

THE RIVER MEWS ASSOCIATION, L.C.

RULES & REGULATIONS

The By-Laws of The River Mews Association (RMA) 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 RMA and may not be removed, changed or added to by unit owners without the specific written permission of the Board of Directors.
4. RMA Swimming pool rules are posted at the pool. The use of cell phones in the pool area is not permitted except in an emergency. The pool is open between 7:00 AM and 6:00 PM., November through February and 7:00 to 8:30 PM, March through October. Bathing suits and proper swimming attire are mandatory at all times.

SECTION 2 - UNIT

1. All shades, blinds, draperies and curtains will be white or off-white when viewed from the exterior side at street level.
2. Storm shutters must be approved by the Board of Directors prior to installation. A detailed written request, including the color of the shutters, with a descriptive brochure will be adequate. Shutters must meet Miami-Dade County Building Code requirements. Shutters are allowed to be in place from June 1st through November 30th. During emergency situations, hurricane watch or warning, the above Rules are waived.
3. To prevent injury, personal property shall not be left outside Units that are unoccupied. Such personal property includes any chairs, benches, statuary, planters/flower pots, etc. In the event an owner leaves such personal property outside his/her unit, it may be removed by the Association. The association is not responsible for any damage to the personal property that is removed. Please take all furniture inside for extended periods away from the River Mews.
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 and garage doors, 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 or notices shall be installed or exhibited by any unit owner on any part of the RMA premises visible from the exterior of the building or from the common areas. Screen or glass enclosure of balconies must be approved by the Board of Directors and meet current building code requirements of Indian River County.
7. On collection days all trash shall be placed in rodent proof molded containers with closed lids and recyclables placed in Indian River County supplied recycling bins.

Containers/bins may not be placed outside at the curb before late afternoon or evening the day before pick-up.

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 should remove their containers from the street and store them in their garage if they are present at the time of collection.

8. Loud and disturbing noises are prohibited.

SECTION 3 - MANAGER

1. The Manager is required to ensure that the outdoor automatic light sensors are operable and on at all times and the bulbs are replaced as needed. The Manager will also keep the light globes clean.
2. When an Owner's lessee(s) or guest(s) plan to use his/her 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, their home address and description of automobiles. The Manager can supply the forms.
3. At all times the Resident Manager shall have a key to each Unit. No Owner or occupant shall alter any lock or install any new lock or security system on his/her Unit without the knowledge of the Resident Manager. If the lock code is changed or a security system is installed, the Resident Manager shall be provided with a new key and/or code. If the Unit holder has failed to leave a key or code with the manager and access to the unit is required during an emergency, the Unit holder assumes any and all expenses involved in the Manager gaining access.
4. Except in the case of emergencies, no personal work for Unit owners is to be performed by the Manager during his/her working hours.
5. 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. The RMA equipment and tools cannot be utilized for after hours work arranged by the Manager for Unit owners.
6. The Manager is not permitted to loan RMA equipment and tools to unit owners.

SECTION 4 - VEHICLES - PARKING

1. Owners and tenants must park in their assigned spaces when possible. Overnight parking on the street is prohibited. When an owner's assigned driveway is to be borrowed, the owners must give their approval and 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. owned by Unit Owners are not to be parked on the RMA common areas. Contractor vehicles are allowed during approved working hours. Short term visitors are allowed to park such vehicles in the driveways on RMA property.
3. Unless accompanied by an adult, tricycles and roller blades shall not be used on streets, driveways or common areas except for the purpose of exiting or returning to the property.
4. Overnight 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.

SECTION 5 - PETS

1. Owners of household pets are required to complete the Pet Application and submit to the Board for approval. Pets are permitted on the RMA premises only after receiving written consent from the Board of Directors. Pet Applications are available from the Manager.
2. Pets shall not be allowed to run free or unleashed outside on RMA 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.
5. Pets shall not be kept in units by renters except with permission in writing by the Board of Directors. Forms are available from the Resident Manager or the Rental Agent.

SECTION 6 - SALE OR RENTAL

1. Rentals and purchases of units must be approved by the Board. The rental or purchase of a Unit requires the prospective purchaser/tenant to complete the RMA application and submit the stipulated fee and written application to the Property Manager of the RMA. If approved, written approval will be given by the Board of Directors.
2. If a unit is for sale, an Open House for designated realtors is allowed on Thursdays between 10AM and 1PM. The Listing Agent or Broker must advise the Manager at least

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24 hours in advance. An owner or agent may not have an Open House for the general public.

3. The rental period must be for a minimum of one month.
4. No more than two (2) rentals are allowed per calendar year.
5. Owners are responsible for informing their tenant(s) or guest(s) of the Rules and Regulations of the RMA 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 of the documents in writing.
6. The names, addresses and telephone numbers of approved new owners and renters will be posted on the RMA bulletin board by the Property Manager.

SECTION 7 - CHILDREN

1. Parents or "guardians" are responsible for the behavior of children when in the confines of the RMA.
2. Streets and fountains 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 RMA rules and the following restrictions:

1. Contractors are allowed to perform "quiet work" between 8:00 AM and 5:00 PM, Monday through Saturday.
2. The use of contractors' loud equipment is allowed Monday through Friday between 8:00 AM and 5:00 PM only. All vehicles must be off site prior to 5 pm.
3. As required, Contractors must obtain proper permits for work performed and permits must be posted on the property as required by Indian River County Building Department.
4. No "dumpsters" or "portable toilets" are allowed in the River Mews.

SECTION 9 – ANTENNA AND SATELLITE DISH

1. The following antenna's may be installed by unit owners within their units or within limited common elements designated for the unit owners' exclusive use:
 - a. Satellite dish antenna's that are one meter (39 in.) or less in diameter and which are designed to receive direct broadcast satellite service, including direct to home satellite service.
 - b. Satellite dish antennas that are one meter or less in diameter or diagonal measurement and are designed to receive video programming services via wireless cable.
 - c. Standard television antennas that are designed to receive television broadcast signals.
 - d. Any other antenna or satellite dish, which Federal Law, as may be amended from time to time, requires the association to permit.

All other antennas are prohibited and may not be placed upon condominium property.

2. Antennas may only be erected by someone who has an ownership interest in and are in exclusive control of a unit within the Condominium. Tenants may not install antennas. All antennas must be installed in accordance with manufacturer's specifications and State and Local Building codes. Antennas must be painted so that they blend into the background against which they are mounted. Antennas may be placed upon common property or association property. The Association's antenna and satellite dish restrictions shall not be interpreted so as to unreasonably delay installation, maintenance or use; preclude reception of an acceptable quality signal; or cause an unreasonable increase in the cost of installation, maintenance or use.