

**SECTION 6.05. Compliance with Architectural Requirements and Rules.** Each Owner shall comply with the Covenants, the Architectural Requirements adopted by the membership, and any Rules adopted by the Riviera Trustees. All Rules, and all additions, deletions and all changes to all Rules, shall be published by the Trustees in the community newsletter. No clearing, excavating or filling of any Lot shall be commenced, and no dwelling, garage, fence, wall, shed, solar collection device, out building or other structure shall be constructed, erected, or located on any Lot, nor shall any exterior addition or alteration be made to any structure on any Lot, nor shall any road or driveway be made or altered, until the construction plans and specifications and a plot plan showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved by the Trustees or their designees.

1. Any Owner wishing to take any of the actions described above shall submit to the Trustees two (2) sets of plans and specifications with a scale of 1" = 10' for plot plans and 1/4" = 1' for buildings showing the following:

(a) The size and dimensions of the improvement or alteration;

(b) The exterior design, color scheme, exact location on the Lot;

(c) The location of driveways and parking areas;

(d) The plan for drainage and grading; and

(e) The proposed landscaping and outdoor lighting.

No dwelling shall be constructed or placed on any residential Lot unless it shall comply with the minimum architectural requirements recommended by the Trustees and adopted by the membership as provided in Section 6.02 of the Covenants and with the following:

The dwelling must be permanently anchored to a county approved concrete or masonry foundation

(b) The front entrance of the dwelling must face the street except on Lake Front lots and cul-de-sacs with Finger Parks. The entry must have a roof or overhang of at least 4-feet in width and 2-feet in depth.

(c) The roof of the dwelling must have at minimum a 4/12 pitch (rise over run).

(d) The roof and exterior siding shall be of materials allowed by the Pierce County building code; provided, however, corrugated roofing and siding is not allowed. All materials shall be new.

(e) The eaves on all sides of the dwelling must have a depth of not less than 12 inches.

The master electrical circuit box must be mounted directly on the dwelling and not on a pole. The dwelling unit must be declared to be part of the real property and taxed accordingly.

Every dwelling shall have a minimum of 1,000 square feet of enclosed year round living area of which at least 800 square feet shall be on the main floor.

(I) All exterior construction and landscaping completed within one year following the issuance of the building permit.

(j) All fences on all lots shall comply with current Pierce County requirements.

No dwelling shall have more than two floors of living space above grade.

(l) No home shall exceed 26 feet in height as measured from the highest point of the roof down to the top of the foundation (mud sill).

(m) No foundation shall be higher than that required for architectural or engineering purposes.