

**RIVERSIDE PLACE
HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
ANNUAL REPORT
August 30, 1997**

Snow Removal: The Caswell brothers were very busy in our neighborhood. Luckily, the snowfall slacked off in time to prevent a real challenge to find a place to store the massive amounts of snow. Jerry Roberts reported that last year our portion payable to Ray was \$696.93 for 18 plows. Ray indicated that he will be raising his rate to \$65.00 to plow the road from the current \$55.00. I have another quote from Hollywood Services, which is way out of line. I am, therefore, recommending that we continue with Caswell, as he has done a much better job and has been here early in the morning. Ray also told me that due to the construction of new duplexes on lot 4 and lot 6, it will take extra time to work the snow away from these driveways to the vacant lots. For those of you who want your individual driveways plowed, Hollywood Services has sent me a proposal to plow our driveways for \$70.00 each month, beginning November 1 through April 30. If we have more than ten driveways, then the rate is \$60.00 per month. If anyone is interested, please call David on 970-467-8646. He has a contract, which looks all right to me.

Road Maintenance: After inspecting the road, except for the repair for duplex construction, we find that there is no need for repairs at this time.

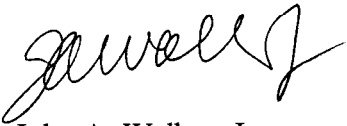
Property Maintenance: Last year, during the annual meeting, we discussed the preservation of the natural appearance of all properties, as indicated in the Architectural Standards. I am pleased to report that the subdivision is still in very good shape. We have made several comments to selected homeowners and, for the most part, improvements have been completed. Generally speaking, it seems that homes that are not the primary residence of the owner are the ones that could use some extra attention. In addition, certain vacant lots could also use some work. We want to emphasize the importance of continuing to maintain the attractive, high-quality appearance of our homes, yards and vacant lots in the neighborhood.

Creek Overflow: As reported last year, in February 1996 the little spur of Ten Mile Creek on the north side of Sunset Drive decided to overflow. The police and fire department were called and did an outstanding job of digging a channel for the water to flow into the street. It appears that a blockage downstream caused the water to back up, the water table to rise and the water to overflow the banks of the stream. I am pleased to report that it appears that the removal of rocks and debris from the stream and letters sent to homeowners and neighbors have made the difference, as we had no overflow problems in 1997. Let's hope we have the same luck this winter.

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Construction: Two Riverside Place owners have begun construction on their duplexes on lots 4 and 6. Needless to say, those who live in the area of the construction must endure the brunt of the inconvenience. I have discussed the situation with the owners and they assured me that construction is still on schedule for completion late in the year. I am also assured that the road will be resurfaced when appropriate. I have also received plans for lot 16. Our architect has reviewed these and a report was submitted to the owner.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "J. Walker, Jr.", written in black ink.

John A. Walker, Jr.
Chairman, Architectural Control Committee