



RULES & REGULATIONS

If a property owner or their guest violates any rule or regulation, the property owner will be assessed any fine.

Annual Maintenance Assessment & Fines	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
<ul style="list-style-type: none"> Annual maintenance assessments are assigned yearly with an amount to be determined by the current Board of Directors. Assessments are fixed upon each owner based on the number of lots in actual use by such property owner having one (1) RV/camper using utilities on the property owners' lot. Annual assessments have a due date of February 1st every year. Assessments not paid by March 15th of each year will result in services (all gate cards but primary one turned off, water, pumping, trash, bath house use, pool use, etc) stopped and being removed from the River Bend Property Owners Association Facebook page. Any assessment not paid by May 1st of every year will incur a \$25 late fee. 				
<ul style="list-style-type: none"> Remedies for non-payment of annual maintenance assessment or incurred fines could include RBPOA refusing to connect utility services, or disconnecting utility services, to any lot for which there is a delinquent balance. RBPOA may charge a reconnection fee of \$50 for resumption of utility services after ALL delinquent balances have been paid. In addition, privileges to use common properties (pools, bath houses, playgrounds, etc) will be suspended during the period of time that any balance is delinquent. **Interest as defined below will be charged on all delinquent assessments until paid. 	\$50	\$50	\$50	\$50
<ul style="list-style-type: none"> RBPOA shall have the right to exercise any remedy, at law or equity, to compel strict compliance with the Declaration of Restrictions. All charges to a property owner by RBPOA for unpaid assessments, work performed upon the real property, disaster repair and restoration, and compliance with restrictions shall become a lien against the property, or personal property sold, should the property owner fail or refuse to pay the charges. Court cost, attorney fees, lien fees, and other expenses incurred by RBPOA shall be the obligation of the property owner and enforceable and collectible as any other charge. Unpaid balances, of any kind, are subject to written notice, assessed fines, demand letters, liens, lawsuits, garnishment of wages and foreclosure. 	Court cost, attorney fees, lien fees, and other expenses incurred by RBPOA shall be the obligation of the property owner and enforceable and collectible as any other charge.			

Property Owner / Guest Behavior	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
<ul style="list-style-type: none"> A property owner that is NOT in good standing may NOT use park pools, bath houses, playgrounds, boat ramps, trash bins, roads (except to and from the gate and your lot), etc. as a guest of another property owner. 	Written warning	\$50	\$100	Double last fine
<ul style="list-style-type: none"> Property owners are responsible for the conduct of their guests while on RBPOA property. Property owners should make their guests aware of all rules and regulations while on RBPOA property. 	Written warning	\$50	\$100	Double last fine
<ul style="list-style-type: none"> Property owners and their guest must display the RBPOA current year sticker / hang tag at all times when using park roads, pools, bath houses, playgrounds, boat ramps or any other common ground. 	Written warning	\$25	\$50	Double last fine

Property Owner / Guest Behavior (cont.)	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
<ul style="list-style-type: none"> Property owners and their guests shall be respectful of others. Activities interfering with the harmony of the park, or reflecting poorly on the reputation of the park are strictly prohibited. 	Written warning	\$100	\$200	Double last fine
<ul style="list-style-type: none"> No property owner shall harass, threaten, discipline or discriminate against any park employee. 	Written warning	\$100	\$200	Double last fine
<ul style="list-style-type: none"> If a property owner or their guest is caught willfully defacing or destroying RBPOA property, the property owner shall be liable for the full value of the destroyed property plus labor costs at \$150 / hour for replacement or repairs. There will be a minimum charge of one (1) hour of labor. 	The full value of the destroyed property plus labor costs at \$150 / hour for replacement or repairs. There will be a minimum charge of one (1) hour of labor.			
<ul style="list-style-type: none"> Each property owner shall keep their lot in a clean, sanitary, safe condition, including lawn maintenance. No property owner may avoid the annual maintenance assessment, charges or any other obligations imposed on the property owner by the Declaration of Restrictions through the non-use of the property or professed abandonment of an ownership interest. 	Written warning outlining specific items to be cleared giving 15 days to complete	Written warning outlining specific items to be cleared giving 30 days to complete PLUS \$100	\$200	\$400 5 th offense and up will be Double last fine
<ul style="list-style-type: none"> No property owner, through the non-use of the property or professed abandonment of an ownership interest, may avoid the annual maintenance assessment, charges or any other obligations imposed on the property owner by the Declaration of Restrictions. If you need an exemption, the board of directors will review each request on a one-by-one basis and give a ruling. 				
<ul style="list-style-type: none"> Any noise generating equipment such as loud TVs, camp site radios, vehicle radios, etc, shall at no time cause a nuisance to other property owners. No generators will be allowed, except during a power outage. 	Written warning	\$50	\$100	Double last fine
<ul style="list-style-type: none"> No Smoking is allowed in any RBPOA building. This includes the guard shacks, the office, the Community Center, the shop, both pools including the area around the pool inside the fence, and all five (5) bath houses. If you are suspected of or are caught smoking in any RBPOA building, a fine will be assessed. 	Written warning	\$250	\$500	Double last fine
<ul style="list-style-type: none"> In October 2023 the POA voted that no use of automatic sprinklers, on or off a timer, may be used to water the roads for dust. Roads may only be watered with a hand-held water sprayer that is not tied to a post or any other item. You must physically hold the water sprayer. 	\$25	\$100	\$250	Double last fine

Occupancy of Individual Lots	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
<ul style="list-style-type: none"> Only one (1) RV/camper, motor home or travel trailer that has intact and functioning holding tanks (commercially manufactured by a company engaged in the manufacture of camping and recreational vehicles) may use park utilities and amenities per paid assessment on any lot. Mobile or manufactured homes and converted buses are prohibited. The restrictions regarding recreational vehicles, tents, etc. on individual lots are explained further in the Declaration of Restrictions. 	Written warning with 30 days to remove	Written warning with 30 days to remove plus \$250	Written warning with 30 days to remove plus \$500	Written warning with 30 days to remove plus Double last fine
<ul style="list-style-type: none"> Tents may be used but need to be taken down before leaving the park to go home. Tents can be picked up by wind and cause damage in the park. 	Written warning plus any damages that may have been caused if blown off property owners' lot	\$50 plus any damages that may have been caused if blown off property owners' lot	\$100 plus any damages that may have been caused if blown off property owners' lot	Double last fine plus any damages that may have been caused if blown off property owners' lot
<ul style="list-style-type: none"> No lot shall be used for commercial purposes, for exhibiting items for casual sale, or for parking a commercial type vehicle or container not designated and used for camping. 	Written warning	\$50	\$100	Double last fine
<ul style="list-style-type: none"> Lot & block numbers MUST be placed on the camper for easy identification by park employees for pumping, recovery, or removal after a flood etc. Signs are not enough and the campers themselves need to be marked. 	Written warning	\$50	\$100	Double last fine

Lot Leasing and/or Rentals	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
<ul style="list-style-type: none"> In February 2024 the POA voted that property owners may lease out their primary or secondary lot(s) to a named Lessee for a minimum one (1) year lease. A property owner may not lease out their lot and/or camper through Airbnb, VRBO, or any other vacation rental site for overnight, weekend or monthly use. The annual maintenance assessment must be paid on the property owners' primary lot before the secondary lot can be leased if the primary lot is not being leased during the same year. A notarized copy of the lease agreement must be filed in the park office along with the annual maintenance assessment being paid before the lessee takes possession of the lot. The lessee must complete a RBPOA Registration Form and agree to all RBPOA Rules and Regulations. 	Written warning	\$100	\$200	Double last fine

Lot Leasing and/or Rentals (cont.)

	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
<ul style="list-style-type: none"> A property owner in good standing may allow a family member or close family friend to use a secondary lot as a guest as long as the annual maintenance assessment has been paid on the primary lot. No guest may use a lot or the amenities without the owner being present unless the owner has given them a guest or visitor hang tag (available at the office). If water will be needed on the secondary lot, a \$30 nightly rental fee (good from 12pm to 12pm for each day paid) will need to be submitted before 12 pm Friday so that the water can be unlocked. This fee covers water to the camper, a normal weekly pump if camper is left stationary and the property owner or guest has submitted a pump request, or a sewage dump at the dump station if taken out of the park and other park amenities like pools, bath houses, etc. The property owner must make their guest aware of RBPOA Rules & Regulations, including having a guest or visitor hang tag with the property owners name and lot & block on any motorized vehicle(s) used in the park. The property owner will be held responsible for the actions of their guest. A fine will be assessed for any secondary lot that has not paid the nightly rental fee for each night of usage. 	Written warning	\$60	\$120	Double last fine

Quiet Time

	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
<ul style="list-style-type: none"> Quiet time hours are 12am – 7am daily, including weekends. Any property owner that wants to report a violation of Quiet Time will need to submit a video of the infraction to the Board of Directors that includes a date and time stamp as proof of the quiet time violation. Power tools, mowers and weed eaters should not be used during quiet time. TVs, campsite or vehicle radios, gatherings of people talking, laughing, partying, playing music, playing yard games and/or singing karaoke should be kept at a respectable volume that does not disturb surrounding neighbors during quiet time. If a Quiet Time violator is reported by two (2) or more property owners, a fine will be assessed. Video proof can be submitted to board members via Facebook messenger, or by email to the office at rbpark.office@gmail.com where it will be forwarded to the Board of Directors. 	Written warning	\$100	\$200	Double last fine
<ul style="list-style-type: none"> All electric, manual or motorized vehicles driving the roads should refrain from revving engines, having loud exhaust pipes and have radio speakers turned down to a level that does not disturb the peace of the park during quiet time. 	Written warning	\$100	\$200	Double last fine

Traffic / Vehicles	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
<ul style="list-style-type: none"> The speed limit on all roads within RBPOA property is 10MPH. Excessive speed, careless & reckless driving, driving without lights at night, inappropriately aged driver for the vehicle size, throwing gravel onto other vehicles or lots, doing donuts in the road or lots, riding on any common ground, throwing up excessive dust (the roads get dusty as summer goes on, excessive dust occurs when speeding), or purposely ignoring/running from a board member/property owner who has asked the driver of the vehicle to slow down is strictly prohibited. 	<p>Written warning PLUS Minor drivers will lose driving privileges for rest of the week/weekend</p>	<p>\$75 PLUS Minor drivers will lose driving privileges for rest of the week/weekend and the next week/weekend</p>	<p>\$150 PLUS Minor drivers will lose driving privileges for rest of the week/weekend and the next two (2) week/weekends</p>	<p>Double last fine PLUS Minor drivers will lose driving privileges for rest of the week/weekend and the next three (3) week/weekends</p>
<ul style="list-style-type: none"> All electric, manual or motorized vehicles must have lot & block displayed in a way that it is visible to others, including property owners' guests' vehicles. 	<p>Written warning and return to lot until vehicle marked</p>	<p>\$50 and return to lot until vehicle marked</p>	<p>\$100 and return to lot until vehicle marked</p>	<p>Double last fine and return to lot until vehicle marked</p>
<ul style="list-style-type: none"> All electric, manual or motorized vehicles must have at least one (1) working headlight AND tail light to be driven after dark. 	<p>Written warning and return to lot until working headlight and taillight is installed</p>	<p>\$50 and return to lot until working headlight and taillight is installed</p>	<p>\$100 and return to lot until working headlight and taillight is installed AND approved by Board of Directors or Park Employee</p>	<p>Double last fine and return to lot until working headlight and taillight is installed AND approved by Board of Directors or Park Employee</p>

Traffic / Vehicles (cont.)	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• Operators of any electric, manual or motorized vehicle in the park must maintain control of the vehicle at all times. Operators shall not at any time willfully or intentionally operate the vehicle in an unsafe manner that may endanger others.	Written warning	\$100	\$200	Double last fine
• No electric, manual or motorized vehicle should be operated in the park by anyone under the age of 12, unless directly or electronically supervised by an adult. Operators of electric, manual or motorized vehicles must be age appropriate. Each vehicle has a specified age limit from the manufacturer for its driver, and this should be observed. If your vehicle does not have the specified age, it is up to the owner to verify the specified age and comply. Electronic supervision includes, but is not limited to, Life 360, Apple Air Tags or similar. If we receive a complaint, we will come to you and you can show us on your app that your child was driving correctly.	Written warning	\$100	\$200	Double last fine
• Operators of an electric, manual or motorized, licensed vehicle must possess a valid driver license to drive in the park.	Written warning	\$100	\$200	Double last fine
• Operators may not ride any electric, manual or motorized vehicle on another property owners' lot or on ANY RBPOA common ground, regardless if access is restricted or not, except for board approved special events. Damage caused by the vehicle will be charged to the property owner along with a fine being assessed. Cost of damage will be determined by the park manager or Board of Directors based on labor cost to repair the damages and any supplies needed.	Written warning PLUS the cost of any repairs	\$50 PLUS the cost of any repairs	\$100 PLUS the cost of any repairs	Double last fine PLUS the cost of any repairs
• All property owners and their guests will abide by all State, Federal and Local laws pertaining to electric, manual or motorized vehicles.				
• No commercial semi-truck, dump truck or commercial container shall be parked or stored at any time on any lot, except during park deliveries or servicing.	Written warning	\$100	\$200	Double last fine
• Property owners are not permitted to park any vehicle, utility trailer, water craft, lawn mower, tractor, or equipment of any type on any RBPOA road. No wrecked, abandoned or discarded car or RV/Camper shall be stored on any property owners' lot.	Written warning	\$150	\$300	Double last fine
• No abandoned or unused furniture, including but not limited to, couches, recliners, love seats, dining furniture, etc, may be left out in the weather or abandoned on a property owners' lot.	Written warning	\$100	\$200	Double last fine

Pools	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• Pool hours are 10am – 10pm Tuesday thru Sunday. The pools are closed on Monday for maintenance. Property owners or their guests caught inside the pool fenced area outside of these times will be assessed a fine.	Written warning	\$500	\$1000	Double last fine
• No nudity, indecent exposure, vulgar music or vulgar language is permitted within 100' of the pools.	Written warning	\$100	\$250	Double last fine
• No alcoholic beverages, glass articles, sharp metal objects or other hazardous objects are allowed inside the pool fenced area.	Written warning	\$50	\$100	Double last fine

Pools (cont.)	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• Pets, or any animals, are not allowed inside the pool fenced area except for service animals for the physically impaired.	Written warning	\$50	\$100	Double last fine
• Running or boisterous play is not allowed inside the pool fenced area.	Written warning	\$50	\$100	Double last fine
• Children under the age of 12 must be accompanied by someone at least 16 years of age at all times while inside the pool fenced area.	Written warning	\$50	\$100	Double last fine

Garbage / Trash	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• Only camp household trash that is contained in trash bags may be discarded in the dumpster. You may not put tree trimmings, furniture, trash from home or anything that is not in a sealed trash bag into the dumpster. Bringing trash from outside the park is strictly prohibited. Trash may not be placed on the ground around the dumpster. Tree trimmings and brush should be burned on your lot in an approved container such as a firepit. Construction supplies, metal appliances, grills or any other large items not in a sealed trash bag should not be put in the dumpster. Metal may be put in the metal pile by the shop for removal.	Written warning	\$200	\$400	Double last fine

Wastewater	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• Per the RBPOA ADEQ permit, blue boys and any other portable wastewater containers are not allowed. No waste from a compost toilet, a dry flush toilet, an incinerator toilet, or any other type of portable toilet that is collected in a container other than the black and gray holding tank attached to the RV is allowed. If a property owner or their guest is caught using a portable wastewater container or dumping waste from any type of portable toilet, ADEQ will be informed.	\$250 PLUS any fines assessed by ADEQ	\$500 PLUS any fines assessed by ADEQ	\$1000 PLUS any fines assessed by ADEQ	Double last fine PLUS any fines assessed by ADEQ
• No sewage, outside toilet (permanent or portable), or waste disposal system is allowed on any property owners lot. If a property owner or their guest is caught dumping waste on the ground, or with an outside toilet, ADEQ will be informed.	\$250 PLUS any fines assessed by ADEQ	\$500 PLUS any fines assessed by ADEQ	\$1000 PLUS any fines assessed by ADEQ	Double last fine PLUS any fines assessed by ADEQ

Alcohol / Illegal Drugs	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• Alcoholic beverages are not allowed at any children’s activity/function or any posted areas. No illegal drugs, paraphernalia and/or substances are allowed in the park. Violations will be reported to the appropriate authorities and a fine will be assessed. Children's functions include, but is not limited to, pool areas, and specific activities put on for the children such as egg hunts, dances and other child specific activities.	Written warning	\$50	\$100	Double last fine

Hunting / Fires	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• There shall be no discharging of firearms, no hunting and no target practice with a firearm or bow & arrow on any RBPOA property	Written warning	\$250	\$500	Double last fine
• Open fires must be in an approved container such as a grill or firepit. If a burn ban is in place in the county, then there can be no open fires in the park. During burn bans, any firepit or grill must have a mesh cover.	Written warning	\$50	\$100	Double last fine

Pets	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• Pets MUST be kept on a leash while off the property owners' lot. Property owners must clean up after their pet if they are not on the property owners' lot.	Written warning	\$50	\$100	Double last fine
• Property owners and their guests are responsible for the behavior of their pets, including any damages to park property, other property owners' lot, any personal injury to an owner or guest or injury to another property owners' pet.	Written warning	\$25	\$50	Double last fine
• NO pets are to be left unattended outside in a kennel or pen to be a disturbance to other property owners while you are away from your lot. Excessive barking is included in this disturbance and a property owner may make a video of your pet being unruly and send it to the Park Manager or the Board of Directors. Animals left behind when you leave the park to go home will be turned over to the local animal shelter and a fine will be assessed.	Written warning	\$50	\$100	Double last fine

Lost / Stolen / Damaged Property	1 st Offense	2 nd Offense	3 rd Offense	4 th & Up Offense
• RBPOA and the Board of Directors are not responsible for the loss or damage to any personal property of property owners or their guests inside or outside of the park.				
• All facilities of the park are used by the property owners and their guests at their own risk. The park assumes NO liability for any property owner in violation of these Rules & Regulations.				

NOTE: These Rules & Regulations are issued by authority of the Declaration of Restrictions and the Bylaws. They are intended to ensure a pleasant experience for all property owners and their guests and to help ensure a well-maintained park. These Rules & Regulations are not all inclusive and are subject to change at any time. Any new additions or revisions will be posted and made available to all property owners.

Warnings and assessed fines are per season.

****ALL ASSESSED FINES WILL BE CHARGED INTEREST IF NOT PAID WITHIN 30 DAYS. THE INTEREST WILL BE AT THE HIGHEST RATE ALLOWED BY LAW, OR 1.5% PER 30 DAYS, WHICHEVER IS HIGHER.**