River Trace Estates – Lots 13 & 14 Overview

The Master Deed of River Trace Estates was filed with the State of Michigan by the original Developer on June 17, 1993. Following the sale of all 37 available lots in the early 2000's the Developer exited the project and a self-governing homeowner's Board of Directors was established to handle the Association's day-to-day operations.
As of this **date the only remaining buildable lots within the River Trace Estates development are Lots 13 & 14.**

Key items pertaining to each Lot:	**Lot 13**	**Lot 14**
St. Joseph River Frontage	174.91'	180.02'
Road frontage	80'	100'
Lot square footage	41,114	47,991
Acreage (Approx.)	.944	1.102

Public utilities available at the street: Electricity, Natural Gas, High Speed Internet/TV & Municipal Water.

The HOA's common area includes a 30+ acre parcel with walking trails, small watercraft launch area and fire pit.

Some of the **pertinent construction requirements from the Association Bylaws** which would apply to Lots 13 & 14 are as follows:

- A single story residence must be a minimum of 1,800 square feet.
- A multi-level residence must be a minimum of 2,400 square feet.
- The square footages shown above are exclusive of an attached garage.
- The residence cannot exceed 30' in height, or 2-1/2 stories, whichever is lower.
- Residence must have a minimum 2-car attached garage.
- Additional unattached garages and other out buildings are allowed subject to the approval of the Board of Directors/Architectural Review Committee.
- No modular, log homes or A-frame construction are allowed.
- In ground swimming pools are allowed.
- Driveways must be either asphalt, paving brick or concrete.
- Residence setbacks are as follows:
    - Front yard – 40'
    - Side yard – 15'
    - Rear yard – 75'

The 2022 Homeowner Annual Dues were $1,000 per Lot. The Annual Dues cover the expense and maintenance associated to the **HOA's Common Elements, including**: roadways, street lights(*), front entryway and lower common area.
(*) The street lights are owned & maintained by the utility company.
A portion of the annual dues are contributed to a Reserve Fund for the eventual replacement of the roadways. The roadways were last replaced in 2015. As of the 12/02/21 RTE Annual Meeting the **Reserve Fund/Working Capital balance was $167,092.96**. There have been no special Assessments since the inception of the River Trace Board of Directors.