

\$10.00 = \$ 10.00  
\$ 8.50 = 42.50  
TAL: \$ 52.50

This Instrument Prepared by  
Charles W. McKinnon, Esq.  
3055 Cardinal Drive, Suite 302  
Vero Beach, FL 32963  
Courthouse Box #79

1971278  
THIS DOCUMENT HAS BEEN  
RECORDED IN THE PUBLIC RECORDS  
OF INDIAN RIVER COUNTY FL  
BK: 2316 PG:1893, Page1 of 6  
01/27/2009 at 09:43 AM,

JEFFREY K BARTON, CLERK OF COURT

## **CERTIFICATE OF AMENDMENT TO RULES AND REGULATIONS OF THE RIVER MEWS ASSOCIATION, INC.**

**THE UNDERSIGNED**, being the President and Secretary of **The River Mews Association, Inc.**, a Florida non-profit corporation, hereby certify that at a duly called meeting of all of the unit owners of condominium units in the above-named condominium, held on the 3<sup>rd</sup> day of December, 2008, in accordance with the requirements of Florida law, and of the Declaration of Condominium of **The River Mews, a Condominium**, after the adoption of a Resolution proposing said amendment by the Board of Directors, not less than a majority of the entire membership of the Board of Directors and not less than a majority of the voting members of the Association in attendance at the membership meeting, affirmatively voted to amend and restate the Rules and Regulations as hereinafter set out.

**NOW, THEREFORE**, in consideration of the foregoing, the Rules and Regulations shall be amended and restated as follows:

### **RULES & REGULATIONS**

The By-Laws of The River Mews Association, Inc. direct your Board to develop, maintain, promulgate and enforce your rules. The Rules cover the entire year not only the winter season.

#### **SECTION 1 - PREMISES**

1. Owners and/or tenants are responsible for any damage or defacing of property that they or their guests have caused.
2. No nuisances will be allowed on the common property or limited common property, nor any use or practice that is a source of annoyance to residents.
3. Plantings outside of a Unit are the property of The River Mews Association, Inc. and may not be removed, changed or added to by unit owners without the specific written permission of the Board of Directors.
4. The River Mews Association, Inc. Swimming pool rules are posted at the pool. Cell phones are not permitted at the pool. The pool is open between 7:00 AM and 6:00 PM., November through February and 7:00 – 8:30 PM, March through October.

## **SECTION 2 - UNIT**

1. All shades, blinds, draperies and curtains will be white or off-white when viewed from the exterior side.
2. Storm shutters must be approved by the Board of Directors prior to installation. A detailed written request with a descriptive brochure will be adequate. Shutters must be made of metal and be painted white. Shutters are allowed to be in place from June 1<sup>st</sup> through November 30<sup>th</sup>, the Florida Hurricane Season. During emergency situations the above Rules may be waived by the Board of Directors.
3. To prevent injury, personal property shall not be left outside Units that are vacant. Such personal property includes any chairs, benches, statuary, planters or flower pots, etc. In the event an owner, during vacancy, inadvertently leaves some personal property outside his/her unit it may be removed by the Association.
4. Replacements, alterations or additions to the exterior of the unit (that are the responsibility of the unit owner) must be pre-approved in writing by the Board of Directors. These items include, but are not limited to doors, windows, outside lights, patio walls, etc.
5. Owners will not cause anything to be hung on the exterior walls, balconies, windows, sidewalks or entrances without prior written approve by the Board of Directors.
6. No signs, advertisements, notices, awnings, screens, plastic or glass enclosures, etc. shall be installed or exhibited by any unit owner on any part of The River Mews Association, Inc. premises visible from the exterior of the building or from the common areas.
7. All common areas inside and outside of the buildings will be used for their designated purposes. No articles belonging to unit owners shall be kept therein or thereon. Such areas shall at all times be kept free of obstruction.
8. On collection days all trash shall be placed in rodent proof molded containers with closed lids and recyclables placed in supplied recycling bins. Containers may not be placed outside before dusk the evening before collection.

If the unit's resident will be away and unable to place or remove his/her containers during the allowed times it is his/her responsibility to make arrangements with the Resident Manager or a neighbor to do so.

After collection, the manager will remove the containers from the street and place them outside the owner's garage door or behind the unit out of sight. Owners are

asked to remove their containers from the street and store them in their garage if they are present during collection.

9. Loud and disturbing noises are prohibited.
10. Unit residents are required to ensure that their outdoor automatic light sensors are operable and on at all times.

### **SECTION 3 - MANAGER**

1. When an Owner's lessee(s) or his guests plan to use his Unit and all common facilities, the Owner shall give to the Resident Manager, in writing, the names and telephone numbers of his/her lessee(s) or guest(s), the length of stay in the Unit, the times of their arrival and departure, and their regular address and description of automobiles. The agent and/or the Resident Manager both supply forms. The Agent's manager will post the name(s), address and telephone number of the lessee(s) on the bulletin board.
2. At all times the Resident Manager shall have a key to each Unit and the electronic combination to its automatic garage door. No Owner or occupant shall alter any lock or install any new lock or security system on his Unit without the knowledge of the Resident Manager. If the lock code is changed, the Resident Manager shall be provided with a new key and/or code. If the Unit holder has failed to leave a key and code with the manager and access to his unit is required, the Unit holder assumes any and all expenses involved.
3. Except in the case of emergencies, no personal work for Unit owners is to be performed by the Agent's company's employees during their working hours.
4. Arrangements for personal work by management company employees must be made directly by the owner and be performed outside of normal working hours. Payment for such work or services is the responsibility of the unit owner.

### **SECTION 4 - VEHICLES - PARKING**

1. Owners and tenants must park in their assigned spaces when possible. Overnight parking on the street is prohibited. In all cases where an owner's assigned driveway is to be borrowed the owners must give their approval and must advise the Resident Manager of the time period and description of the vehicle.
2. Commercial type vehicles, boat trailers, house trailers, motor homes, trucks, vans, motorcycles, etc. are not to be parked on The River Mews Association, Inc. premises.

3. Bicycles, tricycles and roller blades shall not be used on walkways or common areas except for the purpose of exiting or returning to the property.
4. Guests are required to use the reserved parking spaces by the pool (if available) rather than park on the street. Owners are requested not to park in the guest areas during peak seasons.
5. Garage doors shall be kept closed whenever possible.
6. When an owner is away his car should be garaged if possible.

#### **SECTION 5 - PETS**

1. Household pets are permitted on The River Mews Association, Inc. premises only with the advance written consent of the Board of Directors. All pets must be registered with the Property Manager who will provide a form.
2. Pets shall not be allowed to run free or unleashed outside on Association property.
3. Owners will immediately clean up after their pet and dispose of the waste in a waste container.
4. The owner of any pet causing any nuisance or unreasonable disturbance will be given written warnings from the Board of Directors of disapproval. Letters will be publicly posted on The River Mews Association, Inc. bulletin board.
5. Pets shall not be kept in units by renters except with permission in writing by the Board of Directors. Forms are supplied by the Resident Manager, the owner or the Realtor.

#### **SECTION 6 - SALE OR RENTAL**

1. The rental or sale of units requires the prior written approval of the Board of Directors.
2. The rental or purchase of Units requires the prospective purchaser/tenant to complete and submit The River Mews Association, Inc. application and fee to the designated Property Manager of The River Mews Association, Inc..
3. The rental period must be for a minimum of one month.

4. No more than two (2) rentals are allowed per calendar year. One must be for a month or more and the second for two months or more.
5. Owners are responsible for informing their tenant(s) or guest(s) of the Rules and Regulations of The River Mews Association, Inc. for their adherence thereto. Any violation of the rules by tenants or guests shall be the responsibility of the owner. Upon arrival of a lessee the Property Manager will supply a copy of the Rules and Regulations and a copy of "Helpful Information". The renter will acknowledge receipt in writing.
6. Approved new owners or renters names, addresses and telephone numbers will be posted on The River Mews Association, Inc. bulletin board by the Agent or the Resident Manager.

#### **SECTION 7 - CHILDREN**

1. Parents or "guardians" are responsible for the behavior of children when in the confines of The River Mews Association, Inc..
2. Common areas are not to be used as play areas for children

#### **SECTION - 8 CONTRACTORS**

**Residents hiring outside contractors for work in their Units are responsible for their contractor's adhering to all of The River Mews Association, Inc. rules and the following restrictions:**

1. Contractors shall be limited to work in the hours between 8:00 AM and 5:00 PM, Monday through Friday, EST.
2. The use of contractors' loud equipment shall be pre-approved by the Board of Directors for designated hours between 8:00 AM and 5:00 PM.
3. During emergency situations, the rules may be waived by the Board of Directors.
4. Where required, Contractors must obtain all the proper permits for all work performed and all permits or copies of the permits must be deposited with the Resident Manager before any work commences.
5. No "dumpsters" or "portable toilets" are allowed in The River Mews.

## SECTION 9 – ANTENNA AND SATELLITE DISH

The River Mews Association, Inc. is in the process of altering the Rules for Antennas and Satellite Dishes to comply with Federal and State changes. Unit Holders are responsible to check with the Board of Directors prior to Satellite Dish Installation to be certain the location meets the standards as set forth under The Satellite Dish Policy.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendment to the Rules and Regulations, this 21<sup>st</sup> day of January, 2009.

### THE RIVER MEWS ASSOCIATION, INC.

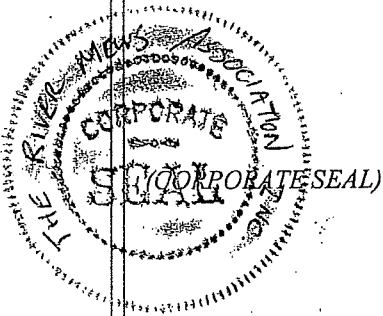
By: [Signature]  
President

Print Name: Jack Gasche

ATTEST:

By: [Signature]  
Secretary

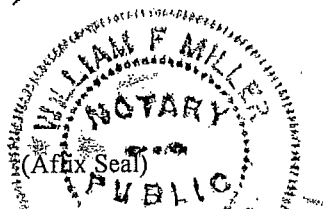
Print Name: GEORGE LAMBORN



### STATE OF FLORIDA COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that before me, a Notary Public, personally appeared Jack Gasche and George Lamborn, the President and Secretary of THE RIVER MEWS ASSOCIATION, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 21 day of January, 2009.



[Signature]

Name: William F. Miller  
Notary Public, State of Florida

**CERTIFICATE OF AMENDMENT  
TO RULES AND REGULATIONS OF  
THE RIVER MEWS, A CONDOMINIUM**

1488722

THIS DOCUMENT HAS BEEN RECORDED  
IN THE PUBLIC RECORDS OF  
INDIAN RIVER COUNTY FL  
BK: 1654 PG:2168, Page1 of 4  
11/04/2003 at 03:52 PM,

JEFFREY K BARTON, CLERK OF  
COURT

**KNOW ALL MEN BY THESE PRESENTS:**

The undersigned, as the duly elected President and Secretary of **THE RIVER MEWS ASSOCIATION, INC.**, a Florida not-for-profit corporation (hereinafter referred to as "Association"), do hereby certify, that at a special meeting of the membership of the Association conducted on March 23, 1998, the Rules and Regulations of the Association to which reference is made in Article 10.C. of the Declaration of Condominium Establishing The River Mews, Phase 1, a Condominium (hereinafter referred to as the "Declaration") were proposed to be amended as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.

The proposed amendments were adopted by the membership of the Association at the said special meeting by limited proxy. The Rules and Regulations are hereby modified and amended, and the revised version of the text of the section of the Rules and Regulations pertaining to Sale or Rental is as follows:

See EXHIBIT "B" attached hereto and incorporated herein by reference.

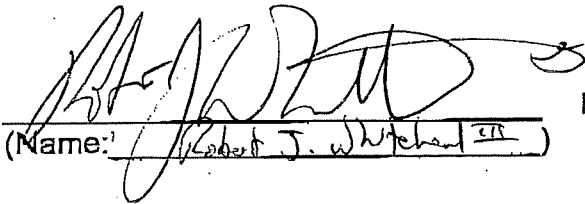
Except as specifically set forth herein, the Rules and Regulations, including as previously modified and amended, remain unaltered and in full force and effect.

**IN WITNESS WHEREOF**, the undersigned have caused these presents to be executed on the date set forth below for and on behalf of the Association.

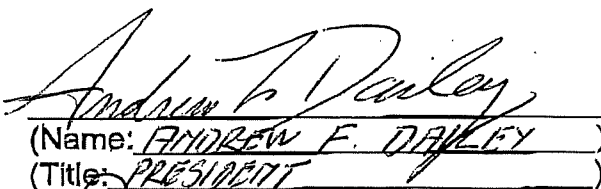
Signed, sealed, and delivered  
in the presence of:

**"ASSOCIATION"**

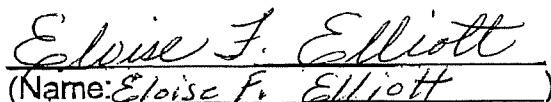
**THE RIVER MEWS ASSOCIATION,  
INC., a Florida not-for-profit  
corporation**

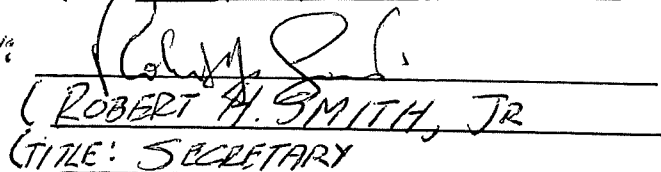
  
(Name: Robert J. Whitcomb)

By:

  
(Name: ANDREW F. DAILEY)  
(Title: PRESIDENT)

By:

  
(Name: Eloise F. Elliott)

  
(Name: ROBERT H. SMITH, JR)  
(Title: SECRETARY)

U. ATWOOD TAYLOR, III, ESQ.  
SUITE 200

5070 NORTH A-1-A  
VERO BEACH, FL 32963  
772-231-4440

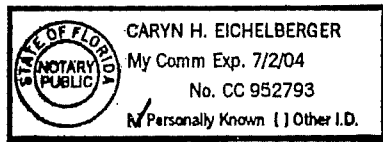
STATE OF FLORIDA )

) ss:

COUNTY OF INDIAN RIVER )

I HEREBY CERTIFY that before me, a Notary Public, personally appeared Andrew F. Dailey / Robert H. Smith Jr. as Pres. & Secty of **THE RIVER MEWS ASSOCIATION, INC.**, a Florida not-for-profit corporation, to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that said person executed the same for the purposes therein set forth for and on behalf of said corporation. I further state that I have examined the current Florida driver's license of the said person and have confirmed said person's identity, and that said person did not take an oath.

WITNESS my hand and official seal in the state and county last aforesaid this 21<sup>st</sup> day of October, 2003.



Caryn H. Eichelberger  
**NOTARY PUBLIC**, State of Florida  
(Name: Caryn H. Eichelberger)

My commission expires:

(Affix Seal)

F:\Taylor\Sherril\Documents\t17521.wpd



**EXHIBIT "A"**

Proposed amendments to the section of Rules and Regulations of the Association pertaining to Sale and Rental:

**SALE OR RENTAL**

1. The rental or sale of units requires the approval of the Board of Directors.
2. The rental period must be for a minimum of thirty (30) days.
3. Maximum of two (2) rentals per calendar year.

The foregoing is effective October 1, 1998.

Proposed deletions are lined through and proposed additions are underlined.

**EXHIBIT "B"**

Amendments to the section of Rules and Regulations of the Association pertaining to Sale and Rental:

**SALE OR RENTAL**

1. The rental or sale of units requires the approval of the Board of Directors.
2. The rental period must be for a minimum of thirty (30) days.
3. Maximum of two (2) rentals per calendar year.

The foregoing is effective as of October 1, 1998.

19.50

**CERTIFICATE OF AMENDMENT  
TO BY-LAWS OF  
THE RIVER MEWS, A CONDOMINIUM**

IN THE RECORDS OF  
JEFFREY K. BARTON  
CLERK CIRCUIT COURT  
INDIAN RIVER CO., FLA.

**KNOW ALL MEN BY THESE PRESENTS:**

The undersigned, as the duly elected President and Secretary of **THE RIVER MEWS ASSOCIATION, INC., a Florida not-for-profit corporation** (hereinafter referred to as "Association"), do hereby certify, that at a meeting of the membership of the Association conducted on March 24, 1997, the By-Laws of the Association were proposed to be amended as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.

The proposed amendments were adopted by the membership of the Association at the said meeting by limited proxy. The By-Laws are hereby modified and amended, and the revised version of the text of the Section of the By-Laws pertaining to amendments is as follows:

See EXHIBIT "B" attached hereto and incorporated herein by reference.

Except as specifically set forth herein, the By-Laws, including as previously modified and amended, remain unaltered and in full force and effect.

**IN WITNESS WHEREOF**, the undersigned have caused these presents to be executed on the date set forth below for and on behalf of the Association.

Signed, sealed, and delivered  
in the presence of:

**"ASSOCIATION"**

**THE RIVER MEWS ASSOCIATION,  
INC., a Florida not-for-profit  
corporation**

Brenda O. Dailey  
(Name: BRENDA O. DAILEY)

By:

Andrew F. Dailey  
(Name: ANDREW F. DAILEY)  
(Title: PRESIDENT)

Mary Brown  
(Name: MARY BROWN)

BY:

Robert H. Smith Jr.  
(NAME: ROBERT H. SMITH JR.)  
(TITLE: SECRETARY)

U - Rossway Moore & Taylor

1430441

US ARK 20 PM 6:00

OR 158 / 16015 / 9

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF INDIAN RIVER )

I HEREBY CERTIFY that before me, a Notary Public, personally appeared Andrew F. Dailey, as RESIDENT of **THE RIVER MEWS ASSOCIATION, INC., a Florida not-for-profit corporation**, to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that said person executed the same for the purposes therein set forth for and on behalf of said corporation. I further state that I have examined the current Florida driver's license of the said person and have confirmed said person's identity, and that said person did not take an oath.

WITNESS my hand and official seal in the state and county last aforesaid this \_\_\_\_ day of April 9, 2003.

Kim N. Melzer  
NOTARY PUBLIC, State of Florida  
(Name: Kim N. Melzer)

My commission expires:

(Affix Seal)

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OR1587PG0580

## **EXHIBIT "A"**

Proposed amendments to Section 10.(2) of the By-Laws of the Association:

**10. AMENDMENTS** - Amendments to the Bylaws shall be proposed in the following manner:

(.2) A RESOLUTION adopting a proposed amendment must receive approval of a majority of the votes of the membership of the Board of Directors and ~~seventy-five (75) percent of the votes of the entire membership~~ a majority of a quorum present in person or by proxy at a special meeting of the membership of the Association. Directors and members not present in person or by proxy at meeting considering the amendment may express their approval in writing.

Proposed deletions are lined through and proposed additions are underlined.

## **EXHIBIT "B"**

Amendments to Section 10.(2) of the By-Laws of the Association:

**10. AMENDMENTS** - Amendments to the Bylaws shall be proposed in the following manner:

(.2) A RESOLUTION adopting a proposed amendment must receive approval of a majority of the votes of the membership of the Board of Directors and a majority of a quorum present in person or by proxy at a special meeting of the membership of the Association. Directors and members not present in person or by proxy at meeting considering the amendment may express their approval in writing.