

RIVERVIEW TOWNHOUSES HOMEOWNER'S ASSOCIATION

RULES & REGULATIONS

The Board's adoption of these rules is consistent with the goals of the Association, namely to protect the value of each home owner's investment and to insure a well maintained appearance of the property. Riverview is maintained for general use and enjoyment for all. Therefore, good conduct, sportsmanship and respect for the rights and welfare of others shall prevail.

THE FOLLOWING ACTIVITIES ARE PROHIBITED:

I - Parking in restricted areas such as streets, curbside, or in front of the trash dumpsters.

Parking in areas marked with "No Parking" signs.

Parking oversized recreational vehicles, motor homes, boats, trailers or ATV's within Riverview.

Parking more than two (2) vehicles per residence within Riverview.

Home owners parking in "Visitor" or "Guest" designated parking spaces.

Visitors or guests parking in home owners designated parking spaces.

A guest or visitor parking in "Guest Parking" more than five (5) consecutive days without the Board's permission.

Vehicles that are not in working order or with flat tires. All vehicles must be kept in a clean and presentable condition.

Vehicles with expired registrations. Vehicles may be towed at owner's expense.

II – Driving faster than the posted speed limit and/or driving faster than conditions safely permit.

III- Performing maintenance or mechanical work on vehicles (including motorcycles and ATV's)

in the common areas.

Washing of vehicles within Riverview.

IV- Leaving trash, garbage, or clutter on the Unit's front porch or patio, or otherwise maintaining the front porch or patio in a cluttered, unsightly, unclean, or unsanitary condition.

Having indoor furniture (couches, sofas, easy chairs etc.) on front porch or patio.

Storage of any kind on front porches or patios.

Placing oversized items, large boxes or cartons (must be torn or crushed), crates, appliances, furniture, mattresses, discarded floor coverings (carpet, linoleum, vinyl etc.), discarded

Christmas trees, old bicycles, tricycles, old barbeques, etc. in or outside the trash containers.

Leaving trash and/or trash bags outside the trash containers.

Dumping loose trash or pet waste (must be securely tied in a plastic bag) in trash bins.

Spilling trash outside the dumpsters without cleaning it up.

V – Misuse or damage to the common area by attaching satellite dishes, awnings, signs, lights, or any other items to the Unit or the common areas, without written permission of the Board.

Installation of a satellite dish requires prior approval of the Board and a fifty Dollar (\$50.00) damage deposit.

Misuse or causing damage to the exterior of the Unit (siding, roof, rain gutters, plumbing).

Misuse or causing damage to the common area (lawn, fences, sprinkler system, shrubs, trees, carports, front porches, patios, parking areas, black top, sidewalks, walkways, streets, fire hydrants, light poles and playground equipment). General cleaning of outside siding by the homeowners/tenants is recommended in the Spring and Fall.

Leaving personal belongings in the common areas (bicycles, scooters, toys, lawn furniture, equipment, etc.).

VI – Creating noise within a Unit or the common area that can be heard in another unit or in the common area such that the noise is 1) offensive to the senses, 2) disruptive to the comfortable enjoyment and lifestyle of the residents, or 3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life.

Creating odors or vapors drifting into the common areas and Living Units, including, but not limited to tobacco smoke, creating smoke problems in attached dwellings, such that the odor/vapor is 1) offensive to the senses, 2) a danger or health concern, 3) disruptive to the comfortable enjoyment and lifestyle of other residents, or 4) an obstruction to the free use of property as to interfere with the comfortable enjoyment of life.

VII – Maintaining pets within a Unit in violation of the Bylaws, Declaration and Rules & Regulations of Riverview.

Failing to clean up after pets that have made a mess in the common area.

Allowing pets in the common area that are unattended or not on a leash.

Having more than two (2) pets per Unit.

Keeping or maintaining pets or animals for commercial purposes.

Chaining, tying or staking a pet in the common areas.

Bringing a pet into Riverview without an application (Pet Registration) and permission of the Board.

Bringing any kind of reptile (snakes, lizards, etc.) into Riverview.

Maintaining or bringing a pet into a Unit that can be heard in another Unit or the common area that the sound created by such pet is 1) offensive to the senses, 2) disruptive to the comfortable enjoyment and lifestyle of others, or 3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life.

VIII – Failing to install and keep window coverings in a state of good repair and cleanliness, (failure to keep clean and/or replace broken blinds, torn drapes or curtains, or other window coverings). Horizontal Blinds (2 inch slats), wood, faux wood or vinyl, are required.

Using blankets, sheets, cardboard, newspaper, foil, mirrored tint or similar items for window coverings.

Failing to maintain an acceptable, pleasing and uniform look of window coverings throughout Riverview.

IX – Operating a business in a Unit without a business license or in violation of the municipal ordinances, the Bylaws, Declaration and Rules & Regulations of Riverview.

X - Leasing or renting a Unit in violation of the provisions of the CC&R's. Owners of grandfathered units are responsible for the conduct and behavior of their tenant including the tenant's children, guests and visitors. Any lessee or renter shall abide by and are subject to the Provisions of the CC&R's, Bylaws, and the Rules and Regulations.

XI – Installing a fence, storage unit, hot tub, awning or patio cover, storm door, replacement windows, patio door, front door, or anything else encroaching onto the common area without written permission of the Board.

Installing a fence without obtaining and signing a fence agreement from the Board. Fences must be white vinyl, uniform in height and appearance and professionally installed.

Adding or removing any foliage, bushes, or trees in the common areas without written permission of the board.

Failure to remove holiday decorations (holiday decorations may be displayed 30 days prior to a holiday and must be removed 15 days after the holiday).

Placing “For Sale” or “For Lease” signs in the common area.

XII – Having individual Yard sales on Riverview premises.

XIII- Recreational use of skate boards, scooters, bicycles, etc. except to enter or exit the community.

MISCELLANEOUS

I - All legal costs associated with liens placed on a homeowner’s property caused by delinquent HOA dues or nonpayment of assessed fines is the responsibility of the delinquent homeowner.

II - Water Conservation is essential – please do not waste!

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NON-COMPLIANCE ASSESSMENTS

The following schedule of fines for the known violation of any of these Rules and Regulations is as follows:

1st violation: Warning letter

2nd violation: \$50.00 Fine

3rd violation: \$100.00 Fine

4th violation: \$150.00 Fine and/or Attorney Resolution and Attorney Fee

Any violation of these Rules and Regulations considered being a gross violation of which involves the safety of owners and residents will be disciplined by the Board of Trustees as deemed necessary and will not be restricted to the “Actions” above.