

River Club Condominium Association, Inc.

A Corporation Not-for-Profit

Rules and Regulations

Adopted By The Board of Directors: March 28, 2009

POOL:

1. All persons using the pool do so at their own risk and shall comply with the regulations of the State of Florida.
2. Children under the age of 16 may only use the pool with adult (age 18 or over) supervision in the pool area.
3. Pool hours are from 8:00 AM to 10:00 PM.
4. People should respect their neighbors, by keeping the noise level at a minimum.
5. All pool furniture must be left with the chaise lounges in down position and perpendicular to the fence. Chairs must be returned under the tables.
6. Shower before entering the pool.
7. No glass allowed on the pool deck.
8. No food or drink in the pool water.
9. No running or horseplay on the pool deck.
10. Any pool toys must be taken back to the condo and not left in the pool or on the deck.
11. If umbrellas are put up, they should be put down again with the bungee cord wrapped around it.
12. Additional rules are posted on the fence of the pool deck.
13. Residents are responsible for their guests.

PARKING:

1. There is one spot per condo unit under the covered carport area.
2. If condo units have more than one car, they should be parked in the spaces at either end of the building.
3. Resident's guests may use an unused parking slot under the carport with permission of the owner of that slot.
4. There is no parking in the "car wash" slots. This is for washing cars only.
5. No recreational vehicles, motorcycles, trailers or boats are permitted to be parked on the condominium property, unless permitted by the Board of Directors.
6. Vehicle oil changes, major repairs or mechanical work are not permitted on the condominium property.
7. Normal limit of cars is 2 per unit, with Board of Directors' approval for exceptions.
8. Please do not park in front of the building, it is for emergency vehicles and needed for access to the various carport areas.

BICYCLES:

1. All bicycles should be parked at either end of the condo in the bicycle racks.
2. Whenever possible, when leaving for a length of time, bicycles should be placed in your condo.

GARBAGE:

1. We recycle at the River Club. There are separate bins for glass, newspapers, and plastic.
2. Empty boxes should be broken down prior to placing in the dumpster.
3. All items being thrown away need to go into the dumpster. If the item is too large to fit into the dumpster, then it should be placed by the street curb, opposite the dumpster. The garbage men do not get out of their truck to load items into the truck laying next to the dumpster.
4. Dumpster emptying days are Monday and Thursday... except for holidays.
5. Make sure the dumpster lids are closed on top of the dumpster.
6. If the condominium is assessed an additional charge for disposing of large items, the unit resident of the item will be charged.
7. No contractor materials may be placed in the dumpsters. It is up to the resident of the unit having work performed to make sure the contractor hauls away de-construction materials.

UNATTENDED CONDO UNIT:

1. If you go away for longer overnight and your unit is unattended, turn the water off in your unit at the main valve. When you return, prior to turning the main valve on, open a faucet to prevent blowing the valve.
2. Turn off the hot water heater at the breaker box.
3. Please take your mat at the front door inside the condo. We sometimes get high winds that blow the mats around.
4. Treat the condensation pipes of your air conditioner with chlorine to prevent mold from stopping up the pipe.

PETS:

1. All pets must be approved by the Board of Directors' prior to them moving into the unit.
2. No pets over 30 lbs. is allowed.
3. Animals are not allowed in the back area (area facing the water) unless immediately being placed on a boat, in which case they should be carried to the boat.
4. Dogs are to be walked on a leash, off of the condo property and their droppings are to be picked up. (City Ordinance)

GRILLING:

1. May not be done on the unit's patio or balcony. (Fire Department Code)
2. There is to be no barbecuing any closer than 10 feet to a structure, including carports. (Fire Department Code)
3. Fires should be put out prior to moving the grill within 10 feet of the structure.

BOATS:

1. No owners' boat longer than 28 feet will be allowed to be docked at the condo's docks.
2. There are enough docks for each condo unit to have one.

3. Permission from the Board of Directors must be obtained for dock usage.
4. The docks belong to the condo and any change in the "finger" configuration must receive Board of Directors' approval.
5. Boat owners are responsible for the cost of modification and maintenance of the dock they have modified.
6. Guests of owners in residence, may park their boat at an unused dock, for no longer than 7 days, and with permission of the Board of Directors.

CONDOMINIUM PROPERTY:

1. No immoral, improper, offensive use shall be made of the Condominium property or any part thereof, and all laws, zoning ordinances and regulation of the governmental authorities having jurisdiction of the Condominium shall be observed.
2. Fireworks are illegal in the City of Cocoa Beach and thus are illegal on Condominium property.
3. No nuisances will be allowed to be committed or maintained upon the Condominium property, nor any use or practice that is the source of annoyance to residents or which interfere with the peaceful possession or proper use of the property by its residents.
4. All parts of the property shall be kept clean and in a sanitary condition, and no rubbish, refuse, or garbage will be allowed to accumulate nor any fire hazards be allowed to exist.
5. No unit owner shall permit any use of his unit or make use of the common elements that will increase the cost of insurance upon the condominium property.
6. No sign, advertisement or notice of any type shall be shown on the common property or any unit.
7. It is prohibited to hang garments, rugs, etc. from the windows or from any facades of the condominium property.
8. It is prohibited to dust rugs, etc. from windows or balconies or to clean rugs, etc. by beating them on the exterior of the condominium property.
9. No owner shall cause any improvements or changes to be made to the exterior of the condominium building including painting or other decorations, the installation of awnings, shutters (non-hurricane), electrical wiring, air conditioning units and other items which might protrude through or be attached to the walls of the Condominium building not wholly within the boundaries of his unit.
10. Installation of Hurricane Shutters is encouraged, however owner must first receive permission from the Board of Directors.
11. Unit owners, as a courtesy, should inform the Board of Directors of visiting guests that will be using the condo facilities.