

**AMENDMENT
TO
THE RULES AND REGULATIONS
OF
RIVERVIEW CONDOMINIUMS DECLARATION**

THIS AMENDMENT is made this 1st day of February, 2024, by Riverview Condominiums Owners' Association (the "Association").

WITNESSETH:

The Association hereby amends the Rules and Regulations of Riverview Condominiums (the "Rules and Regulations") for the purpose of establishing that no Unit Owner or his or tenants and/or guests shall operate a vehicle on the driveway, or parking lot area of the condominium in a manner that is not safe, reasonable and prudent; a vehicle operating at a speed greater than ten miles per hour shall be evidence that a vehicle is not operated in a safe, reasonable and prudent manner.

RECITALS:

WHEREAS, pursuant to Article XIII, Section 8.6 of the Riverview Condominiums Declaration recorded on April 25, 2006 in Book 1342 at Page 69 in the Town of Lincoln Land Evidence Records (the "Declaration"), the Rules and Regulations shall be amended with a two thirds majority vote of the Executive Board;

WHEREAS the Executive Board desires to amend the Rules and Regulations to establish that no Unit Owner or his or tenants and/or guests shall operate a vehicle on the driveway, or parking lot area of the condominium in a manner that is not safe, reasonable and prudent;

WHEREAS the Executive Board desires to amend the Rules and Regulations to establish that a vehicle operating at a speed greater than ten miles per hour shall be evidence that a vehicle is not operated in a safe, reasonable and prudent manner;

WHEREAS, the Executive Board by a two thirds majority vote of the members of the Executive Board, have voted to amend the Rules and Regulations for the above stated purpose, as certified below.

AMENDMENT:

NOW, THEREFORE, in accordance with the above-noted provisions of the Declaration, the Rules and Regulations are amended by inserting Section (s) into the Rules and Regulations:

(s) No Unit Owner or his or tenants and/or guests shall operate a vehicle on the driveway, or parking lot area of the condominium in a manner that is not safe, reasonable and prudent; a vehicle operating

at a speed greater than ten miles per hour shall be evidence that a vehicle is not operated in a safe, reasonable and prudent manner.

THIS SPACE INTENTIONALLY BLANK – SIGNATURE(S) ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the undersigned has executed this Amendment on the date and year first written above.

I, Tulia Robinson, as VICE-PRESIDENT of the Executive Board of Riverview Condominium Owners Association, hereby execute the aforesaid Amendment and certify that the Amendment was duly noticed to the Executive Board, and voted or consented, by two thirds majority of the Executive Board.

Riverview Condominium Owners Association,

By

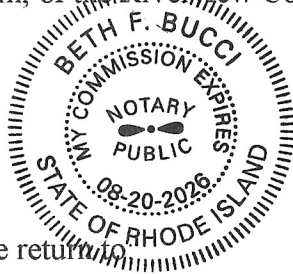


Name: Tulia Robinson
Title: VICE-PRESIDENT Executive Board

State of Rhode Island

County of Providence

In Cumberland RI on the 1 day of February, 2024, before me personally appeared Tulia Robinson (name), the Vice President (title) of the Executive Board of Riverview Condominium Owners Association, to me known and known by me to be the party executing the foregoing instrument for and on behalf of said Association, and (s)he acknowledged said instrument by him/her to be his/her free act and deed, in his/her said capacity as noted herein, of the Riverview Condominium Owners Association.



Beth F. Bucci
Notary Public: Beth F. Bucci
My commission expires: 8/20/2026

After recording, please return to

Palumbo Law
481 Atwood Avenue,
Cranston, RI 02920