

Rivers Bend Association Responsibilities

Rivers Bend at the Preserve Homeowners Association is a North Dakota non-profit corporation whose purpose is to provide enhanced services to those in the Rivers Bend Development. These are to be services within the development on property owned by the association and on public right of way above the level of service normally provided by the public entity. While the City of West Fargo and the West Fargo Park Department will maintain standard ponds, parks and trail systems throughout the development, it is the association's intent to maintain a higher level of care at the developments entry corridor and the mailbox kiosk areas, some of which is within the public right of way.

The core of services to be provided by the association shall be along the 26th Ave east corridor from the west entry to the park and pond on the west. The neighborhood association shall own lot 1 block 1, lot 32 block 2 and block 7 and block 8 of the Rivers Bend Development. In addition to caring for its own property, the association shall maintain all enhancements in the south side of the right of way along the entry corridor. The total scope of services shall not be limited exclusively to this area. Membership in the Rivers Bend Development Homeowner's Association assumes this burden of responsibility. Membership shall be inclusive of all lot owners of the Rivers Bend Development.

All trails on public land other than 26th Ave shall be the responsibility of the public body; City of West Fargo or the West Fargo Park Department. The maintenance repairs and replacement of all improvements to property owned by the Association shall be the responsibility of Rivers Bend at the Preserve Homeowner's Association. This shall be inclusive of all plantings, paths and walks, fences, entry sign's, benches and mail box kiosks. The Association shall further assume the same level of care for all improvements placed along the south side of the right of way along 26th Ave. This shall be inclusive of lawn care items of fertilizer, weed control and mowing, planting bed care and replacement and the maintenance repair and replacement of the bench seating at the corner nodes.

The sidewalk, trails, curbs and aprons to street crossings should be standard city responsibility for repair and replacement. The Association shall keep that corridor walk or trail and the corner seating areas free of snow during the winter. Any future enhancements desired by the Association along the entry corridor but on the city right of way shall only be completed with city approval.

The best way to think of duties and responsibilities of the Association may be to think of them seasonally. Duties shall consist of the following but the scope shall not be limited to this list.

Spring: Picking up of all blow in materials from the 4th street entry wet to the pond – cleaning of plant beddings and cutting back any seasonal growth plants and tree pruning – replacement of any failed trees and bedding material – firing up and maintenance on sprinkler systems – checking over all installed fixtures i.e.: sign, kiosk, seating areas for repair or replacement

Summer: Mowing, fertilizing and weed control of all grass covered areas – sweeping and cleaning of Kiosk and corner seating areas. In early stages young trees may need brought water where no sprinkler system is available – general maintenance on entry sign/monument

Fall: Trees and plantings will need to be cut back for winter – Cleaning of Kiosk and seating areas – blowing out of sprinkler system –

Winter: Snow removal of all walks and trails of the corridor entry – keeping the kiosk and adjoin parking area and drive free of snow – cleaning snow around the corn seating areas – maintain lighting of entry sign and kiosk area