



Dear River Club Resident,

Welcome to River Club Subdivision. Enclosed you will find various information regarding the entrance gate operation and subdivision restrictions.

**RESTRICTIONS**

A copy of the Deed Restrictions and Covenants are enclosed for your reference.

**ENTRANCE GATE**

Due to the large amount of construction in the subdivision, the gate will automatically open Monday through Friday at 5:00AM and close at 7:00PM and on Saturday & Sunday from 8:00AM to 5:00PM. Please contact Electronic Gates at 225-389-0092 to obtain a gate code and have your information programmed into the entry gate system. Electronic Gate can provide you with the entrance gate operating instructions and they also have remote access devices that are available for purchase.

**MAILBOXES**

Standardized mailboxes are required for each lot. Mailboxes may be obtained from Southern Mailboxes & Accessories (985)845-2693.

**CONSTRUCTION APPROVAL FROM ARCHITECTURAL CONTROL COMMITTEE**

Work or construction of any kind requires **prior** approval from the River Club Architectural Control Committee (ACC) as per the Deed Restrictions and Covenants. Plans are to be submitted for approval to River Club ACC Attn: Alex Bennett Email: [alex@liberty-storage.net](mailto:alex@liberty-storage.net) and [mjb@liberty-storage.com](mailto:mjb@liberty-storage.com). **Submittal for approval is required before the work is started. See attached Plan Approval and Process forms for submittal instructions.**

**GARBAGE COLLECTION**

Garbage and Recycling services are provided through Waste Management (985-264-8750). You will need to contact them to set up your services.

**PROPERTY OWNER ASSOCIATION DUES**

Property Owner Association dues are currently \$1,000 Annually. Please contact Renaissance Property Management at [susan@renrs.com](mailto:susan@renrs.com) with the contact information for all owners.

Again, we welcome you to River Club Subdivision and appreciate your interest in making River Club the successful development it has become. Please feel free to contact us if you should have any questions.

Sincerely,

River Club Development  
River Club Owners Association, Inc.



*An Exclusive Waterfront Community in Covington, LA*

*7037 Hwy 190 Covington, LA 704733*

### **UTILITIES INFORMATION**

- ELECTRICITY:** CLECO  
1-800-622-6537
- WATER & SEWER:** Utilities, Inc.  
201 Holiday Blvd.  
Covington, LA 70433  
985-893-3007
- GAS:** Atmos Energy  
1-888-286-6700
- GARBAGE:** Waste Management  
985-264-8750
- INTERNET & TV:** AT&T  
1-888-757-6500
- MAILBOXES:** Southern Mailboxes & Accessories  
985-845-2693
- OWNER'S ASSOC:** Renaissance Property Management  
506 E. Rutland Street  
Covington, LA 70433  
Susan Grannon  
(985)326-7171  
Susan@renrs.com



## **PLAN REVIEW/APPROVAL PROCESS**

*Revised February 2024*

1. Two sets of plans (one on 24"x36" paper and one on 11"x17" paper) are to be submitted to Alex Bennett's office at 7037 Hwy 190 E Service Rd., Covington, LA 70433.
2. PDFs of plans emailed to Alex Bennett at [alex@liberty-storage.com](mailto:alex@liberty-storage.com) and Matt Bennett at [mjb@liberty-storage.com](mailto:mjb@liberty-storage.com).
3. Building Approval Application to be submitted to Alex Bennett's office.
4. Review Fee (\$600.00) and Deposit (\$2,000.00) made payable to "River Club Owners Association, Inc." mailed to Renaissance Property Management, 506 E. Rutland Street, Covington, LA 70433.
5. Once we have notification of fees being collected, the plans are reviewed.
6. Each re-submittal must follow the same process with additional fees where applicable.

**\*\*IMPORTANT\*\***

Must submit tree removal plan before clearing lot. You must identify the location of buildings and drives. Indicate the location of the trees you intend to keep. No tree measuring 12" in diameter 24" above the ground can be removed with ACC approval.

Further questions can be emailed to

Alex Bennett  
[alex@liberty-storage.com](mailto:alex@liberty-storage.com)

**BUILDING APPROVAL**

Revised February 2024

**APPLICATION**

Builder/Property Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Lot No. \_\_\_\_\_ RC Phase: \_\_\_\_\_

Approval Request for: \_\_\_\_\_  
(Home construction, Fence Construction, Shed construction, etc.)

Square Footage Living: \_\_\_\_\_ Total Under Beam: \_\_\_\_\_

**\*\*\*NOTICE\*\*\***

**Items No. 1 & No. 3 to be submitted to:**

**Alex Bennett**  
**7037 Hwy 190 E Service Rd.**  
**Covington, LA 70433**  
[alex@liberty-storage.com](mailto:alex@liberty-storage.com)

**Item No. 2 to be submitted to:**

**Renaissance Property Management**  
**506 E. Rutland Street**  
**Covington, LA 70433**  
[Susan@renrs.com](mailto:Susan@renrs.com)

**SUBMITTALS:**

1. Two (2) full sets of plans & specifications, on 24"x36" paper and one on 11"x17" paper. Plans should be submitted to Alex Bennett's office. Each subsequent review will require the new plan to be printed and submitted the same.
2. Review Fee (\$600.00) and Deposit (\$2,000.00) made payable to "River Club Owners Association, Inc." mailed to Renaissance Property Management, 506 E. Rutland Street, Covington, LA 70433. The review fee covers two (2) reviews, each subsequent review will be \$250.00.
3. Plans submitted to Alex Bennett's office shall include all the items listed on the Construction Document Review form., including the following:  
Site plan showing details of building location, driveway size, detail (apron and swale detail and turning radius) and location, sidewalk/walkway size and locations, fence location, A/C pad location, minimum landscaping to be placed upon the lot, and drainage plan. The details including lot dimensions, improvement measurements and dimensions are to be on the site plan. Each subsequent review will require the new plan to be printed and submitted the same.
4. One (1) set of plans and specifications, in PDF format emailed to Alex Bennett ([alex@liberty-storage.com](mailto:alex@liberty-storage.com)), and Matt Bennett ([mjb@liberty-storage.com](mailto:mjb@liberty-storage.com)). Each subsequent submittal will require new PDF's to be emailed.
5. **NOTICE TO CONTRACTOR/OWNER:** By signing the form, you are stating that you have read the Declaration of Servitudes, Easements and Restrictive Covenants and agree to follow them in every detail.

\_\_\_\_\_  
Builder/Resident's Signature

\_\_\_\_\_  
Date Submitted

**This Section for River Club ACC Only**

Approved:

\_\_\_\_\_ Date

Not Approved: \_\_\_\_\_ Date

Approved as noted:

\_\_\_\_\_ Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

River Club Architectural Control Committee

By: \_\_\_\_\_ Date: \_\_\_\_\_

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Return of Deposit:

\_\_\_\_\_ Occupancy Certificate from St. Tammany Parish received.

\_\_\_\_\_ Site inspected and approved by ACC Date: \_\_\_\_\_

Release Deposit: \_\_\_\_\_ Yes \_\_\_\_\_ NO Reason: \_\_\_\_\_

Date Released: \_\_\_\_\_ Check # \_\_\_\_\_ Amount: \$ \_\_\_\_\_



RIVER CLUB ESTATES SUBDIVISION  
DESIGN REVIEW COMMITTEE GUIDELINES

\_\_\_\_\_  
DATE NAME

\_\_\_\_\_  
LOT BUILDER

PROPOSED CONSTRUCTION DATE: \_\_\_\_\_

**SQUARE FOOTAGE**

REF: 11:22 GARDEN LOTS G1-G24 1800 sq. ft. (min.) \_\_\_\_\_

11:22 DELUXE LOTS 1-67 1800 sq. ft. (min.) \_\_\_\_\_

11:23 ESTATE LOTS 68-83; 140-188 3500 sq. ft. (min.) \_\_\_\_\_

11:24 RIVER LOTS 87-108; 116-137 4000 sq. ft. (min.) \_\_\_\_\_

**PLOT PLAN** 20 Scale (check plot plan with respect to:)

Setback Requirements (As listed on subdivision Plat Map)

Front \_\_\_\_\_

Rear \_\_\_\_\_

Sides \_\_\_\_\_

Driveway Layout

REF: 12.7.4 Driveway (3'-0" off property line) \_\_\_\_\_

Turning Radius (21' - 0" min.) \_\_\_\_\_

Driveway width (12'-0" min.) \_\_\_\_\_

(Driveway Layout Continued)

REF:12.7.4 Special Driveway Surface \_\_\_\_\_

Sidewalk Width (42" min.) \_\_\_\_\_

REF: 11.20 Fences \_\_\_\_\_

REF: 11.27 Drainage swales and/or subsurface drainage \_\_\_\_\_

Driveway placement on corner lots  
(For Deluxe and Estate Lots)  
(See #10 on Plat Map)

**PLAN REVIEW**

REF: 12.1 Exterior Wall Material \_\_\_\_\_

REF: 12.3 Exterior Doors and Windows \_\_\_\_\_

REF: 12.3.1 Windows and doors facing front or side street \_\_\_\_\_

REF: 12.3.5 Garage Doors \_\_\_\_\_

REF: 12.3.2 Shutters (1/2 window width)  
Wood, aluminum or composite \_\_\_\_\_

REF: 12.3.6 Operable \_\_\_\_\_

REF: 12.25 Roof Pitch (min. 8 on 12) \_\_\_\_\_

REF: 11.35 Roof Shingles (architectural)  
Ridge Vent Material  
(If ridge vents used, must be shingle  
Covered.) \_\_\_\_\_

Dormers (details)  
(Information for positioning &  
construction required) \_\_\_\_\_

Skylights (Must not be visible from the street) \_\_\_\_\_

REF: 12.1 Chimney \_\_\_\_\_

Soffit, fascia, siding (no vinyl) \_\_\_\_\_

REF: 12.2.9 Stack Vent to Rear – Color to match roof \_\_\_\_\_

REF: 11.22.3 Garden/Deluxe Lot Garges (400 sq. ft. min.) \_\_\_\_\_

11.23.3 Estate Lot Garages (400 sq. ft. min.) \_\_\_\_\_

11.24.3 River Lot Garages (400 sq. ft. min.) \_\_\_\_\_

REF: 11:49 Gas Light (one min. shown on plan) \_\_\_\_\_

REF: 11.49.3 3 Security Lights max. Front \_\_\_\_\_

3 Security Lights max. Rear \_\_\_\_\_

REF: 11:47 Exterior Light max. ht. 12'-0" \_\_\_\_\_

REF: 11:48.1 Address Plaque Location \_\_\_\_\_

**CEILING HEIGHTS**

REF: 11.22.2 Garden/Deluxe Lot Minimum 10'-0" \_\_\_\_\_

11.23.2 Estate Lot Minimum 10'- 0" \_\_\_\_\_

11.24.2 River Lot Minimum 10'-0" \_\_\_\_\_

**OVERALL HEIGHT**

REF: Plat Map Maximum 35'-0" \_\_\_\_\_

**OUTBUILDINGS**

REF: 11.2.6 Location \_\_\_\_\_

REF: 12.7.3 Design \_\_\_\_\_

**EXTERIOR FINISH COLORS**

Paint/color selections for exterior finished

\_\_\_\_\_  
\_\_\_\_\_

APPROVED: \_\_\_\_\_

NOT APPROVED: \_\_\_\_\_ (SEE REMARKS)

\_\_\_\_\_

ARCHITECTURAL COMMITTEE MEMBER





## HIGHLIGHTS OF BUILDING RESTRICTIONS AND SUBDIVISION REGULATIONS

### **Private Subdivision:**

- **Gated entry secured with coded access and security cameras.**
- **Private streets deeded to the River Club Owners Association, Inc. (“Association”)**
- **Green space deeded to the Association.**

### **Minimum Square Footage:**

- **Deluxe Lot/Garden Home Lots** – Minimum square footage of living (heated and cooled) is 1,800 sq ft. First floor ceiling height minimum is 10ft. Dwelling must contain an enclosed garage of at least 400 sq ft (which will not be considered part of the living area).
- **Estate Lots** – Minimum square footage of living area (heated and cooled) is 3,500 sq ft. First floor ceiling height minimum is 10ft. Dwelling must contain an enclosed garage of at least 400 sq ft (which will not be considered part of the living area).
- **River Lots** – Minimum square footage of living area (heated and cooled) is 4,000 sq ft. First floor ceiling height minimum is 10ft. Dwelling must contain an enclosed garage of at least 400 sq ft (which will not be considered part of the living area). River Lots must have any bulkhead, docks, piers or similar structures approved by the Architectural Control Committee (“ACC”).

**Utility Companies and Service Providers:** CLECO, Atmos Energy, Utilities Inc., AT&T, Waste Management, Southern Mailboxes

**River Club Marina:** The River Club Marina will have up to 35 covered boat slips equipped with lifts, electricity, and plumbing. Slips will be available for rent exclusively to River Club lot/homeowners. The Marina will include parking, cart/walking trail, elevated walkways, covered 1600+ square foot pavilion, restrooms, and security gate. For rental information, contact Niki Martin, Phone: 985-276-2543, email: [nikim@liberty-storage.com](mailto:nikim@liberty-storage.com).

**Gas Lamps:** Each home shall have not less than 1 Bevolo gas lamp in the front of the house.

**Mailboxes:** A standardized mailbox approved by the Architectural Control Committee shall be used throughout the subdivision.

**Roofs:** All roofs must use an architectural dimensional shingle roof, slat roof, galvanized or galvalume roof, or such other roof approved by the ACC.

**No Vinyl:** Vinyl siding, soffit, fascia, shutters, and railing are not permitted.

**Windows:** All street facing windows, front street or side street, shall be wood, cladwood, or divided window muntins as a true divided light or fixed muntins on the interior and exterior surfaces, to create panels of square or rectangular proportions.

**Driveways:** All driveways shall have aprons constructed of stamped and dyed concrete constructed for a distance of fifteen feet (15') into the Lot measured from the street fronting the lot.

**Lot Improvements:** The ACC must approval all clearing, improvements made to a lot, culvert installations, ditching, removal of plants, buildings, fence any other structure, addition, change, or alteration prior to commencing. Any proposed type of construction or alteration must be submitted and approved in writing by the ACC before commencement of such construction or alteration. Except for trees removed for home construction, no sound trees measuring in excess of 12" in diameter and 2' above the ground shall be removed from any lot without written approval from the ACC.

**Dwellings:** Only single-family residences are allowed; no commercial or industrial uses, except for the rental of a boat slip by the Developer in the Marina Area.

**Common Areas:** The Common Areas, Open Spaces, and Community Facilities, street and any common recreation areas owned by the Association shall be maintained by the Association in good order and condition, free of trash, rubbish, and suitable for the intended purposes for which they were established, at the cost and expense of the Association. Lots owners and his/her family, tenants, and guests shall have the right of use and enjoyments of the recreational area and amenities as are located in the Common Areas.

**Annual Dues:** The annual owner association dues are \$1,000 for the year 2024. They are due on January 1<sup>st</sup> and July 1st. Dues shall commence on the first day of the month following the date of the Act of Sale of a lot, and the prorated dues shall be collected in advance at the act of sale for said lot.

**Architectural Control Committee:** The ACC shall have the right to collect from each application requesting approval of plans and specifications for the construction of a home to pay and architectural review fee in the sum of \$600 representing the expense of an architectural review by a licensed architect. The ACC shall have the right to require an applicant requesting approval of plans and specifications for construction of a home to deposit \$2,000 to be held in a non-interest-bearing account to ensure compliance with the provisions of the Restrictive Covenants.

**Contractors' Operation Hours:** No Lot filling or slab pouring will be allowed on Sundays. Construction activity shall be limited to 7:00am to 6:00pm Monday through Friday; 7:00am through 4:00pm on Saturday, and no construction activity on Sunday, unless previously approved by the developer or ACC. Contractors are required to keep job sites as neat and clean as possible, keep the streets free from debris, and are responsible for Lot drainage.

**Outdoor Noise:** No noxious or offensive activity shall be carried out upon any Lot or Dwelling. Garage sales are strictly prohibited.

**Burning/Trash:** No burning of trash and no accumulation or storage of litter, lumber, scrap metals, building materials, or trash of any kind shall be permitted.

**Vehicles:** No junk vehicles, commercial vehicles, trailers, camp trucks, mobile homes, house trailers, any other home designed for movement, or machinery or equipment shall be kept or maintained on the property.

**Sub-Surface Lines:** Except for garden hoses, no pipes, lines, or cables, may be placed above ground.

**Raised Houses:** Raised houses must have a suitable material or landscaping around the entire raised portion of the house in order to prevent a “see through” appearance.

**Fences:** Fences may be erected and maintained only after the approval as to location, design, and materials by the ACC.

**Landscaping:** Each home shall have not less than 200 square feet of landscape flower bedding with planting and mulch materials and not less than 2 class A trees.