

River Run of Sebastian Condominium Association, Inc Rules and Regulations

Welcome to the River Run Condominium Community!

River Run Condominium of Sebastian is a beautiful, serene private condominium community, located on the west side of the Indian River Lagoon, south of Melbourne and north of Vero Beach. The community is known for its stunning waterfront properties, marina, lush greenery, and peaceful atmosphere and is perfect for those who love activities such as boating, fishing, cycling and outdoor life. The community consists of five different condo configurations, totaling 136 individual residential units and a private marina consisting of 44 slips. You must own a Condominium unit in River Run to be eligible to purchase a slip in the Marina.

River Run is a family-friendly community with a variety of amenities, including a marina, clubhouse, tennis/pickleball court, and a swimming pool. By owning a condo in River Run you automatically become a member of the River Run Sebastian Condominium Association. By Florida Law, this Association is responsible for management and operation of the community. The Board of Directors, elected from and by the members of this Association, with the assistance of the Management Company, is responsible for managing the community as well as implementing and enforcing the Rules and Regulations for the community.

The Rules and Regulations, presented in this directory, have been established to ensure a harmonious, high quality of life. Each owner is required to become familiar with the Rules and Regulations and are responsible for ensuring that their guests or tenants abide by them while at River Run. Buyers of a condo sign a document provided by River Run's Management Company acknowledging that they have read and understand all ByLaws, Rules and Regulations.

The Rules and Regulations evolve as the community evolves, however their main purpose is to safeguard the community while supporting the monetary appreciation of your condo over time. The rules in this document reflect feedback derived from the majority of our community and will periodically be updated as needed. Should you have any recommendations to improve or update these rules, please pass on your recommendations to a member of the Rules Committee or Board of Directors.

Once again Welcome to River Run, a truly great place to live for those who enjoy a relaxed but active lifestyle.

(On page 4 of current Rules book, **DELETE** “Complaints or violations: report incidents to your building captain or the Board of Directors”

REPLACE IT with: “Rule Violations: a rule violation complaint must be submitted in writing to the Management Company. The Management Company will remove your name and inform the Board of the rule violation complaint. The Board will then determine disposition and path forward.”)

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ENFORCEMENT

River Run of Sebastian Condominium Association, Inc.

Rules and Regulations

Changes Effective 01/01/2024

Enforcement of the Rules and Regulations of River Run Condominium Association of Sebastian lies solely with the Board of Directors of River Run Condominium Association of Sebastian as herein set forth in the Articles of Incorporation (Enforcement is herein detailed in Section X).

Section 1 – Definitions

The following terms are used throughout the Rules and Regulations. They are consistent with, but not always used in the exact same context as in the Declaration of Condominium and other documents.

Condominium Property: All of River Run’s real property, consisting of the land within the deeded boundaries, plus all buildings and other improvements.

Association Property: that property, real and personal, which is owned or leased by, or is dedicated by a recorded plat to, the Association for the use and benefit of its members.

Condominium: Each residential unit grouping and the boat slips grouping unless otherwise specified herein to refer to a specific condominium building or boat slip.

Common Elements: All portions of buildings and grounds not included in condominiums or in limited elements, including Clubhouse and all recreational facilities, and all real and tangible property required for maintenance and operation for the condominium property.

Limited Common Elements: Driveways, carports, balconies, finger piers, and “D” condo backyards.

Unit Owners: The recorded owner of any residential condominium or boat slip. In case there is more than one owner, the term, used herein, applies to the owner in residence or the owner named in the lease agreement in effect at any particular time.

Family: A family is defined to mean one or more persons related by blood, marriage, or adoption, or not more than two unrelated persons living as a single housekeeping unit.

Association: River Run of Sebastian Condominium Association Inc., a corporation not for profit organized and existing under the laws of the State of Florida, organized for the purpose of operating the Condominium Property. The owners of the condominium are members of the Association.

Voting Owners: The one person designated, in accordance with Association By-Laws, to exercise the one vote for each residential condominium in Association meetings.

Lessee: Resident in a condominium unit during the term of a bona fide lease of no less than three (3) months, and must be renewed every year, which he or she obtained through procedures prescribed in the Declaration of Condominium and these Rules and Regulations. (The lessee may be a co-signer when the lease is in more than one name.)

Guest: Any person, regardless of age, who visits the owner or lessee of a condominium and MAKES USE of the recreational facilities.

Visitor: Any person, regardless of age, who visits the owner or lessee of a condominium and DOES NOT MAKE USE of the recreational facilities.

Building/Dock Captain: Designated representative(s) that the owners in each of the six River Run condominiums (A, B, C, D, and E Buildings and the Dock) select to serve as their liaison with the Board of Directors and Management Company. There is no formal process for selecting the captain(s); they are unit owners who volunteer to serve their individual communities. Their service is generally affirmed by the other unit owners at a building/dock meeting and then they are officially recognized as the building representatives by the Board of Directors. The captains conduct building meetings, solicit input from their unit owners, help establish individual condominium budgets, and oversee building maintenance and projects contained within that budget. While the ultimate responsibility of all the building and dock condominiums rests with the Board of Directors, the captains serve as Board advisors on matters relating to their individual building/dock condominiums.

Manager: The person employed by the Association, hired by and retained at the discretion of the Board of Directors and under their direction, to conduct the business of operation and maintenance of the Condominium Property.

RWA: Recreational Walkway Area

Section II – General Rules

1. Housekeeping: All residents share responsibility for maintaining buildings and grounds litter-free.

2. Vegetation: Any landscape alteration on the common elements by Condo A, B, or E unit owners or residents must be approved by the landscape committee and the majority of unit owners of the condo involved. In Condos C and D, unit owners may landscape lawn portions defined as part of the “unit” only after approval of the landscaping committee and the majority of the condo unit owners.

3. Use of lawns: Only chairs or lounges may be placed on the common area lawns. Chairs or lounges must be of the beach, garden or pool type and must be removed when not occupied. Patio areas of C and back yards of D are excluded from this requirement. Benches, tables, barbecue grills or other like items are not permitted unless approved in writing by the Board of Directors. Lawns, recreational walkways or roadways may be used only for walking, jogging, biking or exercising. Other athletic activities and picnicking are prohibited, unless specifically approved by the Board of Directors.

4. Balconies and Stairwells and Walkways: All balconies and their balustrades, stairways, stairwells and walkways are to be kept clear and accessible to first responders as defined by state/local/fire ordinances. The hanging of clothes, towels and other articles on railings, the shaking of rugs or clothes off balconies or walkways are prohibited. The hosing of balconies or walkways above the first floor is also prohibited.

5. Alterations: All alteration plans for any modifications other than of a cosmetic nature, i.e. painting, wallpapering, must be submitted to the Board of Directors in a written format describing the nature of the work at least fourteen (14) days prior to potential approval of the Board and commencement of work. The board recommends that all work within the unit be performed by a Florida licensed and insured contractor for the owners' protection. The Association reserves the right to request detailed drawings showing the nature of the modifications being planned. There will be no time restrictions on the Association if the Board requests such documents.

Alterations of any condominium involving any structural feature, window, exterior door or screen door, including the installation of hurricane shutters or panels, may be made only after a written request to and written permission from the Board of Directors. This restriction also applies to painting or decoration of any external surface or fixture, to placement of benches or planters, to change in window glass or film, and to changes in floor covering which may affect transmission of sound through the floor. A minimum of fourteen (14) days for review of plans and Approval of the Board of Directors is required before any work is permitted.

In furtherance of Section 17 (b) and 23 of each Condominium grouping's respective Declaration: On all approved exterior work or modifications to a condominium building, a team of at least two or more of the following: building captain, property manager, maintenance man, or board member shall approve that work; to make sure the job was complete, done to their satisfaction, and meeting contract specifications. This approval is in addition to any inspection by a building inspector. This approval is necessary prior to final payment to the contractor.

Please be aware that if you proceed to do work by yourself, or with an unlicensed or uninsured worker, you are the person who is held legally responsible should damage occur to other units or common property.

6. Damage to Property: Owners will be held responsible for damage or defacing of any property outside their own condominium, which has been caused by owners, lessees, or their visitors or guests.

7. Animals: Bird feeders for songbirds are allowed. Note that it is illegal to feed wildlife or manatees under Florida and Federal laws.

Only domestic pets (including but not limited to dogs, cats, birds, etc.) shall be kept in any unit on any property of the Condominium Association, except with the prior written consent of the Board of Directors. No pets may be kept on the premises for breeding or maintained for any commercial purpose. Further, the following rules apply with respect to pets residing within the Association:

- A. A maximum of one pet per residential unit is allowed. An owner's guest may have a pet as long as the one-pet-per-residential unit is not exceeded.
- B. Pets with a maximum full-grown weight exceeding thirty (30) pounds are not permitted.
- C. All pets must be leashed when outdoors with a leash not to exceed twelve (12) feet.
- D. Pets should not be permitted to urinate on flowers, ornamental foliage, and mailboxes.
- E. All pet solid waste must be picked up and disposed of in a sealed plastic bag and placed either in your own private trash can, or in the trash dumpster of the building in which you reside. No pet waste can be deposited of in any common area trash cans.
- F. Pets are not permitted in the swimming pool enclosure, on the pickleball/tennis court or in the clubhouse. Pets are not to be exercised in stairwells or breezeways of Condominiums A, B, or E.
- G. No pet is to be unattended, even if leashed, on Association property, including the sides, fronts and backs of C condo and the sides and fronts of D condo.
- H. No pet will be permitted that is an unreasonable source of noise and/or annoyance to other residents.
- I. The owner of a pet is responsible for personal injury or property damage caused by the pet.

Any violation of the aforementioned shall be cause for permanent removal of the pet from the property upon three (3) days written notice from the Board of Directors.

8. Appearance in Public View: Laundry, bathing suits, mops and clothing are not to be hung from stair rails, balconies, porches or window ledges. Cigarette, cigar butts, and other objects are not to be thrown from windows, terraces or balconies, nor are cigarette or cigar butts to be left lying in stairwells or in any common or limited common areas. No radio or television antenna, nor any wiring for any such purpose may be installed on the exterior of any building or upon the condominium property or additional facilities. (REF Section II, No. 24. Satellite Dish Policy.)

9. Signs/Flags: No signs, advertising or notices of any kind or type whatsoever, including, but not limited to, "For Rent" or "For Sale" signs, shall be permitted, other than traffic and parking signs or those signs as indicated in section 11, or displayed on any common or limited common property; however, the Board of Directors, at their discretion, may approve a policy that temporarily allows Real Estate Agent direction signs be erected for Open Houses.

Lawn ornaments and ornamental flags are prohibited. Other flags are also prohibited, except as specified in Florida Law HB437. A yard sign no larger than 12 by 16 inches showing unit house numbers may be used in C and D condominiums.

10. Barbecue Grills: Charcoal grills are prohibited at River Run. Propane or electric grills may be used on balconies, patios and driveways. Propane tanks used above the first floor are limited, by fire ordinance, to one-pound maximum.

11. Bulletin Boards: Notices of importance and interest to residents, meetings, social events and emergency procedures are to be posted on bulletin boards located in the clubhouse, next to elevators on first floors of A, B, and E buildings, along the roadway on River Run Drive and at the east entrance of the swimming pool, and marina. Unit owners may also post 4" X 6" For Sale or For Rent notices as long as they don't cover official meeting notices.

12. Trash: A,B, and E condominium trash must be in tied plastic bags, C and D condominium trash receptacles are to be covered and stored in garages or in fenced areas. Dumpsters required for unit or building projects must have approval of the Board of Directors following consultation with the appropriate building captain. Dumpsters are to be removed promptly after construction completion, not to exceed two months.

13. Noise: No occupant may make or permit any disturbing noises in the building, on the Association or Condominium property, whether made by himself, his family, friends, guest or visitors, nor will an occupant do, or permit anything to be done by such person that would interfere with the rights, comfort or convenience of others. Contractor noise abatement hours are from 7 p.m. to 8 a.m. Monday through Saturday and all day Sunday.

14. Retention Pond: Fishing is permitted in accordance with Florida Fish and Game Act as to season and size of fish. Bow fishing, spear fishing and use of fishing nets are prohibited. Swimming wading and manned flotation devices are also prohibited in the retention pond. The Association shall not be responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use of the pond or the Indian River by any owner, guest or visitor. Absolutely no disposal of pet or animal waste into the retention pond is permitted.

16. Roofs: Condominium A, B, and E unit owners, residents, their families, guests, employees, agents and visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any building except for valid maintenance or emergency purposes. All A, B, and E roof access doors shall be locked and keys kept with maintenance person and building captain(s). Condominium C and D unit owners or their employees are permitted limited access to roofs for the purpose of window and roof maintenance and cleaning, but assume all risks and liability involving such access.

17. Floors: Replacement flooring must be vinyl, wood, tile, or carpet. Tile or wood floors above the first floor in Condominiums A, B, C, and E buildings shall have Board-approved sound deadening underlayment or equivalent sound barrier. Written Board approval is required on all flooring alterations or modifications.

18. Employees: No condominium unit owner or resident shall direct, supervise or in any manner attempt to assert control over any of the employees of the Association, Management Company or their subcontractors (such as the landscaping company), nor shall any attempt be made to send any such employee upon private business of a condominium unit or resident. Condominium building captains may direct the work of the employees during the times assigned to that condominium building.

19. Storage: In no event shall flammable materials be stored upon any portion of the condominium property or additional facilities. (This includes filled or partially filled fuel containers in garages.) During transport the flammable liquids must be in Government compliant containers. Flammable material bans posted by the Fire Department must be obeyed. Personal property may never be stored in any common property area in building A, B, and E.

20. Storm Precaution: All furniture and movable objects must be removed from open walkways, balconies or porches, (strapping furniture to railings is prohibited), prior to and during a hurricane, or named tropical storm or tropical depression alert, and prior to the “closing” of a condominium for a period of one (1) week or longer. Hurricane shutters should be either white corrugated, accordion, or clear material meeting Miami-Dade requirements and have written approval by the Board of Directors.

21. Solicitations: Solicitation is prohibited.

22. Rule Enforcement: All residents shall co-operate in enforcement of these Rules and Regulations. (See Enforcement, Section X).

23. Distribution: This and future editions of Rules and Regulations, and any amendments, will be distributed one to each condominium owner. Additional copies of the rules may be obtained from the Association's Management Company. Owners are responsible for providing each lessee, buyer, *and* real estate agent with an up-to-date copy of the rules and assuring that these recipients become familiar with its contents.

24. Satellite Dish: Installation and use of a satellite dish is subject to FCC regulations, and the River Run Association and building captain can provide guidance on the location of a dish. Specific detail includes:

(Ref: page 15, paragraph 8) Notwithstanding Article 23 of the Declaration of Condominium for River Run Master Association and its Sub-Associations as well as the provisions of Section II, Article 8 of the Rules and Regulations, satellite dishes with a major diameter of 39" or less may be installed provided the following conditions are met:

- A. The dish and mounting structure are located wholly within "Limited Common Elements" over which the user has "Exclusive Control."
- B. "Common Elements and Limited Common Elements" are clearly defined on pages 0808 and 0812 of the Declaration of Condominium. However, an example of "Limited Common Elements" would be defined as those portions of the common elements of the buildings over which the user has exclusive control. A clearer definition would be areas such as balconies, air conditioning condensers (installed on the outside of the building), the rear of a unit which is fenced in and where no other adjacent owner has the right of access. "Common Elements" are therefore defined as those portions of the building(s) over which the Association has exclusive control, such as exterior walls, floors, ceilings, siding, roofing, landscaped areas, garbage container enclosures, etc.
- C. No alteration of any "Common Element" such as but not limited to, drilling holes or installing screws or nails shall take place. Signal cables however, may be installed under sliding door tracks if they are of the flat cable variety and the installation is made weather-tight. Signal cables may also be installed where the cable is fixed to either side of the glass window or door. Both installations are to be performed in a non-invasive manner and do not affect the integrity of the common elements.
- D. All requirements of the applicable Condominium as well as the Master Association shall likewise be adhered to. For example, in Bldgs. A, B, and E satellite dishes may be installed on the balconies of the individual users in such a manner as to preclude drilling or permanently attaching the dish structure to the walls. The dish structure may be temporarily attached (by means of clamps or other devices) to the inside parametrical boundary of the balcony railings if the materials used are of a nature which does not in

any way promote or accelerate the deterioration of any common element. Dish structure may not be installed in any manner where the attachment device requires penetrating the walls, ceilings, or floor surfaces of the balcony. In C and D buildings, dishes may be placed or installed in an area of the property with the least visual intrusions upon neighboring residents and/or building. The satellite dish shall be placed so as to be screened from the street, waterfront, Clubhouse or other important viewing vista. For example, in C building, there are no patios, porches, walkways, or balconies that have exclusive use restrictions in effect. Therefore, a dish could be installed within the confines of the air conditioner enclosures if the correct alignment can be achieved without mounting said dish on the “Common Elements”. Such screening material may include items such as landscape materials, wall or architectural screens, provided same are compatible with the principle building.

E. In D buildings’ case, a dish can be installed in the rear yard areas as same are enclosed with fencing material and are considered to be “Limited Common Elements”. However, the same use restrictions would apply to D as to C. Again, nothing within the FCC Rules and Regulations require the Association to provide a user with a clear line-of-sight.

25. Safety: No owner, guest, visitor, tenant, employee or such other person or persons will display, discharge, or use any firearm, gas propelled pellet guns or rifles, paintball guns, or any other such devise as may be construed to be harmful or threatening to any resident or employee of River Run while on any portion of the limited and common elements of the Association.

26. Drones: Drones or their operation are not permitted in River Run unless the unit owner obtains written permission from the Board of Directors. This applies to both private and commercial uses.

Section III – Recreational Area

A. General – The Recreation Area consists of the Clubhouse – including all of the interior (except Association Office), the swimming pool, tennis/pickleball court and recreational walkways. When using the Recreational Area all children under fourteen (14) years of age **MUST** be accompanied by, and closely supervised by, a responsible adult. The Recreation Area and all its facilities are available to all residents and guests subject to the rules, which follow:

B. Clubhouse: ALL PERSONS USING THE RIVER RUN CLUBHOUSE FACILITIES DO SO AT THEIR OWN RISK.

1. Unit owners are to keep the clubhouse locked at all times except when occupied. All indoor facilities are accessible to residents and guests except when pre-empted for announced social or business functions.

2. The kitchen area in the River Run clubhouse is provided for use of all residents. Gas grills are provided for use of all residents. Gas grills are provided for outdoor cooking. Minors are not allowed to use the gas grills. To keep maintenance costs down, residents using the kitchen or grill area are to clean the area making sure everything is put away and restored to order. Residents must remove their trash and recyclables. Grills should be cleaned prior to closing covers. The kitchen area is to be utilized by residents on a limited personal basis.
3. The clubhouse may be reserved except for major holidays by owners or lessees for private (non-business) parties, subject to the following procedure:
 - A. The condominium owner or lessee may apply, in writing, to the management company for written approval at least 10 days in advance, with details as to date, type of gathering, hours and approximate number of guests.
 - B. An Administrative non-refundable Fee of \$25 will be charged for an exclusive use of the clubhouse facility.
 - C. A security deposit of \$250 will be left by the user with the Board of Directors or the Manager, to be returned if the premises are found in satisfactory condition after completion of use inspection. If further clean up or repairs are required due to usage, the security deposit may be used to defray costs. Damage in excess of 250 will be repaired at the user's expense.
 - D. If the purpose, date and time of the party are acceptable, the *management company* will indicate approval and will post a notice of the private use on the clubhouse bulletin board immediately.
4. Guests and participants in functions in the clubhouse, who do not reside in River Run, are not required to wear guest identification tags. Each individual host or hostess is responsible for the conduct of their guests.
5. All persons using the facilities are responsible for keeping them clean and litter free.
6. All persons using the clubhouse must wear footgear and shirts/cover-ups, and must not have wet swimwear. Users of the pool area with wet swimwear must use the side entrance for access to restrooms.
7. Smoking, vaping, or the use of tobacco products is not permitted in the clubhouse.

C. Swimming Pool Rules – ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. All State of Florida rules, as posted, must be followed.

1. Pool is open from 8 a.m. to 10 p.m.
2. Guests of residents have pool privileges during their stay. However, visitors/guests to River Run from local area communities may use the pool facilities when accompanied by the River Run resident.
3. All residents and guests eighteen (18) years of age or older have exclusive use of the pool during the hours of 4 to 7 p.m., except for weekends and major holidays.
4. Children under three (3) years of age, or incontinent individuals, are permitted in the pool only if wearing waterproof diapers or pants. Naked babies are not allowed in the pool at any time. Persons with infectious or contagious health conditions, such as colds, fungus, skin diseases, etc., must not use the pool.
5. All persons must shower before entering the pool to remove lotions.
6. Pool furniture is to be returned to its appropriate place around the pool when you leave, and remove all containers and trash.
7. The following prohibitions must be observed:

A. No food is permitted in the pool or at the pool curb.

B. No glass containers in the pool area.

C. Floating objects, including life preservers, “noodles” or other safety devices are permitted. Rafts and other large floating items are not permitted. Kick-boards may be used in un-crowded conditions if other swimmers are not disturbed.

D. No loud music or cellphone conversations which disturb other residents/guests enjoying the pool area is permitted. Music can be broadcast for organized exercise activities.

E. No excessively boisterous conduct, including running in the pool area or clubhouse area.

F. No pets allowed in the pool, pool area, or clubhouse at any time.

G. Smoking, vaping, or the use of tobacco products is not permitted in the pool/lounging area.

D. Billiard Room:

1. No person under fourteen (14) years of age may use the billiard room equipment, unless accompanied by an adult who will be responsible for any damage to the table, cues, balls or facilities.
2. Proper Clubhouse attire is required- No wet clothing is permitted.
3. When play is finished, equipment must be returned to storage racks, and table cover must be replaced.

E. Pickle Ball / Tennis Court Rules:

1. The court is for tennis and pickle ball play only.

2. The court is in operation only during daylight hours.
3. Please respect other owners' and residents' right to play.
4. No skateboards, rollerblades, roller skates, bicycles, or pets are allowed on the court.

Section IV – Vehicles

1. All vehicles on condominium roadways must observe the River Run speed limit of fifteen (15) MPH and obey all stop signs. Pedestrians have the right of way over all vehicles, bicycles, etc.

2. Parking space is limited at River Run, thus each condo owner, lessee and their guests/visitors at all times must adhere to the following restrictions, which will be enforced with first a warning and then upon a second violation will be towed-away at the expense of the vehicle owner or resident.

A. Vehicles must be parked only in their designated space, be that a garage, a covered exterior space or driveway of C and D building homes.

B. Parking spaces outside A, B, and E buildings are for use of residents and guests of those buildings only. These spaces are not to be occupied by vehicles from other buildings, nor are these parking spaces to be used by boat slip owners (other than A, B, E residents) and their guests while at the marina or out cruising or fishing. Excess parking spaces in the overflow clubhouse area must be used for such parking.

C. Parallel parking on the street or grass in front of C and D buildings on North and South River Run Drive is NOT permitted, except from November through April as in part D.

D. During the November through April period, overflow perpendicular parking is permitted on grassed areas on the south side of South River Run Drive or the overflow parking lot south of the clubhouse. Vehicles so parked must be in full conformity with all specifications and restrictions cited elsewhere in Section IV.

E. Parking is not allowed in the grass in front of the south facing garages of A building.

F. The only vehicles approved for parking on River Run property are those bona fide vehicles designed and built for passenger use, including sedans, coupes, mini-vans, non-commercial vans, SUV's, and station wagons. SUVs with open beds and pick-up trucks are permitted (except those with dual rear wheels) if the rear beds are fully covered with original equipment/dealer installed type covers. SUVs and pick-ups without original equipment/dealer installed type covers may be permitted, but only after written approval by the Board of Directors.

- G. All such conforming vehicles must have current registration and be in full mechanical operation. All types of automotive work or overhaul are absolutely forbidden. Oil changes are not permitted.
- H. Service vehicles on working assignments and moving vans may park on River Run Drive, C and D building driveways and defined A, B, and E building outdoor spaces during daylight hours only, except in emergencies when this restriction is waived.
- I. Short term parking up to seven days for guest vehicles, which do not strictly conform to the above definition of automobiles, is permitted in the overflow parking area.
- J. No long term parking exceeding three months is allowed in any common parking area when the owner is not in residence.
- K. No recreation vehicle hook-ups permitted. Vehicles must not be backed in against existing vegetation, as exhaust heat damages foliage.
- L. Vehicles NOT authorized to operate on River Run property include, but are not limited to:
 - Motorcycles, mopeds, dune buggies, ATVs
 - Motor homes, RV's, travel trailers, campers**
 - Vans equipped with any RV facilities**
 - Race cars or modified off road vehicles (like "monster trucks") are prohibited.
 - Boat trailers, with or without a boat**
 - Vehicles displaying any type of advertising anywhere on sides, doors, tailgates, window, etc. This includes advertising artwork, commercial signage and "For Sale" sign.
 - Any vehicle deemed unsightly by the Board of Directors, or a "Junker" (defined as one that does not start, is not roadworthy, is out of registration, and has been in any of those conditions for three months).

Note: Each pair of asterisks (**) above indicates a vehicle or device that may be parked for seven days at the clubhouse or overflow area spaces. An identity tag with the unit owner and unit number must be placed on the dashboard and easily read. Boat trailers must have an identity tag that is readily seen.

3. Automobiles may be washed at hose stations provided for that purpose at the clubhouse or individual garage or driveways.

4. Bicycles (including regular- and e-bicycles) must be stored and parked inside individual condominiums, storage areas or garages.

5. Skateboarding, roller-skating and roller-blading are permitted except on the pickle ball/tennis court, RWA and building A, B, E walkways. Children under fourteen years of age must have an adult present for supervision. Participation in these activities is done at own individual risk.
7. Recreational vehicles or trailers, with or without a boat, may be stationed near residential units for purpose of loading or unloading for a limited period not exceeding forty-eight (48) hours. Vehicle must not impede normal traffic flow while so stationed.
8. No other vehicle of any kind may be parked or placed upon any portion of the condominium elements, except after receiving written permission from the Board of Directors.
9. Arrangements with the Management Company for payment for electrical usage to charge electric vehicles is required (except for metered usage paid directly to the power company by the unit owner or lessee).

Section V – Occupancy

1. Each unit is restricted to single family, private residential use.
2. Children under fourteen (14) years of age should be properly supervised at all times.
3. No rooms may be rented and no transient tenants may be accommodated at any time. Subletting by a lessee is not permitted.
4. In the absence of the owner(s), no-one may occupy a condominium unless they are either lessees or registered guests of the owner or lessee. (See Section VI)

Section VI – Guest Identification

Owners or lessees are responsible for informing the guests of all pertinent rules, and are responsible for the behavior of their guests.

It will be the responsibility of each unit owner to see that his/her guests are properly identified. Owners or lessees, when not in residence, must notify the building captain in writing, prior to the arrival of overnight guests. Such notification must include all names, dates of arrival and departure, and the ages of any children under eighteen (18).

Section VII – Condominium Re-sales and Leases

The resale or lease of residential units in the River Run community must be approved in advance of occupancy, by the Association's Board of Directors, as set forth in Section 24(c) of each Condominium's respective Declarations, with the advice of the Building Captain(s). The process for obtaining this advance approval is as follows:

1. The required application forms for a resale or lease should be obtained from the Association's Management Company.
2. These application forms including acknowledging and accepting Rules and Regulations must be completed in full and signed, then returned to the Association's Management Company at least fourteen (14) days prior to the scheduled sales date or lease commencement. A signed copy of the contract for sale and purchase or lease must be submitted with the application along with \$100 of, which \$50 is retained by the management company for administrative expense and \$50 is applied to other income for the Condominium for which that the sale or lease is being processed. Incomplete applications cannot be accepted for processing under any circumstances.
3. No application for lease will be approved, unless arrangements for the payments of maintenance fees or special assessment debt outstanding against the condominium owner are made.
4. It should be noted that the Board of Directors is allowed fourteen (14) days from the date of receipt of a completed application to advise the applicant of the board's decision, either approval or disapproval. Applicants should plan accordingly, in case of any delays during the processing.

Requirements that specifically concern condo unit rentals in River Run are:

1. Length of lease shall be set forth in the Documents for that particular condominium with a minimum of ninety (90) consecutive days required.
2. No subletting or assignment of a lease is permitted.
3. In the case of a lease transaction, if the condominium owner fails to obtain approval of the Board of Directors prior to the lessee's occupancy of the unit, the Board may file an eviction action against the lessee and against the owner. Any legal fees and court costs are collectable by the Board against such owner and tenant.
4. Renewal of any lease must be reported to the Management Company thirty (30) days prior to effective date, and will be subject to the approval of the Board of Directors.

Section VIII – Docks

1. Boat slip owners or lessees must register with the Association's Management Company, and provide the address and telephone numbers where they can be reached while away from River Run. The Dock Captain will have access to this register. Vessel dimensions as shown in the vessel's registration is not to exceed owner's slip dimensions as described in deed documents/dock declarations. A copy of the vessel registration is to be presented to the Management Company annually.
2. The boat slips are for pleasure only. No commercial use of the marina shall be permitted.
3. Boats are limited to "NO WAKE" speed in the River Run harbor and entrance channel.
4. River Run residents and their guests may fish from the recreational walkway bordering the marina; all restrictions of the Florida Fish and Game Act apply.
5. Fishing from finger piers is permitted with the slip owner's permission.

6. Bow-fishing or spear fishing is prohibited.
7. Fish cleaning is restricted to designated stations. Cleaning stations must be cleaned and debris discarded after use.
8. Finger piers are part of the condominium's limited common property and thus may not be modified in any way without first being coordinated with the Dock Captain and Management Company and then with the written approval of the Board of Directors. Any alterations to any slip, including installations of lifts, moving of pilings, structural changes, etc. must be requested first in writing to the Dock Captain and Management Company. Written approval of the alteration must be obtained from the Board of Directors prior to any work taking place.
9. Empty slips may be used by guests visiting the owner, with the consent of the owner, for no longer than their length of stay.
10. Pollutants or refuse may not be discarded into the water. Use of mild, non-phosphate detergent for boat washing is requested.
11. Marina quiet hours extend from 10 p.m. to 8 a.m.
12. Swimming is not permitted in the retention pond, boat basin or entrance channel.
13. Users are required to keep the dock area, recreational walkway, and dock condo finger piers clear of items and clean. Personal property is to be stored in boat boxes, on the boat, or off the marina site.
14. No open fires are permitted on the finger piers or recreational walkway.
15. Living aboard or staying overnight on boats within the boat basin is prohibited.
16. Disproportionate use of the dockside electricity and/or water by an individual without appropriate arrangement or payment is not permitted.
17. Any boat within the boat basin area may be boarded in an emergency without the owner's permission.
18. Boats, boat covers and docks must be kept clean, neat and consistent with the overall standards of River Run. The Dock Captain will monitor for full compliance, and non-compliance will be reported to the Board of Directors for action.
19. Wet: (on board) repairs on boats or motors are not permitted in the boat slips (wet repairs are defined as major overhaul or renovation work). Routine maintenance is authorized.
20. The operation of jet skis (personal watercraft) is not allowed at River Run. They are not allowed in the entrance channel, the harbor, or on the river frontage property. Their use or presence of any other vehicle, other than a boat shall be subject to the approval of the Board of Directors.
21. Mooring cleats are allowed on the wooden support headers of the RWA but are not allowed on the walkway surface of the RWA.
22. No commercial use of the marina is permitted.
23. Proof of liability insurance coverage of \$250K bodily injury liability/\$250K property damage liability on owner's vessel must be provided to the Management Company annually.

Section IX – Boat Slip Re-sales and Leases

The resale or lease of a boat slip must be approved in advance of occupancy by the Association's Board of Directors with the advice of the Dock Captain. Boat slip units may not be included in the same contract as the residential unit. The resale-lease process is:

1. The required application forms for boat slip resale or lease should be obtained from the Association's Management Company.
2. These application forms, including acknowledging and accepting Rules and Regulations, must be completed in full and signed, then returned to the Association's Management Company at least fourteen (14) days prior to the scheduled sales date or lease commencement. A signed copy of the contract for sale and purchase, or lease, should be submitted with the application along with \$50, of which \$25 is retained by the management company for administrative expense and \$25 is applied to other income for the dock condominium. Incomplete applications cannot be accepted for processing under any circumstances.
3. No application for lease will be approved unless arrangements for the payments of maintenance fees or special assessment debt that are outstanding against the dock condominium owner are made.
4. It should be noted that the Board of Directors is allowed fourteen (14) days from the date of receipt of a completed application to advise the applicant of the board's decision, either approval or disapproval.

In the event a residential unit owner, who also owns a boat slip, sells their residential unit but not their boat slip to the same buyer or another qualified River Run resident, the residential unit seller must maintain continuous effort to sell the slip. If the slip remains unsold sixty days after closing on the residential unit, the owner will be assessed an additional \$200 per quarter as an off-site common charge each quarter the slip is unsold. The owner remains liable for regular quarterly dock charges and any special assessment of the dock condominium.

Section X – Enforcement Procedures

All rules and regulations will be enforced by the Board of Directors. Owners are responsible for any violations made by themselves, guests and lessees. Following is the procedure for rule enforcement:

1. A rule violation complaint must be submitted in writing to the Management Company. The Management Company will remove your name and inform the Board of the rule violation complaint. The Board will then determine disposition and path forward.
2. In accordance with Florida Statutes Section 718.303, hearings with the violator(s) by Board will be conducted which could result in fines reaching \$1000 in the aggregate, plus suspension of use of certain Community property.
3. In the event of continued violations, the Board of Directors may refer the matter to the Association attorney for legal action.
4. Enforcement of certain vehicular rules violations are detailed in Section *IV*, item 2.

IMPORTANT TELEPHONE NUMBERS

NAME

PHONE #

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