

RIVER BEND TOWNHOME OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

1. Residents shall have the right to use **TWO DESIGNATED PARKING SPACES** for each unit and shall be responsible for keeping those spaces clear of snow, debris, and other obstructions. Parking for guests is in the "Visitor" spaces. **THE MIDDLE OF THE COURT IS A NO PARKING ZONE. THIS IS CONSIDERED A FIRE LANE FOR EMERGENCY VEHICLES ONLY.** Please have your visitors use the visitor spaces or the street for parking.
2. All vehicles parked on the premises must have current license plates, be in lawful drivable condition and be used regularly.
3. Recreational vehicles may not occupy parking spaces.
4. Only minor repairs, that take no longer than one day, may be done in the parking spaces. Care must be taken to assure that no residue is left on the spaces from any maintenance or from vehicles that leak oil, etc.
5. No private or personal articles (i.e. baby carriages, bicycles, toys, etc.) shall be left in any of the common areas. Any items left in the common areas 12-24 hours shall be put in the dumpsters. The owners of the property **will be responsible for any fees** charged to the Association for removal of this property.
6. No work of any kind shall be done upon the building exteriors or any common areas by the Owner/Renter except with prior approval by the Association. **This includes fences.**
7. A screen/storm door may be installed over the front door of a unit. It must be the model pre-selected by the Association. Installation and maintenance shall be at the Owner's expense.
8. Owners/Renters shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, especially between the hours of 10:00 p.m. and 8:00 a.m. This includes using or playing musical instruments, radios, stereos, televisions, or amplifiers, or any other devices in such a manner as to disturb the other Residents.
9. Parents shall be responsible for keeping children from disturbing other Residents and shall be responsible for any damages caused by children's misconduct, including throwing rocks. Any damage to the general common areas caused by Owners/Renters, children, pets, guests, etc. shall be **repaired at the expense of those Owners.**
10. Owners/Renters shall always keep the front stoop of their units in a clean orderly condition, free of snow, debris, and other obstructions.
11. Owners/Renters shall be responsible for replacing the light bulbs of exterior light fixtures of their units.
12. Pets (dogs and cats) shall not be allowed in the common areas unaccompanied. Pets shall be on a **leash and not allowed to run free.** Pet droppings shall not be left on the common areas. It is the responsibility of the **Owners to remove and dispose of all pet droppings.** If the landscapers have to remove pet droppings, the **Owners will be charged \$25.00.** Pets are not to disturb other Owners/Residents. Pets shall not be tied or chained to any patio or other parts of the Owner/Resident units and any such pet so tied may be removed by the Association or its agent, **at the Owner's expense.**

13. No signs, laundry, blankets, or other unsightly items shall be affixed to or exhibited by Owner/Resident on exterior of building walls or any common area, including patios, other than appropriate "For Sale" or "For Rent" signs.
14. No trash will be allowed to accumulate on patios or stoops. No tires, batteries, or large furniture items are to be disposed of in the trash dumpster. No trash is to be left on the ground next to the dumpster. Parents shall not have children, (too small to lift the lid of the dumpster or put the trash in the dumpster) take their trash to the dumpsters. **A clean-up fee of \$35.00 will be charged** to the Owner/Resident.
15. Units are to be used as residences only.

The Association has the obligation to establish and enforce these Rules and Regulations and may amend them in such a manner that property values be maintained and that River Bend remains as attractive and safe place to live. Any violation will result in contacting the Owner by the Association for immediate correction of the problem.

**APPROVED FOR DISTRIBUTION BY
RIVER BEND TOWNHOME OWNERS ASSOCIATION, INC.**

JULY 2022