIGHBORHOOD.**

## **MAINTENANCE AND REPAIR**

### **Section 2. Individual Lot Owners**

**(B) Exterior Maintenance:** In order to retain the appearance of the development, no exterior maintenance, repairs or replacements which alter the exterior appearance of a lot shall be commenced unless permission is obtained from the Architectural Control Committee, as hereinafter defined in Article VII.

**(C) Site Drainage:** Each Owner of a lot shall be responsible for maintaining all side and rear yard swales.

**NOTE: Each Homeowner is responsible for all exterior maintenance including painting, repairs, replacements and upkeep on his/her lot.**

## **RESTRICTIVE COVENANTS**

1. **Garbage – Equipment (Article VIII), Section 2 (E):**  
**All equipment, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of the drives and street. Leaving Trash and Recycling Bins outside in your driveway is PROHIBITED.**
2. **Lawn (Article VIII), Section 2 (H):**  
**Grass, weeds, vegetation and debris on each lot shall be kept mowed and cleared at regular intervals by the Homeowner thereof so as to maintain the same in a neat and attractive manner.**

**PLEASE NOTE: The above Restrictive Covenants regarding TRASH & RECYCLING BINS and LAWNS generated numerous complaints at our ANNUAL HOA MEETING held back in December regarding violations of these Restrictive Covenants.**

3. **Fence (Article VIII), Section 2 (N):**  
No wire or chain link fences shall be permitted and no fence of any type shall extend beyond the building lines of the front yards or side yards of corner lots. All fencing must have written approval from the Architectural Control Committee and permitted by the Town of Collierville. All fences constructed along the rear property lines on Lots #341 thru #358 and Lots #360 thru #378 shall be a capped wood fence as installed at the entry of the subdivision with the smooth side out and maintained at all times in good condition. All fencing on side property lines shall be 6' capped cedar double sided fencing. Front gates and fencing shall be one style of antique brown wrought iron as approved by the Architectural Control Committee which faces the streets and connects to adjoining property. The request for use of stone or brick for columns or front fencing may be submitted to the Architectural Control Committee for approval. If an approved fence is located on a property line between two lots, it shall be maintained and repaired jointly by the owners of both lots.
4. **Address Plaque (Article VIII), Section 2 (Y):**  
Each home shall have one (1) address plaque approved by the Architectural Control Committee and installed at each home and visible from the street. Individual street numbers affixed to front of any home by a homeowner is prohibited.
5. **Lease of Residence (Article VIII), Section 2 (Z) (EE):**  
(Z) Any lease of any residence shall be in writing and for a period of least twelve (12) consecutive months. No owner may lease less than his entire dwelling unit. Each tenant or lessee shall be provided with a copy of this declaration by the owner. An owner leasing a dwelling unit shall at all times be responsible for his tenant's or lessee's compliance with all the provisions of this declaration in the occupancy and use of the dwelling unit.

(EE) WHEREFORE: In order to provide for community safety, to provide protection for children and families, and to provide for the stability of home values in this subdivision community, an additional covenant running with the land and enforceable against all present owners of said lots, and their successors in interest, grantees, and assigns both at law and in equity, is that no subdivision lot or dwelling thereon shall be conveyed to, leased to, or occupied by a convicted, registered sex offender listed in any State or Federal sex offender registry. Any costs associated with the enforcement of this provision shall be paid by the lot owner who violates this provision.

## ARCHITECTURAL GUIDE

1. **Landscaping:**

ACC approval is required for use of permanent construction material for flowerbeds or edging i.e. brick, stone or concrete construction of any garden structure over 3 ft. in height. Plastic edging material is prohibited.

**2. Pools:**

Pools, pool houses and cabanas require ACC approval.

**3. Dog Houses and Dog Runs:**

Dog houses and Dog Runs are permitted only in fenced in rear yards. Maximum height of either is not to exceed 6 ft.

**4. Patios:**

ACC approval is required for all new patios or modifications to existing patios.

**5. Screened Porches/Sunrooms**

ACC approval is required.

**6. Grills and Barbecues:**

ACC approval is required for all permanently installed grills and barbecues. Permanently installed grills and barbecues cannot exceed 6' in height. Free standing and portable grills do not require ACC approval.

**7. Exterior Colors:**

ACC approval is required for any change to an existing color scheme. Paint chips must be submitted for approval.

- **Board Members:**

Sloan Cooper, Shawn McCall, Glen Murry, Billy Perry, Ellis Phifer, Pete Rasnick, Landon Smith, Virgil Roberson and Tim Wood

- **Architectural Committee Members:**

Billy Perry, Terry Pagliari, Bruce Steinkamp and Donna Roberson

- **Neighborhood Activities:**

Chili Cook-Off, Valentines Party, Easter-Egg Hunt, Cocktails in the Cove, HOA Summer Cook-Out, July 4<sup>th</sup> Celebration, Halloween Party, HOA Christmas Party

Again, please pay close attention to the Restrictive Covenants regarding Trash and Recycling Bins as well as Lawns; and on behalf of the Board of Directors, thank you for your continued support and assistance in making our neighborhood the premier neighborhood to call home in Collierville. Should you have any questions, please contact a Board Member or call me at 331-1517.

Sincerely,

Shawn McCall  
President, River Walk Homeowners Association BOD

Shawn M. McCall  
Central Region Manager  
Coral Chemical Company  
1915 Industrial Avenue  
Zion, IL 60099  
901-331-1517