

River Pines RV Resort Condominium

Association Rules and Regulations – Amended/Revised Pursuant to Board Meeting Held In July 2025

1. As of January 14, 2025, the park will remain open year-round.
 - a. Waterlines will continue to be shut off & blown out in the month of November.
 - b. Sewage will available year-round unless there is a threat of flooding. Sewage pumps would need pulled prior to a flood.
2. The speed limit is 5 MPH for ALL VEHICLES on park property.
3. All street signs must be observed, and caution used at all intersections. A tow vehicle may proceed upon a one-way street, provided the RV or boat is of difficulty to park within their lot. However, the driver must use FLASHING LIGHTS & HEADLIGHTS to warn the oncoming traffic.
4. All pets must be physically or electronically leashed and always cleaned up after. Bags for dog litter are available from the container located on the boat road next to the playground and at the end of boat road.
5. Lot numbers must be posted on GOLF CARTS, CAMPERS, BOAT TRAILERS, UTILITY TRAILERS AND ELECTRICAL PEDESTALS. Numbers on electrical pedestals and campers must be able to be seen from the street for emergency vehicles to see.
6. ALL Vehicles, Campers, Boats and Trailers within River Pines MUST have CURRENT license and registration.
7. **Each lot owner is responsible for their guest. The lot owner is responsible for their renter's actions.** A rental packet must be given to the renters and a renter information form must be signed and returned to the board within 48 hours of the renter moving on to the unit. It is the lot owner's responsibility to give their renters a copy of the RULES AND REGULATIONS of the park. Park amenities are for lot occupants and their guests only. Rental properties are restricted to one (1) family per unit.
8. Lot owners that are delinquent in annual dues, fines or electric bills cannot rent their lots until they bring their lots into good standings.
9. Firewood should be neatly stacked and stored no longer than four feet wide and eight feet long and no taller than four feet high and 6 inches off the ground.
10. Only ONESELF CONTAINED CAMPER and one boat per lot. Tents and popup campers may be used on a lot with a recreational vehicle. Lot owners may only utilize this on weekends and holidays. All tents and popup campers are to be disassembled and removed from the park property by Monday or the day following the holiday.
11. TURN OFF ALL WATER going into your camper when leaving to save damage to your camper if water lines would break inside your camper. Check for water leaks in your hoses and connections regularly!
12. All recreational vehicles (RV's) brought into and parked within River Pines RV Resort shall be in in a state approved roadworthy condition and always maintained as such. **Each RV shall maintain current registration and display its current license sticker.** Each RV shall not have broken windows, doors, falling down siding; all RV's must be operational, and must utilize and be maintained with recreational vehicle equipment such as air conditioners, stoves, awnings, etc. All RV's must be maintained in a clean manner with no mold or excessive dirt. If at any time a complaint is made regarding your RV, the River Pines RV Resort Board of Trustees will notify you of the complaint and will provide you with 30 days to rectify such complaint. If there has been no effort made within 30 days, the lot owner and/or renter, where applicable, of the RV will be fined until the complaint has been resolved. This rule is set forth in an effort to eliminate unsightly RV's from coming into the park and in no way, is restricting the age of an RV if it is maintained in good shape and in roadworthy condition. This rule is an expansion of what is set forth in the Declaration, Article VII, Section 7.1, Paragraph 3, June 2012 which states "Each Unit Owner shall be obligated to maintain and keep in good order and repair his own Unit."

13. All annual dues, assessments and electric bills MUST be paid in full by check, or money order. No cash will be accepted. NO EXCEPTIONS. All invoices must be paid within 30 days of date of invoice. Annual dues are due by March 1st and a \$2 per day late fee will accrue after March 1st. All fees, including Annual dues, Assessments, Electric Bills and any late fees or any other money owed to River Pines RV Resort through damages and or lot owners neglect that are past due, will result in the Electric Meter being pulled. A reconnection fee of \$100.00 will have to be paid before meter will be replaced. The electric meter will only be replaced when all money is paid in full to River Pines RV Resort. After the park has received full payment, the meter will be replaced within 72 hours if time permits. River Pines RV Resort will make every effort to accommodate in this time frame but cannot guarantee that it will happen exactly in 72 hours. Meters will NOT be replaced on Friday, Saturday, Sunday or holidays. To avoid any such inconvenience please allow two weeks for mail delivery. The Board of Directors will use the post mark from the post office to determine mailing dates. Payments can be made by check or money order for any money owed to River Pines RV Resort.
14. Silver or brown tarps may be used in the park from 4/1 thru 10/31. Exceptions: One neatly secured small tarp may be used to cover properly stacked firewood. A utility tarp may be used in emergency conditions, such as leaks, for a period of 30 days if the Board is notified. Commercially manufactured RV, Boat, Golf Cart & Motorcycle covers may be used as long as they are in good condition. During the off season, any tarp is suitable.
15. No climbing on or over common and limited common area fences.
16. No appliances outside of camper or storage sheds.
17. NO OFF-ROAD VEHICLES are permitted on the streets or within River Pines RV Resort. This includes licensed Quads, 3-wheelers, off-road vehicles, go-carts and mini-bikes.
18. No parking on other lots unless permission has been granted by the lot owner. Remember each lot is privately owned. All vehicles must be parked at least 2' off the road. Extra vehicles need to be parked in the field by the playground.
19. Bicycles must have lights and reflectors on them if used from dusk to dawn.
20. No dumping of any kind on River Pines RV Resort property.
21. Overflow parking is in the grassy area in front of the playground. There is a 24-hour limit on this parking area. This area is for cars/trucks NOT boats. There is to be no parking behind lots bordering any common area.
22. Any lot owner, who authorizes heavy equipment in the park, shall be accountable for any damages that may occur to the roadways, common areas and other owner's property.
23. No storage of vehicles on park property when the park is closed. All vehicles must have current license and registration; this includes boats and all trailers. Repairing or servicing of cars/trucks on park property is prohibited, except in case of emergency, in which case the Board must be notified beforehand.
24. The grass will be cut weekly (weather permitting) in the common areas by the board and selected volunteers. Lot owners will be responsible for cutting their own grass on their lots. If you have a medical condition or are just out of town for an extended period of time, please contact the board, and a volunteer will get it cut for you in the interim. **FAILURE TO MAINTAIN YOUR LOT IS NOT AN OPTION.** If a good faith effort is not made to keep your lot in an acceptable manner, you can be subject to a fine starting at \$100.
25. Homemade buses and campers are not permitted to be used as a camper.
26. Quiet time at River Pines RV Resort will be 12:00 (midnight) to 8:00 AM. **(Please be respectful of your neighbors)**
27. Marijuana – Smoking marijuana in common areas is strictly prohibited. That includes driving around with it on golf carts on all roads, at the pavilion, clubhouse, boat ramp and any other space deemed as common areas at River Pines. **(Please be respectful of your neighbors)**
28. Children under 16 years old must be on their lot by 11:00 PM, Sunday thru Thursday, and midnight on Friday and Saturday unless with parent, guardian or with someone 18 years old or older accompanying them.

29. Parents or guardians are responsible for their children at ALL times.

CONSTRUCTION – Must be Approved by the Board of Trustees

30. If you plan to plant trees, add a deck or storage shed on your lot. Complete the construction form and turn it into the board for approval.
31. Building of sheds, fences and decks must be completed in a timely manner. No owner may build, construct or install any item within the park property without a letter of approval from the Board of Trustees Building Committee for authorization. Any violation of this will result in immediate removal of the project item. ALL construction projects are subject to New Richmond zoning and FEMA regulations. ALL sheds, decks & fences require a permit thru New Richmond. Wiring of sheds & carports requires a permit from the Clermont County Building Department.
32. Fences are not to be taller than 4 feet tall, if going to be placed within 5 feet of the street, the fence must be removable in case of flooding and to allow your neighbor to get their camper out.
33. Privacy fences must be no taller than 6 feet with a 12inch flow through at the bottom. Fences shall be no longer than 32 feet in length. All privacy fences or other construction MUST be approved by the Board of Trustees building committee & have NR permit BEFORE construction begins. Note: All privacy fences should be 5 feet from the street.
34. All storage sheds must be made of wood or plastic construction. Plastic sheds must be made by a commercial manufacture and cannot be of homemade construction. Plastic sheds must be vented and anchored same as woodsheds. Plastic flooring on plastic sheds will require extra anchoring to prevent floating. All sheds, wood or plastic, must not exceed 100 Square Feet total space with side walls no taller than 8 Feet high. Metal manufactured sheds are not permitted. ALL sheds must follow New Richmond zoning and FEMA regulations for anchoring and venting, with a permit from New Richmond.
35. Campers must be 15 feet apart side to side recreational vehicle to recreational vehicle per Ohio Administrative Code 3701-26-04(a)
36. Auxiliary buildings owned by someone else must be 5 feet apart from campers per Ohio Administrative Code 3701-26-04 I(9)
<https://codes.ohio.gov/ohio-administrative-code/chapter-3701-26>
37. Carports must be installed by a professional company and anchored. They must not have sides that descend from the gutter lines more than three feet and the gables can be closed in flush with the sides.
38. No permanent structures or additions are permitted to be attached to campers, decks or sheds at River Pines RV Resort.
39. All above ground utilities are the responsibility of lot the owner. This means all water lines above the shut off, original electric to the meter – if an owner chooses to have the electric pedestal moved, they take responsibility for anything from the junction from original electric on. Same with water and sewer connections, the park is responsible for the original not what is moved.
40. Lean-to type construction is not permitted. Only stand-alone type structures are permitted on decks, porches, concrete areas and patios such as metal awning/carports, or wooden structures with metal or shingle type roofs, approved by the Board of Trustees Building Committee and anchored per FEMA and New Richmond regulation.
41. Rooms attached to campers must be a manufactured type by an authorized RV Dealer.

GOLF CART RULES

42. Golf carts that are not street legal must submit proof of insurance along with their annual dues, due March 1st. Failure to provide proof of insurance will incur a \$25 fine. Drivers of all golf carts must be at least 14 years of age unless accompanied by someone with a valid driver's license.
43. All golf cart occupants MUST be in an actual seat. No standing and No overloading of a golf cart will be tolerated. Safety is our #1 concern.
44. Golf carts need to respect the 5 mile per hour speed limit. No reckless driving will be tolerated.

- 45. Lot Number must be posted on front of golf cart.
- 46. Golf cart drivers must respect other lot owner's property and not drive through their lots.
- 47. All golf carts must have headlights and taillights if operated from dusk to dawn.
- 48. No guests are permitted to bring a golf cart into River Pines.

POND RULES

- 47. No swimming in pond by people or pets.
- 48. No boats allowed in pond. RC boats may be used in the pond but must respect others fishing.
- 49. Fishing is restricted to lot owners, renters, family and guests. **Guests MUST have a pond pass issued by a Lot owner.** Fishing at pond is catch and release only.
- 50. No fishing is allowed from private lots unless authorized by the lot owner.
- 51. No unattended fishing equipment in common area
- 52. Hours for fishing are twenty-four hours a day. Please observe quiet hours after 12 midnight and until 8 AM.
- 53. No fires allowed on common area around pond.
- 54. No overnight tent camping on common ground around pond.
- 55. No throwing of rocks, sticks or trash in the pond.
- 56. Pick up trash before leaving pond.
- 57. Golf carts only on Bob Gardner Lane. No other vehicles are allowed

SWIMMING POOL RULES

- 58. Pool area restricted to lot occupants and guest only. Pool hours are from 9:00 AM to 9:00 PM.
- 59. Children under **16** years of age must be accompanied by an adult eighteen (18) years or older to swim in the pool.
- 60. Always shower before entering the pool.
- 61. No oils in the pool.
- 62. Rules posted at pool must be always observed.
- 63. **No glass bottles or glass containers within pool area.**
- 64. No alcohol is allowed in the pool area
- 65. No solo swimming.
- 66. No animals in pool area.
- 67. No diving allowed in pool.
- 68. No running in pool area.
- 69. Please clean up after yourself when leaving the pool area. Help keep pool area clean.
- 70. Keep chairs covered while using oils or lotions.
- 71. Swimsuits only no cut offs or diapers.
- 72. Please towel dry before leaving pool area.
- 73. Caution: Clubhouse and Pool Area Floors are Slippery when wet.

BATH HOUSE/ PLAYGROUND RULES

- 74. NO SMOKING ANYWHERE IN THE BATH HOUSE OR CLUBHOUSE
- 75. No pets are allowed in the clubhouse, laundry room or bathrooms.
- 76. 24 Hour access to bath house
- 77. The bath house is for the use of owner's/renters and their guests. Do not leave a mess for others to clean up. Do not take supplies out of the bath house. Parents or guardians are responsible for the

messes of their children

78. Laundry room is for your convenience. Please clean out lint filter from washer and dryer after every use. No drying of clothes allowed. Maintenance requests for the washers/dryers can be made by calling the phone number on the front of the machines.
79. PLAYGROUND – All children must be supervised at ALL times.

Club House Rules (Revised January 2023)

80. Absolutely, No Smoking anywhere in the club house. Also, No Smoking from the wooden outside decks and steps will be permitted.
81. No alcohol is permitted in the clubhouse.
82. Admittance to the clubhouse is only by Open Path App. or White Keycard. Doors to upper floors must be always closed. No propping open of entry doors will be tolerated.
83. No one under the age of 18 is permitted upstairs unless accompanied AND supervised by an adult
84. All lights need to be turned off before leaving the clubhouse.
85. If using appliances in kitchen, make sure to clean them and turn them off after use.
86. No open flames inside clubhouse. (Candles, incense, etc.)
87. Number of persons permitted in the upper floors is 20 on the 2nd floor and 12 on the 3rd floor. This number must not be exceeded. This is determined by the Fire Department
88. Security cameras will record all activities in the clubhouse. Police will have access to these if problems arise. No tampering of these devices will be tolerated.
89. No tampering with the clubhouse thermostat
90. No wet swimsuits permitted
91. No horseplay permitted
92. No pets allowed in the clubhouse. (This includes the laundry, restrooms & pool area).

Clubhouse Reservation Policy and Rules

93. There will be no private reservations of the clubhouse on Friday, Saturday or Sunday. A reservation does not eliminate the right of an owner to use the clubhouse.
94. Owners may reserve the clubhouse for a private function. The sponsoring owner must sign an agreement of responsibility for any damage and cleanup. The sponsoring owner must post a \$50 deposit. The deposit will be returned after the function provided there is no damage, and the clubhouse is cleaned immediately after the function. This includes, but not limited to, taking out trash, cleaning up kitchen and bathroom and vacuuming floors. (There is a vacuum cleaner on both the 2nd & 3rd floors). Clean up must be done before leaving the clubhouse, not later. The sponsoring owner will be given a copy of the reservation agreement and the clubhouse rules.
95. Any damage to the clubhouse will be billed to the member booking the clubhouse.
96. If moving furniture around for your function, all furniture must be returned to original location before leaving. If decorating for your event, make sure you take all decorations down after event. No tape or nails can be used on the walls.
97. Association does not stock the kitchen. Anyone using the clubhouse for functions must bring their own supplies. (I.e. paper towels, dish soap, utensils, pots and pans, etc.)
98. You can obtain a reservation form in the clubhouse or on the website www.riverpinesrvresort.com You can submit your reservation request to riverpinesrvresort@gmail.com, putting it in the drop box or connecting with a board member or auxiliary member.

Pavilion Reservation Policy & Rules

99. Owners may reserve the pavilion for a private function. The sponsoring owner must sign an agreement of responsibility for any damage and cleanup. This includes, but not limited to emptying the trash containers, cleaning the tables and sweeping the floor and any other cleaning as a result of the event. Clean up must be done immediately before leaving the pavilion, not later. The sponsoring owner will be given a copy of the reservation agreement and the clubhouse/pavilion rules.
100. The door to the laundry/restrooms cannot be propped open or taped open at any time by an owner or their guests.
101. Any damage to the pavilion will be billed to the member booking the pavilion.
102. Reservations for the clubhouse will be handled by emailing your completed form to riverpinesrvresort@gmail.com, putting it in the drop box or connecting with a board member or auxiliary member.
103. Reservations for the pavilion will be handled by emailing your completed form to riverpinesrvresort@gmail.com, putting it in the drop box or submitting to a board member or auxiliary member.
104. The pavilion reservation does not include use of the pool by guests of the private event reservation. Guest of the private event are not permitted in the pool area. Guests of the private event are only permitted to use the 1st floor bathrooms inside the clubhouse as regulated by the sponsoring owner.
105. Sponsoring owners/renters may not hang or secure decorations, banners, signs or any other party event material or media with nails, tacks, screws, tape that leaves a sticky residue (Duct tape) or any other fastener that would disfigure the walls, posts or any portion of the pavilion structure. Sponsoring owners will be fined at the discretion of the board for any of these violations for repair of the pavilion.
106. Sponsoring owners/renters are fully responsible for the remote controls that control fans and lighting. Sponsoring owners will be billed for replacement or missing remotes.
107. Sponsoring owners/renters must turn off all power for fans, lighting and outlets or notify a board member at the conclusion of their event.

BOAT RAMP/DOCK

108. Boat Ramp is primarily for loading and unloading of members and guest watercrafts. No blocking of the boat ramp at any time.
109. Parking of vehicles with boat trailers while boating is located on the asphalt next to the dumpsters or in the grassy area next to dumpsters. Area is for vehicles and vehicles connected to trailers only. No trailer parking or storage.
110. Dock is primarily for loading and unloading only. Minimal fishing may be done off the boat dock, but the loading & unloading of watercrafts are its major function. (Watercrafts have the right of way) No overnight parking.
111. No diving/swimming off dock at any time.

VIOLATION/APPEALS

If rules are violated, a board member will contact the owner via telephone, text message, in person or written letter to be sure the owner is aware of the violation. After a violation has been addressed verbally, and a 2nd violation occurs, the below fine schedule will be implemented:

1st Occurrence Verbal, text, in person or written notice

2nd Occurrence Written Notice with Initial Fine of \$100

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3rd Occurrence Written Notice and fine will be doubled from 2nd Occurrence
4th Occurrence Written Notice and fine will be doubled from 3rd Occurrence
5th Occurrence Considered nuisance and will pursue legal actions and Village Ordinance to mitigate nuisance

Appeal process is in effect for each violation and will be included in notice. Non-payment of any violation If outcome of appeal is not in favor or the owner will require payment within 15 days. If payment is not received, meter will be pulled for non-payment and a reconnection fee of **\$100.00** will be required.

The above rules and regulations are in place to help preserve, protect and enhance the property of River Pines RV Resort and its owners. Your cooperation is much appreciated and expected. Please do not interpret these rules, if you have questions or do not understand a rule, please ask a board member for clarification on a rule before acting or beginning construction of a project. The rules are for every lot owner to obey and respect for all lot owner's well-being. Have a very safe and enjoyable summer every year.

Sincerely,

River Pines Board of Trustees

CONSTRUCTION – Revised 2024

Must be Approved by the Board of Trustees or a Fine WILL be issued.

1. For any construction, moving electric pedestals or tree planting on your lot. Complete the construction form and turn it in to the board for approval. All construction forms must be turned in 21 days prior to the start of your project for approval.
2. Building of sheds, fences and decks must be completed in a timely manner. No owner may build, construct or install any item within the park property without an approved construction form signed by three members of the board. Any violation of this will result in immediate removal of the project item. ALL construction projects are subject to New Richmond zoning and FEMA regulations. **ALL sheds, decks & fences require a permit thru New Richmond.** Wiring of sheds & carports require a permit from the Clermont County Building Department.
3. Fences are not to be taller than 4 feet tall, if going to be placed within 5 feet of the street, the fence must be removable in case of flooding and to allow your neighbor to get their camper out.
4. Privacy fences must be no taller than 6 feet with a 12inch flow through at the bottom. Fences shall be no longer than 32 feet in length. All privacy fences or other construction MUST be approved by the Board of Trustees building committee & have NR permit BEFORE construction begins. Note: All privacy fences should be 5 feet from the street.
5. All storage sheds must be made of wood or plastic construction. Plastic sheds must be made by a commercial manufacture and cannot be of homemade construction. Plastic sheds must be vented and anchored same as wooden sheds. Plastic flooring on plastic sheds will require extra anchoring to prevent floating. All sheds, wood or plastic, must not exceed 100 Square Feet total space with side walls no taller than 8 Feet high. Metal manufactured sheds are not permitted. ALL sheds must follow New Richmond zoning and FEMA regulations for anchoring and venting, with a permit from New Richmond.
6. Campers must be 15 feet apart side to side recreational vehicle to recreational vehicle per Ohio Administrative Code 3701-26-04 (a)
7. Auxiliary buildings owned by someone else must be 5 feet apart from campers per Ohio Administrative

8. Carports must be installed by a professional company and anchored. They must not have sides that descend from the gutter lines more than three feet and the gables can be closed in flush with the sides.
7. No permanent structures or additions are permitted to be attached to campers, decks or sheds at River Pines RV Resort.
8. All above ground utilities are the responsibility of lot the owner.
9. No lean-to type of construction are permitted on any decks, porch, concrete areas and patios unless it is a metal awning/carport manufactured by a company approved by the Board of Trustees Building Committee and anchored per FEMA and New Richmond regulation.
10. Wooden roofs/shelters can be built with the approval of the board. Owners must submit the construction form, detailed drawings including dimensions, exact placement and construction material information. Roofs must be metal or a rubber composite material. No shingled roofs are permitted. The board will review and sign off the same as other construction projects. If an owner builds a structure without full approval of three members of the board, they can be made to remove the structure, or the board can remove it at the owner's expense
11. Rooms attached to campers must be a manufactured type by an authorized RV Dealer.
12. Homemade buses and campers are not permitted to be used as a camper.

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Please utilize the space below to draw a representation of your project. (ie. Location of camper, fence, etc and draw proposed shed, fence, deck etc.) Forms should be submitted through the black box in the clubhouse, e-mail to riverpinesrvresort@gmail.com or mail to PO Box 98 New Richmond, OH 45157

Draw your lot, the placement of your camper and shed etc., and proposed project:

Name:	Lot#	Phone#	Email:	
Signature of Board Member for Approval				
Date:				

Once approved, please send a copy of the approved form with your permit application to the Village of New Richmond, where applicable so they are aware we have agreed to the project.

Flood Evacuation Plan

River Forecast	Action
48 feet	Pull meters in low spots lots 195 through 200
	• Beckman Environmental keeps an eye on the river level. If it is during the off season there will be nothing to worry about as the pumps are removed in November and not re-installed until March.
	• During the season, the pumps will need to be removed as they are not submersible.
50 Feet	Have washers, dryers & dumpsters pulled
	Be sure blower, pumps, meters, etc are put up high
	Auxiliary Shed move all items up
	Be sure Port-o-Let is cleaned out and locked up
52 feet	All owners must move Campers, golf carts, boats out of the park

	Pull all meters on all other lots
	Move boat out of garage and accessible outside of the park
	Move counters/stools if possible
	Remove aerator pump from lake
	Remove gate equipment from inside gate house
	Remove gate arms

Places campers can be taken. Must call to verify prior to moving them each year

Amelia Walmart 513-797-5700

Eastgate Walmart 513-753-3200

Lindale Auto 513-797-6707

RIVER PINES INFORMATION

The physical address of the park is: 1035 Cobra Road, New Richmond, OH 45157

The mailing address is: PO Box 98, New Richmond, Ohio 45157

River Pines Park Website is: www.riverpinesrvresort.com

River Pines Park email address is: Riverpinesrvresort@gmail.com

Emergency: CALL 911

Village of New Richmond Administration 513-553-4146

<http://www.newrichmond.org/>

Village of New Richmond Zoning 513-553-4146 ext 13

<http://www.newrichmond.org/planning--zoning.html>

New Richmond Police, Non-Emergency 513-553-3122

Fire & EMS, Non-Emergency 513-553-2117

Hospital:

Mercy Hospital - Anderson 11.2 mi 513-624-4500

7500 State Road

Cincinnati, Ohio 45255

Community Numbers

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New Richmond Village Hall 513-553-4146

Library 513-553-0570

Post Office 513-553-0838

New Richmond Elementary School 513-553-3183

New Richmond Middle School 513-553-3161

New Richmond High School 513-553-3191

New Richmond Church of Christ 513-797-1502

St. Peters Catholic Church 513-553-3267

Cranston Memorial Presbyterian Church 513-553-2397

First Baptist Church of New Richmond 513-553-4545

New Richmond Church of the Nazarene 513-520-7454

Grant Memorial United Methodist Church 513-553-2624

New Richmond Church of God 513-553-1900