



RIVERWALK HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS (2010)

1. PASSAGEWAYS

The sidewalks entrances, passageways, and vestibules must not be obstructed or encumbered or used for any purpose other than ingress or egress to and from the Units.

2. SIGNS & COMMUNITY BULLETIN BOARD

No signs, except for a sign of reasonable size provided by a contractor for security services, may be displayed, inscribed, painted or affixed on any part of the outside or inside of a Unit building (that is visible from the outside of the Unit) or in or on any vehicle without the prior written consent of the Homeowners Association. The Association reserves the right to remove any signs, advertisements, banners, notices or other lettering.

The Community Bulletin Board shall be the official location for posting all Association announcements including, but not limited to Board and/or Member meeting notifications, and is not for use by members for private postings. No solicitation notices or announcements of any sort by members are permitted to be posted other than notifications of lost pets. Any other notices shall be removed and violators may be fined.

3. EXTERIOR ALTERATIONS & REPAIRS

Exterior alterations of any kind to any Unit or common area, including but not limited to: any exterior siding or fencing; the planting of trees, flowers or any vegetation are not permitted without notification to the Association office, and must be in accordance with Article 7.3 of the Association Declaration (updated 2010) Hardi-siding shall be of the cedarmill finish, all other patterns and finishes of Hardi-siding are prohibited. Any unauthorized repair, alteration or planting will be removed at the responsible owner's expense.

4. WINDOW & DOOR TREATMENT

Window and door Treatments are subject to Article 7.3.7 of the Association Declaration. Roll up shades for screen enclosures are permitted, must be brown in color, and either fully raised or lowered at all times. An example of approved blinds is available in the association office.

5. COMMON AREAS

The term "common areas", as used anywhere within these Rules and Regulations, refers to the property defined in Article 1.5 of the Declaration of Covenants and Restrictions for Riverwalk. This definition includes but is not limited to any property in Riverwalk owned by the Association, as well as the land, boat ramp, and docks along the C-18 Canal leased to the Association by the South Florida Water Management District.

No personal property shall be allowed to stand in the common areas of the Association, or block ingress or egress from any Unit. No parking or driving is permitted anywhere on the common area grass. Nothing on, or on part of the Association common areas, including but not limited to **vegetation**, structures or equipment may be added, changed, or removed without prior written consent of the Association. Furthermore, it is the responsibility of the homeowner to prove prior written consent, with respect to this section, to the satisfaction of the current Board of Directors.

The swimming pools, docks, boat storage area, playground, lake, tennis courts and all other recreational areas and equipment in the common areas are private and maintained by and for the exclusive use of Riverwalk residents. Invited guests are permitted to use the boat ramp only when accompanied by the authorized resident of Riverwalk.

No one is permitted to use the main entrance road for any recreation. Further, no one may stand on or use the top of carports or the limbs of trees for any reason.

Repairs necessitated by any damage to the Common Areas, whether intentional or unintentional, caused by a unit owner or tenant or the unit owner's or tenant's family, guests, invitees, employees, agents or pets shall be the financial responsibility of such unit owner. This shall also apply to unauthorized alterations to the common areas.

6. TRASH & REFUSE

All trash placed outside Units on either the Unit's front or rear porch must be in covered trash containers or recycle bins that are not visible from the street. Each covered trash container must be marked with the applicable Unit number. Properly covered plastic trash cans must be used for all garbage. Plastic, paper or other forms of trash bags **are not permitted** outside the container. All recyclable materials must be placed in appropriate recycling containers marked with the Unit number.

Trash and recyclable materials shall be placed at the edge of the street and not on any grassy area for regularly scheduled pick-up **no earlier than 8:00 P.M. the night before pick-up and must be removed by 9:00 P.M. on the day of pickup.** All vegetation, anything that could be blown around, might be harmful or dangerous (e.g. glass), or is unsightly shall be placed outside for removal only on the morning of regular trash pick-ups. No parking spaces may be blocked by trash containers used for regular trash pickups.

Removal of large items such as carpets, appliances, furniture, etc. as well as all construction or landscape debris **requires a special trash pickup. It is the Unit owner's responsibility to call Waste Management at 772-546-7700 to arrange for a special pickup before placing the item in question anywhere on the Association's common areas.** No one shall place any items requiring a special trash pickup on the common areas until the morning of the scheduled pickup. **The Association's office must be notified of any scheduled pickup and the scheduled pickup date before placing the items out for collection. Failure to make proper arrangements for a special pickup when necessary will result in the responsible Unit owner being billed for the cost to the Association of such special pickup.**

It is prohibited to leave any debris under a carport, on the grass, within 5 feet of bushes or trees, or further than 5 feet from the street. Such locations make it impossible for the sanitation department to mechanically pickup the debris. A guest parking space must be used to store all debris requiring a special trash pickup. No more than one guest parking space per building may be used for temporary storage of any debris requiring a special trash pickup.

Empty propane tanks, paint, car batteries, chemicals, paint and solvents are considered hazardous waste and will not be picked up and must not be put out for trash pick-up. To dispose of these materials and/or determine if any item is classified as hazardous waste; you must call the Solid Waste Authority at 697-2700 or 930-2727 for locations and guidance to dispose of such hazardous materials. **No material classified as hazardous or medical waste by the Solid Waste Authority may be placed on the Association's common areas at any time.**

The green trash bin in front of the boat storage area is for the exclusive use of the Association's office and maintenance personnel. Any dumping of refuse in or near this container is strictly prohibited.

7. NUISANCES

All residents are subject to Article 7.1.6 as it pertains to nuisances. Additionally, no Unit Owner or Lessee of Owner shall make or permit any disturbing noises in the building by him/her, his/her family, pets, employees, agents, visitors, tenants

and licensees, nor do or permit anything by such persons or pets that will interfere with the rights, comforts or convenience of other Unit Owners or Residents, and are further required to abide by the rules and regulations contained in the Town of Jupiter Noise Ordinance.

8. PARKING & DECALS

The parking of any and all vehicles shall be in accordance with Articles 7.1.11, 7.1.12, and 7.1.13 of the Association Declaration. Vehicles with commercial lettering are permitted provided that the lettering is covered with either blank magnets or car covers at all times while parked. Failure to cover commercial lettering will constitute a violation and may result in towing.

9. BOAT STORAGE, BOAT RAMP AND KAYAK/CANOE RACK USE

Boat, kayak, and canoe storage is subject to Article 5.3.5, 5.3.6, 5.3.7, all subsections of Article 5.3.7 of the Association Declaration, and all terms and conditions of the Boat Storage Lease agreement.

Important: In accordance with Riverwalk's agreement with the South Florida Water Management District, under no circumstances are any types of watercraft permitted to be docked along any portion of the docks or boat ramp for more than four hours. Any violation of this rule will be immediately referred to the Fining Committee, and, if necessary, the Jupiter Police Department.

10. PETS

All pets must be kept in accordance with Article 7.1.7 of the Association Declaration.

11. SWIMMING POOLS, PLAYGROUND, AND TENNIS COURTS

Riverwalk residents and their invited guests must adhere to all rules posted at these locations. In addition to obeying all posted rules all residents are required to have on their person a pool tag at all times while in the pool area, no exceptions. This Tag will be issued by the office at a cost of \$2 each billed by an assessment of \$16 and dispersed in the same manner as parking decals. The Tags will be numbered and the number will be tracked for rule enforcement purposes only. No person will be admitted to the pool area without a pool tag. Should a person be found in the pool area without a Pool Tag the individual or individuals will be asked to leave and not return until a Pool Tag has been obtained. The purpose of the tag is to identify residents and more importantly non-residents and remove the non-residents from the pool. There is an 8 (eight) tag limit per unit. Day guest passes will be available in the office or from the Pool Monitor for a fee of \$1 each. Parties must obtain disposable guest passes at the time of registration for a party and pay the applicable refundable deposit (\$50) and fees (\$1 per guest) should the party exceed 8 persons. Pool Tags and Guest passes will not be issued to units in a delinquent status and not on a payment plan; this applies to tenants of owners who are delinquent and not on a payment plan as well, as a result persons who are not issued pool tags will not be permitted to use the pool for any purpose until payment arrangements are made. Default of a payment plan after Pool Tags are issued will result in the Pool Tags being revoked, should a person use a revoked Pool Tag and be caught the owner of the unit to which the tag was issued will be referred for fining.

Recreation Area Hours:

Pool #2 and Tennis Courts – Dawn until 9pm daily

Pool #1, Pool #3, and Playground – Dawn to dusk

12. LAKE

No one is permitted to enter the lake at any time, which includes swimming or wading in the lake. Pedestrians using the area surrounding the lake do so at their own risk.

13. DELINQUENCIES

Collections will be in accordance with Articles 6.5, 6.6, 6.7, 6.8, 6.9, 6.10 of the Association Declaration, and all applicable statutory requirements.

14. HURRICANE SHUTTERS

Hurricane Shutters shall conform to Article 7.4.1 and must be white in color. Additionally, shutters may be closed at the discretion of the home owner, except that shutters must be closed should the home owner be absent for a period which exceeds one week between June 1st and November 1st.

15. MISCELLANEOUS

- Tents and gazebos are forbidden to be placed in front or rear courtyards, or anywhere on the common property.
- Units shall be used for residential purposes exclusively.
- Keys: Schedule of fees for any common area keys and/or gate codes are available at the Association office.
- The road barrier consisting of potted bushes next to the Association's Office, shall not be moved for any reason without approval from either the Board of Director or the Property Manager.
- With regard to maintenance and upkeep of Units, all Units shall be maintained in good repair. Front and rear patio areas are required to be properly maintained. All vegetation within the front and rear patio areas shall be properly maintained. Nothing stored on the front or rear patio (except the screening on rear patios and trees or bushes on the front or rear patio) shall extend higher than the fence height on either the front and rear patio or be hung over a fence or screen enclosures without board approval. Any hanging laundry or clothes visible from outside the Unit is prohibited. Clotheslines are permitted inside the front and rear patios hung below the fence line so as not to be visible from the outside of the Unit. nothing is to be hung or draped over unit fencing, railings, or gates which is visible from the outside of the unit.
- Any complaints or request for common area repairs/maintenance or other Association matters must be submitted to the Association in writing and identify the Unit number and specific Unit owner or resident making the complaint.
- The Association does not have any insurance coverage for any privately owned Units within Riverwalk. It is the Unit owner's responsibility to maintain all necessary insurance coverage on their Unit, including but not limited to fire, theft, wind, water, hurricane, and liability insurance.
- Holiday lights and decorations may only be attached to Units. Holiday lights and decorations may only be displayed for a period of fourteen (14) days before and after the actual holiday. No holiday lights may be installed on the common areas without written Association approval. Any lights other than holiday lights, motion activated security lights, or the fence and front door lights installed when the Unit was built, must be approved by the Board of Directors.
- The Association requires all owners and/or residents (including tenants) of Riverwalk to update their contact information. Whenever any change in contact information is made or upon request of the Association, a "Resident Questionnaire" form must be completed and returned. This form may be completed online at Riverwalk's website: riverwalkhoa.biz. Failure to complete and return this questionnaire upon request may result in action by

the Board of Directors, including but not limited to, referral for fining.

- All residents of Riverwalk are encouraged to attend the Riverwalk membership meeting. However, unless otherwise invited or approved by the Board of Directors, only Association members are permitted to speak at such meeting, after being recognized by the Chairperson, and only for a period of three (3) minutes per agenda item.
- Florida law provides that a unit owner may display one U.S. flag, all other types of flags are prohibited.

16. UNIT TRANSFERS

Unit transfers are subject to Article 9 of the association declaration; this includes all transfers of title and any leases. Article 9 provides that all transfers or leases are subject to association approval. Furthermore, the association requires a credit check, criminal background check, and an interview with the one of the Board of Directors or an authorized agent. All unit transfers without prior written approval of the Board shall be void. A listing of fees associated with unit transfers is available in the association office.

17. ENFORCEMENT

Unit Owners are held responsible for the conduct of their family, invitees, guests, and tenants. The Association will use any and all means it in its sole discretion that it deems fit under Florida statute to enforce these Rules and Regulations including but not limited to Fining. Fines levied must be paid within 30 days.

(Revised 08/31/10)