



LIVE NEAR A PRESERVE? PLEASE READ THIS!

By the Rivendell Board of Directors

[Adapted from *Woodlands Word* – July 2019]

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This is to alert homeowners who live adjacent to a preserve to be aware of their special responsibilities. The community-owned common ground and designated Preserve areas adjacent to homes will be inspected on a regular basis, incursions will be identified and violations of community Covenants will be enforced.

Over 100 of the homes in Rivendell border designated preserves. Sometimes, there is also community-owned common ground adjacent to the home. A recent review of areas bordering the preserves found a number of incursions on common ground and into the Preserves.

Rivendell land use restrictions are found in the Covenants under Articles 4.01 (k) and 4.01 (l). Please review these articles to understand your responsibility. See www.rivendellcommunity.com/documents.



Rivendell HOA Maintains the Preserve Areas Under Agreement with the County

- The conditions of the agreement specify, in effect, that homeowners or their renters are not allowed to plant, disturb, or remove anything from the Preserve areas under strict guidelines.
- Homeowners/residents must not cut or remove dead vegetation, deposit yard waste, nor allow grass or invasive vegetation to move into the Preserve.
- No building or storing of anything is allowed in the Preserve areas.

Violation of the agreement with the County in the past has resulted in the cost of remediation and future incursions could result in heavy fines. Additionally, any unauthorized changes to community-owned common ground are prohibited by our Covenants.

As part of their Preserve management contract, Aquagenix will be inspecting the land behind properties bordering preserves. **Any activity beyond the property line will be considered an incursion and subject to enforcement.** Homeowners will be advised of the problem and asked to stop or remove any unauthorized activity immediately. The identified problems will be monitored on a continuing basis to ensure compliance with the community documents and with the County restrictions.

Thank you for your cooperation on this matter.