



SUMMARY OF ASSOCIATION RULES AND RESTRICTIONS

If you are a new resident, contact John Vinet at jsvinet@riverranchdev.com to request a login and password for Residents Only access. The resident website contains the rules and regulations as well as the complete design code.

For your information, the following is a summary of some of the Association rules that residents often inquire about.

Association and Institute Dues.

Your monthly dues for the Association and Institute total \$90.00. You will be invoiced on a quarterly basis for these dues. Association dues cover the cost of maintaining parks and common areas within the development including landscaping, utilities, insurance and general maintenance. Institute dues are utilized to promote the arts within River Ranch.

Summary of Design Code Requirements

For your information, the following is a summary of some of the Design Code requirements that persons often inquire about.

Allowed Architectural Typologies.

The following is a list of the allowed building typologies within The Village of River Ranch. The historical details applicable to each building typology can be found in the Design Code. (1) Acadian Cottage, (2) Acadian Raised Cottage, (3) American Cottage, (4) American Raised Cottage, (5) American Townhouse, (6) Creole Cottage, (7) Creole Raised Cottage, (8) Creole Urban Cottage, (9) French Colonial House, (10) French Townhouse, (11) French Country House, (12) Mediterranean House, (13) Neoclassical Revival, (14) Raised Neoclassical Cottage, (15) Shotgun House, (16) Charleston Sideyard, and (17) Steamboat

Building Setbacks.

All buildings constructed within River Ranch must conform to building setbacks which are applicable to the principal residence, garages, out-buildings, fences and garden walls.

Construction Materials.

Only certain types of construction materials are allowed to be utilized in the construction of any improvement on any lot. By way of example, where brick is to be utilized, the brick is to be a used or antique brick or another molded brick selection approved in advance by the Design Review Board. Exterior architectural woodwork and siding is limited to certain species of wood as well as approved cement board products. Roofing materials must be metal, slate, synthetic slate, or asphalt. In the case of asphalt shingle roofs, all ridges must be capped with ridge caps approved by the Design Review Board. Windows shall be wood window units, aluminum or vinyl clad wood window units, or other windows which have been approved by the Design Review Board. All window units shall have authentic wood muntins and mullions. Where stucco is utilized, it shall mean portland cement plaster consisting of three coats work over metal lathe. Garden walls shall be constructed of stucco, approved brick, or wood. Where wood is utilized, the garden wall must be capped and must comply with the wood fence detail approved by the Design Review Board.

Design Review Board.

All construction or modifications (except interior alterations not affecting the external structure or appearance of any building) on any lot must be approved in advance by the Design Review Board.

Contractors and Design Professionals.

The contractor and design professional selected by an owner to design and/or construct improvements on a lot must be approved by the Design Review Board. [Click here for a list of builders or designers.](#)