

RIVER LANDING Rules and Regulations

COMMON AREAS/LAWNS

- Owners and Guests must exercise common courtesy in the use of the common areas.
- No personal property of any description is permitted to remain on the lawns or docks after use or overnight.
- Dogs shall not be allowed to urinate or defecate on any of the common lawns. Owners shall be responsible for the cost of repair and professional reseeding of any damaged areas.
- No Styrofoam coolers are to be left on exteriors. No plastic sheeting or tarps are to be placed on patio furniture. Fitted covers are permitted.
- Any additional alterations to existing landscaping and front entries must be approved by the Board of Directors.
- Sun shades/sun screens on back decks or front entries must be approved by the Board of Directors.
- Bicycles are to be stored in garages and not allowed to be kept in front entries, walkways, courtyards or on decks.
- No fireworks, portable fire pits, bonfires, or charcoal barbecues are allowed within the River Landing development.
- The use of skateboards anywhere within the River Landing development is prohibited.
- Soliciting is prohibited.

GARDENS AND LANDSCAPING

All changes, improvements and additions to existing landscaping around the units must be approved by the Board of Directors or their agents assigned the responsibility of approving landscaping changes, improvements and additions. Any changes must be done by a licensed landscape company.

DECORATIVE LANDSCAPING

Potted plants must be approved by the Board of Directors.

PETS

The following is restated from the Covenants, Conditions and Restrictions:

No animals of any kind shall be raised, bred or kept on any of the real property, provided

however as follows:

I. The presence and use of service animals for the handicapped or disabled shall be permitted upon the real property and within the Condominium Units.

II. Each Owner may keep up to either two dogs, two cats or one dog and one cat.

Such permitted animals shall remain within the Condominium Unit of their owner, and shall be permitted outdoors, only when leashed and under control of their owner. Such permitted animals may not be kept on decks or limited common areas, other than when leashed and under the control of their owner. All Owners with cats shall provide indoor litter boxes for their cats within such Owner's Condominium Unit. All animals kept in any Condominium Unit shall be properly fed, watered and sheltered from the elements in such a manner as shall be consistent with their good health. Each Owner or person responsible shall treat and care for such animals in a humane and merciful fashion, so that other persons in the area shall not be required to tolerate or condone inhumane treatment of the animals. Animal manure shall be immediately removed following its deposit upon the Real Property and properly disposed of, so as not to be obnoxious, offensive, or a nuisance to the Association, in its maintenance efforts or to other Owners or occupants of the Real Property. All carcasses of dead animals shall be removed immediately. No commercial sales or breeding of any animals shall be permitted in any Condominium Unit. No outdoor kennels are permitted.

STREET, DRIVES AND SIDEWALKS

- The speed limit for all motorized vehicles on the property is 5 miles per hour. Cars, trucks, commercial vehicles, recreation vehicles, motor homes, motorcycles, campers, boats and trailers are not to be stored on streets or unit owners' driveways.
- Each condominium owner is allowed to park one car in front of their garage. Each owner should park in such a manner as to allow the adjacent owner adequate space to enter and exit or park in front of their garage. Each cabin owner is allowed 2 parking spaces in front their cabin. Visitor parking spaces are dedicated in front of the entries to each condominium building. Additional spaces are available between Cabin #2 and Cabin #3 as well as in front of and adjacent to Cabin #1. These spaces are dedicated to visitor parking; owners should attempt to park in their designated areas or in their garages.

SPORTS APPARATUS

No basketball standards, or fixed or portable sports apparatus, shall be allowed.

OUTDOOR CHRISTMAS LIGHTING/DÉCOR

- Holiday lighting is allowed only on the Owner's deck/patio and immediate outside entry. Owners are responsible for any damage or deferred maintenance that may be created.
- All exterior holiday decorations are to be removed by January 15th.
- Each Owner is responsible for the disposal of their Christmas tree. Buildings' disposal containers are not to be used for Christmas tree disposal.

DECKS

- Owners need to be sensitive to the impact on their neighbors when cleaning the upper decks.
- The decks and porches are intended for patio furniture only and no articles are to be stored or hung on same. Therefore, the hanging of laundry/towels on rails and/or decks is not allowed.
- Propane barbecues only are allowed within the River Landing development.
- Any changes to deck railings and wires shall be approved by the Board of Directors.

DOCKS

- Assigned slips are to be used by owners, tenants, or visiting guests only. Use of the slips will not be allowed for anyone who is not a resident, tenant or daily visitor at River Landing. Slips cannot be leased/rented to outside parties. Owners at River Landing are allowed to rent/lease/grant use of slips to other property owners within River Landing.
- Guest boat docking is limited to a 4-hour maximum. No overnight parking on outside of dock by owners or guests.
- Docks are to be a quiet, no wake zone.
- Volume of stereo/sound systems are to be at a quiet level within the dock and deck areas.
- No smoking on or near docks.
- No boat repairs, except in the case of emergency.
- Absolutely no refueling or storage of fuel is allowed.
- Skis, boards, tubes, ropes, rafts, etc., cannot be left or stored on docks.

GARAGES

- Garage doors are to be kept closed and locked at all times, except when an Owner is present in garage or when entering or leaving garage.
- No car washing is allowed in garages.

WINDOW AND GLASS DOOR COVERINGS

Draperys are the responsibility of the Owner; however, all externally exposed areas of the draperies/blinds must be white or earth tone in color.

MINIMUM HEAT

Owners who are absent during the winter must keep the temperature of the interior of their condominium unit at a minimum of 50 degrees Fahrenheit.

INSURANCE

Nothing shall be done or kept in any unit or common elements which will increase the rate of insurance on the common elements without the prior written consent of the Association. No Owner shall permit anything to be done or kept in their unit or the common elements which will result in the cancellation of insurance of any unit or any part of the common elements or which would be in violation of any law.

EXCLUSIVE REMEDY

The Grievance Procedure: Grievances shall first be brought to the Board of Directors for discussion and potential remedies. If an acceptable solution is not attained, grievances shall be taken to binding arbitration.

VIOLATIONS

Restated from the Covenants, Conditions and Restrictions:

In the event of violation of any prohibitions or restrictions contained in the Declaration, by any Owner, their family, guests or tenants, such violation shall obligate said Owner to reimburse the Association for the cost and expense expended by it in order to cure the violation, enforce this Declaration and/or restore the property to its original state together with a displacement fee, in such amount as established by the Association, in the event such violation results in a delayed access for another Owner. Such charges shall be treated as assessments pursuant to Section 9 against such owner and their ownership interest.

The effective date of these changes is July 17, 2008.