



ARCHITECTURAL STANDARDS AND PROCEDURES

*Revised:
02/23/2026;
Adopted:
04/20/2026*

Scope and Authority

All new structures and alterations within the River Island East Subdivision are subject to review and approval by the Board of Directors or a duly appointed Architectural Committee in accordance with **Article 5 of the River Island East Covenants, Conditions, and Restrictions (CC&Rs)** recorded May 9, 2011, Tulare County Records in document **2011-0026577**.

"No building, fence, wall, or other structure shall be commenced or maintained, nor shall any exterior addition to, change or alteration in painting, or landscaping be made until plans and specifications are submitted and approved in writing by the Architectural Committee."

As defined in the CC&Rs, any approval **SHALL** be based upon conformity with the general design features of the development area and in compliance with rules adopted by the Architectural Committee/Board of Directors.

All approved projects must be executed diligently and continuously from the time of commencement and shall be completed in 18 months.

PART I.

APPLICATION PROCESS

APPLICATION REQUIRED FOR
MAINTENANCE/MODIFICATION
CONSTRUCTION (SHORT FORM)
AND NEW HOME CONSTRUCTION
(LONG FORM).

Application Process: Article 5 of the CC&Rs requires plans and specifications to be submitted in writing to the Architectural Committee along with the required processing fee.

***Important notes:** Long Form (new construction) site plans **MUST** be submitted in digital media format. Approval expires after 18 months; projects deferred, delayed, or postponed after 18 months must be entirely re-submitted and a new processing fee will apply.

The application is a three-step process as outlined below:

- i. HOA Preliminary Approval: Submit site plan (*new home construction) showing contour lines, the location of all existing and/or proposed improvements, proposed drainage plan, sewer lines, floor plan and elevations with \$200 processing fee payable to River Island East Homeowners Association.
- ii. County Approval: (*new home construction) Upon Notification of Preliminary Approval by Architectural Committee, obtain County Permits.
- iii. HOA Construction Approval: (*new home construction) Submit two sets of **County Approved** working plans/drawings and construction specifications with \$300 processing fee + \$200 refundable 'completion deposit' (total of \$500) payable to River Island East Homeowners Association. These working drawings **MUST** include:
 - A. Plot plans, grading plans and construction drawings
 - B. Description of all exterior materials and colors with photo samples.
 - c. Owner's proposed construction schedule.

A Landscape Plan **MUST** be submitted to the HOA for review by the architectural committee prior to installation of landscape elements (plants, groundcovers, walls, gates, fences, walkways, other features).

SEE: PART III.



Application for New Construction

(USE THIS LONG FORM FOR NEW CONSTRUCTION)

Revised February 2026; Adopted 00/0000

Name of Property Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

PROPERTY INFORMATION IN RIVER ISLAND EAST

Address: _____ Lot#: _____ APN: _____

Builder: _____ Square Feet: _____
Please Print

Owner: _____ DATE: _____
Please sign (I have read and understand the architectural requirements of the RIE HOA)

*Important notes:

• Must be filled out and approved prior to **any** construction.

• The Architectural Committee has **60 days** from the date received to approve home applications. Changes to the approved plans during construction require written approval of the Architectural Committee.

FOR ARCHITECTURAL REVIEW COMMITTEE USE

_____ Approved _____ Not Approved _____ Conditionally Approved

Comments: _____

HOA Preliminary fee received \$200.00 DATE: _____

HOA Construction fee received \$500.00 DATE: _____

HOA Completion fee returned \$200.00 DATE: _____

Return completed form to R.I.E.H.O.A. Administrative Office
(ATTN.: Rita Franco, 559/793-2685 * rita@riehoa.com)



Construction Responsibilities

(TO BE FILED BY OWNER AND/OR CONTRACTOR, AS NEEDED)

Revised February 2026; Adopted 00/0000

- 1. Porta-potties on site.
- 2. Trash bin on site; regular routine collection and removal of accumulated trash.
- 3. Daily site clean-up.
- 4. Clean up and repair damage to roads.
- 5. Clean up and repair any damage to adjoining properties.
- 6. No concrete washout, debris, or other residue to be left on **any** RIE site.
- 7. Hours of operation: 7am to 5pm, Monday thru Friday; 8am to 3pm Saturday; no work on Sundays or holidays.
- 8. FULL RIE HOA DUES WILL BE CHARGED SIX MONTHS FROM CONSTRUCTION START.
- 9. Provide contractors with a full copy of architectural rules and requirements; ensure compliance with HOA rules and requirements from sub-contractors, technicians, tradespersons, and any other construction workers.
- 10. Submit a copy of the County Certificate of Occupation to the HOA/Architectural Committee prior to inhabiting the structure or offering it for sale. (Note: refund of the \$200 completion fee is based in part on this element).

Signature of Owner: _____ Date: _____
(I have read and understand the architectural requirements of the RIE HOA)

Signature of Builder: _____ Date: _____
(I have read and understand the architectural requirements of the RIE HOA)

***Important notes:** This form must be signed and submitted along with County-approved construction plans. All boxes will be reviewed by the Architectural Committee.

Application for Existing

Architecture Maintenance/Modification

RECEIVED
DATE: _____

(USE THIS SHORT FORM FOR EXTERNAL CHANGES AND IMPROVEMENTS TO EXISTING STRUCTURES)

Revised February 2026; Adopted 00/0000

Date: _____

Name: _____

Lot#: _____

Address: _____

List Maintenance or Architectural Review Requested:

Owner: _____ DATE: _____

Please sign (I have read and understand the architectural requirements of the RIE HOA)

*Important notes:

• Must be filled out and approved prior to **any** construction.

• The Architectural Committee has **60 days** from the date received to approve home applications. Changes to the approved plans during construction require written approval of the Architectural Committee.

For Architectural Reviews please attach appropriate drawings showing work to be done.

Maintenance/Modification of Architecture request will be reviewed promptly, and a reply will be returned to you.

FOR ARCHITECTURAL REVIEW COMMITTEE USE

NO FEE \$

Approved _____ Date _____

NO FEE \$

NO FEE \$

Denied _____ Date _____

Reason for Denial/Stipulations:

Return completed form to R.I.E.H.O.A. Administrative Office
(ATTN.: Rita Franco, 559/793-2685 * rita@riehoa.com)

PART II.
CONSTRUCTION SCHEDULES
AND PROCEDURES

GUIDELINES APPLY WHILE NEW
CONSTRUCTION IS UNDERWAY.

PERIODIOC INSPECTIONS WILL
VERIFY COMPLIANCE TO HOA
REQUIREMENTS AND
RESTRICTIONS.

SUMMARY OF ARCHITECTURAL RULES

(Affecting New Home Construction)

Revised May 2021; Adopted August 2021

Criteria for Approval: Approval shall be based on, among other things, adequacy of site dimensions; adequacy of structural design and material; conformity and harmony of external design with neighboring structures; effect of location and use of improvements on neighboring properties. Plot elevation showing adequate drainage **MUST** be submitted with certified County Approved Plan.

***Important notes:** Mediterranean, Spanish, Contemporary Style

Criteria for Approval: Single home on 2 lots is restricted to height and width to maintain conformity. Two stories may be permitted in both Phase I and II **ONLY** with prior Architectural Committee approval. No home shall be more than one floor above street level on lots 17-20 in Phase I.

Phase I: 1400 sq. ft. minimum, single story; 1100 sq. ft. at street level for 2 story.

Phase II: 2000 sq. ft. minimum.

***Important notes:** If owner has multiple lots, the maximum house width is 150% of a single lot.

Setbacks: Side lot and rear lot setbacks have been established and are as follows:

Side lot minimum setback = 5 feet

Rear lot minimum setback = 15 feet

***Important notes:** setback minimums are for both Phase I and Phase II and may impact roof overhang limits.

Material: Tile roof only. All roof overhangs **SHALL** be enclosed. Overhang limit of 16" where side lot minimum setback is 5 feet; overhang greater than 24" is subject to approval by the Architectural Committee. Terra Cotta tones, earth tones, or as approved by the Architectural Committee.

***Important notes:** **MUST** be Class A fire rating and approved by Tulare County. Shake and composition roofs are not allowed. No roof mounted A/C units.

Criteria for Approval: Stucco or concrete masonry only.

***Important notes:** Exterior rock, stone or brick masonry shall be approved at the discretion of the Architectural Committee.

Criteria for Approval: Minimum two (2) car garage. No carports. Maximum three (3) car garage.

***Important notes:** Golf cart garage is optional.

Criteria for Approval: Black tubular wrought iron fence, where allowed. Maximum height is 4 feet. Trashcans stored outdoors **MUST** be screened from view and can include wall enclosures up to 5 feet in height. All back yard fences require a minimum 48" gate.

***Important notes:** No solid wall or fence is allowed except as a retaining wall, trashcan enclosure, **OR** as approved by the Architectural Committee.

Criteria for Approval: Protective railings (balconies, etc.) must be black tubular wrought iron or match house trim, with Architectural Committee approval. In compliance with required standards, railings should have 4" openings.

Criteria for Approval: Architectural Committee review is required if color change is involved. Trim, gutters, and window sash to be typical of the community.

***Important notes:** House colors **MUST** be earth tones representative of existing colors in the community. Any exception requires approval of the Architectural Committee.

Criteria for Approval: Building additions **MUST** conform to main house in exterior design, roofing, and materials.

Criteria for Approval: Interior alterations that do not affect the exterior appearance will generally be approved without visual review.

***Important notes:** No application fee.

Criteria for Approval: Maximum satellite antennae diameter is 24" and top of elevation not to exceed the highest point of house, excluding chimney. Solar panels are to be positioned to minimize curbside visual disturbance.

***Important notes:** No application fee for retrofit projects.

OTHER IMPROVEMENTS

- A. Screen doors **MUST** match house trim.
- B. Temporary buildings are not generally approved.
- C. Attached and free-standing privacy screens are subject to approval by Architectural Committee.

PART III.

FINAL RULES & COMPLETION

REVIEW AND RESTATEMENT OF
POSTSCRIPT COMPONENTS
(LANDSCAPE, DRIVEWAY,
WALKWAY, FENCES, GATES,
ENCLOSURES, ETC) AS
CONSTRUCTION MOVES
TOWARD COMPLETION.

Landscape Plans **MUST** be submitted to the HOA architectural committee prior to installation of a landscape. Landscape Plan approval **MUST** be obtained prior to occupancy and the general scope of the plan **MUST** be completed within 6 months of Certification of Occupation. The HOA will retain the right to establish specifications for all landscaping, equipment, components and design. Primary standards are conformity to the community common area and general landscape treatment. Standardization and conformity are necessary unless otherwise approved by the Architectural Committee.

*Important notes: Association will maintain basic landscaping (mowing, edging, clearance trimming, fertilization of lawns, clean-up and disposal of landscape waste). Homeowners are responsible for major irrigation repairs. Front, back and side yards will be mowed by the Association. Backyards will be mowed **ONLY** when accessible and accomplished in a reasonable amount of labor time.

*Important notes: Site inspections to verify compliance will be performed

Provide a copy of your Tulare County Certificate of Occupation to the HOA/Architectural Committee prior to inhabiting the structure or offering it for sale.