



Rules & Regulations

Updated June, 2023

The park is open from on or around March 15th to on or around December 1st.

Property Owners / Guests Behavior

- A property owner that is **NOT** in good standing may **NOT** use park pools, bath houses, playgrounds, etc. as a guest of another property owner.
- Property owners are responsible for the conduct of their guests while on River Bend Park property. Property owners should make their guests aware of all rules and regulations while on River Bend Park property.
- Only property owners in good standing and their guests may use park utilities and amenities, pools, bath houses, playgrounds, etc.
- 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. • Property owners and their guests shall respect the park employees.
- Employees of the park answer to the park manager, who answers to the board President. Property owners should report problems to the Park Manager. If he is not available, call 870.897.7275 and leave a voicemail. No property owner is authorized to harass, threaten or discipline any park employee.
- If any property owner or their guests are caught willfully defacing or destroying River Bend Park property, the property owner shall be liable for the full value of the property. The board reserves the right to bring criminal charges against such perpetrators.
- Each property owner shall keep their lot in a clean, sanitary, safe condition, including lawn maintenance.
- Any noise generating equipment such as loud TVs, radios, etc. shall at no time cause a nuisance to other property owners. No generators will be allowed during the regular open season.

Occupancy of Individual Lots

- Only one (1) recreational vehicle, motor home, travel trailer, etc. that has appropriate holding tanks that is manufactured by a company engaged in the manufacture of camping and recreational vehicles may be used on any lot. Mobile homes or converted buses are prohibited. The restrictions regarding recreational vehicles, tents, etc. on individual lots are spelled out in the Declaration of Restrictions and Bylaws. Compliance will be strictly enforced.
- Tents may be used but should be taken down when you leave to go home.
- No lot shall be used for commercial purposes.
- Lot and block numbers must be placed on all campers for easy identification by park employees for pumping, recovery, or removal after a flood, etc.

Lot leasing or Rentals

- A property owner may lease out a lot (primary or secondary lot) to a named Lessee. The lease is for a minimum 1 year (voted on by the POA) A secondary lot does not contain the lot owner's primary recreational vehicle, motor home, travel trailer, etc. The annual assessment must be paid on the property owners primary lot before the secondary lot can be leased. The annual assessment must be paid on the leased lot and a copy of the lease agreement must be filed in the Riverbend office before the lessee takes possession of the lot. The lessee must sign a RBP registration form and agree to all RBP rules and regulations.
- No overnight or weekend rentals are allowed.

should be in sealed plastic bags and placed inside the dumpster. There should be no dumping of any trash on the ground at any time.

- Bringing trash from outside the park is strictly prohibited.
- Tree trimmings should be burned on property owners' lot in an approved container (firepit, grill, etc.) or removed from the park at property owners' own expense.
- Dumpsters shall **NOT** be loaded with landscaping debris, pruning matter, construction materials, old appliances, mattresses, furniture, BBQ grills or other large items.

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Alcohol / Illegal Drugs

- Alcoholic beverages are not allowed at any youth activities or any posted areas. •
- No illegal drugs / substances are allowed in the park.
- Violations will be reported to the appropriate authorities.
- NO EXCEPTIONS!!

Hunting / Fires

- No hunting is permitted inside the park.
- There shall be no discharging of firearms inside the park.
- There shall be no target practice with bow and arrows inside the park.
- Open fires must be in an approved container (firepit, grill, etc.). If a burn ban is in effect, open fires are not allowed anywhere in the park. Violators will be reported to the appropriate authorities.

Pets

- Pets **MUST** be kept on a leash or in a dog kennel / pen by the property owner or their guests when outside.
- Property owner or their guests must clean up their pets' waste in common areas and other property owners' lots.
- Property owners or their guests are responsible for the behavior of their pets, including any damages to park property or other property owner's property.
- The Park Manager and the board reserves the right to remove unruly, loud or misbehaving pets from the park.
- No pets are to be left unattended. When you leave the park to go home you must take your pets. Unattended pets will be turned over to the local animal shelter.

Lost / Stolen / Damaged Property

- The POA 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.

Note: These rules and regulations are issued by authority of the Declaration of Restrictions and 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 and 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.