

THIS IS A QUICK REFERENCE TO
RIVER'S REACH V AT COUNTRY CREEK, INC., INC.
RULES AND REGULATIONS AND CONDO DOCUMENTS.

1. VIOLATIONS OF RULES AND REGULATIONS

- a. Violations should be reported in writing to the Board of Directors or the Officers of the Association.
- b. Violations will be called to the attention of the violating owner by the President of the Association.
- c. Disagreements concerning violations will be presented to and judged by the Board of Directors who will take appropriate action.
- d. These rules shall apply to all members, their families, guests, tenants, and invitees. Members shall be responsible for all violations by persons on the condominium property by permission or invitation of the member and all damages resulting from such violation.

2. FACILITIES

- a. The facilities of the condominium are for the exclusive use of members, their guests and invitees accompanied by a member. Any damage to the buildings, common areas or equipment caused by any resident or guests shall be at the expense of the member responsible for such resident or guest.
- b. Condominium Units shall be limited to single family residential usage and no commercial, professional, or business use shall be permitted. There is also NO sub-leasing of units allowed.
- c. Units may not be rented or leased for periods of less than thirty (30) days and no subleasing or assignment of lease rights by lessee is allowed. All leases of Units must be in writing to Sunset Management and there is a \$100.00 application fee. If an application is not submitted, the offending party will be required to pay the \$100.00 application fee and a \$100.00 after the fact filing fee. All applications for rental must be approved by the RRV board of Directors. This application fee will be waived if parties residing in the unit are immediate family members of the owner of record (The owner of record is the person holding title according to Lee County documents). A unit owner may lease only his entire Unit.
- d. There are no restrictions limiting occupancy by children. All children under the age of 18 must have a legal guardian residing in the unit in which they are occupying

3. NOISE

- a. Radio, tape decks, disc and other sound equipment and television sets should be turned down to a minimum volume between the hours of 11:00 p.m. and 8:00 a.m. There shall be NO other unnecessary noise between these hours.

4. PETS

- a. No more than two (2) dogs and/or cats shall be permitted in the units and on the Common or Limited Common Elements. The only pets that are allowed at RRV are domesticated animals only. No pets shall be raised for commercial purposes and no such pet shall weigh more than forty (40) pounds when fully mature.
- b. No animals shall be allowed to commit a nuisance in any common elements.
- c. An authorization in writing to keep pets will expire when the pet is disposed of or dies.

- d. The pet owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal or pet upon condominium property.
- e. All pets must be restrained and kept on a leash when on the common elements.
- f. Animal droppings shall be disposed of by the person in control of the animal.
- g. Only owners of record are allowed to have pets. No guests or renters are allowed to have pets on the property at any time.

5. OBSTRUCTIONS

- a. Sidewalks, entrances, and stairways must be kept open and shall not be obstructed in any manner.
- b. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the condominium, except such as shall have been approved in writing by the Association; nor shall anything be projected out of any window in the condominium without similar approval.
- c. No radio or television aerial or antenna shall be attached to or hung from the exterior of the condominium or the roof thereon without the express approval of the Association.
- d. The use of barbecues or similar devices on balconies, stairways, walkways and corridors is prohibited as this is a violation of the Fire Code. All BBQ Grills must be used at a Safe distance from any buildings.

6. CHILDREN

- a. There shall be no restrictions as to the minimum age of children who may live in or visit the condominium. Any children under the age of 18 must be accompanied by a legal guardian at all times.
- b. Reasonable adult supervision must be exercised when children are playing on the grounds.

7. DESTRUCTION OF PROPERTY

- a. Members shall not mark, mar damage, destroy, deface or engrave any part of the common elements. No Unit owner shall commit or permit any nuisance, immoral, or illegal act in his Unit or in or on the common elements or limited common elements.

8. EXTERIOR APPEARANCE

- a. The exterior of the condominium and all other areas appurtenant to the condominium shall not be painted, decorated or modified in a manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
- b. No awnings, window guards, light reflective materials, hurricane, or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the condominium except as shall have been approved by the Association which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.

9. CLEANLINESS

- a. All garbage and refuse from the condominium shall be deposited with care in garbage containers intended for such purposes only at such times and in such manner as the Association will direct. All garbage must be placed in heavy plastic bags and securely closed before disposal. All disposals shall be used in accordance with regulations of the Association.

10. WINDOWS

- a. Plants, pots, receptacles, and other movable objects shall not be kept, placed or maintained on ledges or outside windowsills. No objects shall be hung outside of windows.
- b. No cloth, clothing, rugs or mops shall be hung up or shaken from windows or doors.
- c. No object shall be thrown from any window.
- d. All window coverings or drapes which are visible from the exterior of the premises shall be of neutral color or shall be covered on the exterior with a neutral colored lining.

11. STAIRWAYS

- a. Garbage cans, laundry, dry cleaning, supplies, or other articles shall not be placed in staircase landings.

12. DOOR LOCKS

- a. Members must abide by 11.10, "Association's Access to Units", of the Declaration of Condominium which reads as follows:

"The Association has an Irrevocable right of access to the Units for the purposes of maintaining, repairing, and replacing the common elements and for any other purpose permitted by law."

13. PLUMBING

- a. Water closets and other plumbing shall not be used for any other purpose than those for which they are constructed, and no sweeping, rubbish, rags or other foreign substances shall be thrown therein.
- b. Unit owners are required for shutting off their main water valve shut when going away for a period of more than 72 hours continuously.

14. ROOF

- a. Members are not permitted on the roof for any purposes.

15. SOLICITATION

- a. There shall be no solicitation by any person anywhere in the condominium for any cause, charity or any purpose whatsoever, unless specifically authorized by the Association.
- b. Any notices placed on the bulletin board must have the prior approval of the Association.

16. PARKING

- a. No vehicle shall be parked in such a manner as to impede or prevent access to any other parking space.
- b. All persons shall obey parking regulations posed at the parking areas and drives and any other traffic regulations promulgated in the future for safety, comfort and convenience.

- c. No vehicles which cannot operate on its own power shall remain within the condominium property for more than twenty-four (24) hours, and no repair of vehicles shall be made within the condominium property. All vehicles must be currently licensed. The Board of Directors of RRV and Sunset Management have the right to tow any vehicle that does not abide by the parking rules and regulations. The Board and Sunset Management will provide 48 hrs for the offender to rectify the situation before towing any car.
- d. Except for guest parking spaces, each parking space is assigned as an appurtenance in a particular condominium parcel. As such, each space may be used only by the owner, except when the owner has given written permission (copy to the Association) for use by another member or resident.
- e. Trucks, trailers, and boats shall not be parked or maintained in the parking or common elements without specific consent in writing from the Association.
- f. Each unit is allowed 2 spaces. You have one assigned carport space and access to one guest space. Any excessive use of Parking or use of too many spaces will be addressed by the Board of Directors and Sunset Management.

17. HURRICAN PREPARATIONS

- a. Any member absent from the condominium during hurricane season shall designate a person to care for such member's unit in the event of a hurricane and shall notify the association of the person's name and address.