

Below is a list of the proposed changes to the Bylaws (1) and Covenants (5). Listed first is the Bylaw or Covenant as they **CURRENTLY READ**. This is followed by the proposed amendment to the bylaw or covenant, which is titled in **BLUE**. Finally, we provided an explanation of the change in **RED**. Any additions or subtractions from the current writing will be underlined in red in order to highlight the changes.

PROPOSED BYLAWS CHANGES

(1)

CURRENT - Article V, Section 2. Term of Office: Each Trustee shall hold office for two (2) years. If any Trustee is unable or unwilling to complete their term, said Trustee's term shall be filled by a majority vote of the remaining Trustees, and said appointee shall serve until the next election. No trustee may serve more than two consecutive terms. The terms shall be staggered so that not more than three (3) trustee positions are voted on at each annual meeting of the members of Riviera. To maintain the stagger, if necessary, the candidate receiving the least number of votes shall serve a term of one (1) year. Under no circumstances shall a member serve as trustee for more than five consecutive years.

PROPOSED - Article V, Section 2. Term of Office: Each Trustee shall hold office for two (2) years. If any Trustee is unable or unwilling to complete their term, said Trustee's term shall be filled by a majority vote of the remaining Trustees, and said appointee shall serve until the next election. The terms shall be staggered so that not more than three (3) trustee positions are voted on at each annual meeting of the members of Riviera. To maintain the stagger, if necessary, the candidate receiving the least number of votes shall serve a term of one (1) year.

CHANGE - Strike "No trustee may serve more than two consecutive terms." and "Under no circumstances shall a member serve as trustee for more than five consecutive years." from Article V, Section 2 of the Bylaws.

PROPOSED COVENANTS CHANGES

(1)

CURRENT – Section 6.05 (2)(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.

PROPOSED – Section 6.05 (2)(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.

CHANGE – Strike ‘All materials shall be new’ from Section 6.05 (2)(d) of the Covenants.

(2)

CURRENT – Section 6.05 (2)(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.

PROPOSED – Removal of Covenant

CHANGE – Strike “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.” from Section 6.05 (2)

(3)

CURRENT - Section 6.05(2)(i): 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:

- (a) 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.
- (f) The master electrical circuit box must be mounted directly on the dwelling and not on a pole.

- (g) The dwelling unit must be declared to be part of the real property and taxed accordingly.
- (h) 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.
- (k) 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.

PROPOSED - Section 6.05(2): 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:

- (a) The dwelling must be permanently anchored to a County approved concrete or masonry foundation.
- (b) The roof of the dwelling must have at minimum a 4/12 pitch (rise over run).
- (c) 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.
- (d) The eaves on all sides of the dwelling must have a depth of not less than 12 inches.
- (e) The master electrical circuit box must be mounted directly on the dwelling and not on a pole.
- (f) The dwelling unit must be declared to be part of the real property and taxed accordingly.
- (g) 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.

- (h) All exterior construction and landscaping shall be completed within one year following the issuance of the building permit.
- (i) All projects completed upon a lot within Riviera including, but not limited to, fences shall comply with Pierce County requirements including, but not limited to, obtaining a County permit when required by the County.
- (j) No dwelling shall have more than two floors of living space above grade.
- (k) 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).
- (l) No foundation shall be higher than that required for architectural or engineering purposes.

CHANGE - Expanding "All fences on all lots shall comply with current Pierce County requirements." to "All projects completed upon a lot within Riviera including, but not limited to, fences shall comply with Pierce County requirements including, but not limited to, obtaining a County permit when required by the County." in Section 6.05(2) of the covenants.

(4)

CURRENT – Section 7.05 Pets: No animals or fowl shall be raised, kept or permitted on any Lot, except only domestic dogs, cats, caged birds and aquariums. Dogs and cats shall not run at large and shall not be kept, bred or raised for commercial purposes or in numbers that violate County ordinance or adopted Riviera Rules.

PROPOSED – Section 7.05 Pets: No animals shall be raised, kept or permitted on any Lot, except domestic dogs, cats, caged birds, aquariums. Chickens may be kept in a manner consistent with the requirements of Pierce County. Dogs, cats and chickens shall not run at large and shall not be kept, bred or raised for commercial purposes or in numbers which violate County ordinance or adopted Riviera Rules.

CHANGE – Expanded to allow the raising and keeping of chickens in a manner consistent with the requirements of Pierce County.

(5)

CURRENT - Section 7.11. Fuel Tanks: No fuel tank shall be located above ground on any Lot, except in accordance with Pierce County Regulations, and unless screened from view.

PROPOSED - Removal of Covenant

CHANGE - Strike "Fuel Tanks: No fuel tank shall be located above ground on any Lot, except in accordance with Pierce County Regulations, and unless screened from view." from Section 7 of the covenants.