

NORTH RIVER SHORES. IT'S NOT A REGION, BUT A NEIGHBORHOOD

Although much of the area north of the Roosevelt Bridge, west of U.S. 1 and south of Britt Road is sometimes loosely referred to as "North River Shores", the fact is, North River Shores and its companion neighborhoods of Coconut Point and North River Forest are specifically platted subdivisions as recorded in the Martin County public records. This is an important distinction since only those properties within the boundaries of these platted subdivisions carry important deed restrictions protecting the aesthetic integrity of the area. Purchase of these properties entitles the owners to the regulated use of designated park areas including the boat ramp at Nosaw Park accessing the North Fork of the St. Lucie River.



MARTIN COUNTY SERVICE REFERENCE

General Information	288-5400
Emergency (Police/fire/ambulance)	911
Sheriff (Non-emergency)	283-1300
Trash Collection (Nichols Sanitation)	287-4986
Martin County Tax District	288-5596
Martin County Water District	692-0770
Martin County School District	287-6400
Martin County Voting Precinct	288-5637
Martin County Public Library — Stuart	288-5702
Martin County Animal Control	287-1652

NRS



For specific information, write:
NORTH RIVER SHORES PROPERTY OWNERS ASSOCIATION
Post Office Box 2202, Stuart FL 34995

A Distinctive Community
Where Families Come First
and Natural Beauty Abounds

COMMUNITY HIGHLIGHTS

The subdivisions of North River Shores, Cocoonut Point and North River Forest are served by Martin County government. Property owners are entitled to membership in the North River Shores Property Owners Association, Inc. Our Association — strictly a volunteer entity — is vested with the responsibility of enforcing the various deed restrictions which apply to nearly every property in the subdivisions. The Association is the collective voice of its members and property owners in civic and governmental affairs including political representation and governmental services such as road and right-of-way maintenance. The Association also supervises the Neighborhood Watch and volunteer day and night patrol, and administers maintenance of the area's four parks and several privately-owned vacant lots. *THE SCOOP*, published by the Association six times per year, carries news and information of general interest to residents of the area. It is mailed to paid members of the Association with mailings to all area property owners from time to time. Membership in the Association is \$30 per year. Your active participation is invited. For information, application and volunteer inquiries, write NRSPQA, Post Office Box 2202, Stuart, FL 34995.

An independent Women's Association conducts various civic and social functions, including an annual neighborhood dinner social and functions for the ladies. Information on the Women's Association may be obtained by writing NRSPQA.

School buses serve the entire area. Check with the Martin County School District Administration for schedules to all public schools.

An early learning school is conducted for pre-school children at the First Presbyterian Church on Pine Lake Drive.

TYPES OF PROPERTIES

Homestyles in North River Shores include waterfront and non-waterfront single family homes, duplexes, rental apartments and condominiums on and off the water.

NEARBY RECREATION/SOCIAL

Pine Lakes Golf Club on Pine Lake Drive is conveniently located north of the North River Shores boundary. This is a public course with memberships available.

Further north on Britt Road is the North River Shores Tennis Club, with memberships available.

The Cocoonut Point Yacht Club conducts many social events and cruises to nearby and distant destinations. Memberships are by invitation. Ask a yachting neighbor for information.

MARTIN COUNTY LAWS AFFECTING NORTH RIVER SHORES

County ordinances require permits for the construction of home additions, docks, seawalls, pools, etc. and pruning of mangroves. These and other activities are further regulated by deed restrictions carried with the property.

North River Shores is a bird and wildlife sanctuary. Dogs must be restrained on a leash. County laws are specific on this point.

Speed limits are strictly enforced by Martin County Sheriff road patrols. Wake laws are also strictly enforced. Trash pick up is every Wednesday and Saturday morning. Trash should be placed in standard containers or plastic bags at curbside the night before. Fees are collected by the county.

IMPORTANT INFORMATION ON DEED RESTRICTIONS

Virtually every property in North River Shores, Cocoonut Point and North River Forest is covered by a set of specific deed restrictions. Although these restrictions vary somewhat from area to area, they generally cover the following:

a) Setbacks — front, rear and side. NRS deed restrictions are generally more restrictive than county codes.

- b) Construction of fences — solid fences should not exceed four feet in height. Chain link fences are not permitted except by special variance.
- c) Unightly conditions, including accumulation of yard trash and other debris is not allowed.
- d) Open air laundry drying is not allowed except in areas screened from outside view.
- e) Advertising signs of any kind are not permitted except "for sale" or "for rent" signs, which may not exceed 16" x 10".
- f) Trucks may not be parked at a residence for more than four hours except as required for construction or maintenance work.
- g) Construction of detached out-buildings is regulated.
- h) Businesses obviously operated from the home are not allowed.

For deed restrictions which apply to your specific parcel, contact the county records office or the NRSPQA. If you are purchasing property in North River Shores, ask the owner or real estate agent for a copy of pertinent deed restrictions.

NEIGHBORLY CONSIDERATIONS

In the spirit of cooperation that has become tradition in our neighborhood, please consider the following:

- a) Check with neighbors regarding overflow parking for large parties.
- b) Consider others when planning outdoor lighting, music, etc.
- c) Consider the location of parking for RVs and boats on trailers so as not to create an unsightly distraction.
- d) Assess maintenance and appearance of your home and landscaping from time to time.
- e) Control public annoyances such as parking dogs, roaming pets, open garage doors, etc.
- f) Remove roadside trash containers promptly after collection. Store trash containers in an enclosed area.
- g) Be the kind of neighbor you would like to have next door. Everyone will benefit.