

RULES AND REGULATIONS RIVER REST CONDOMINIUMS

I. HOMEOWNERS' FEES

- a) Monthly homeowners' fees are due on the first of each month. If a unit owner is 30 days late or more paying the fee, then the Board will make every effort to collect the late fees. Such efforts may include filing a lien against the property and turning the late account over for collection.

II. DRIVES/PARKING

- a) The sidewalks, entrances, common parking and drives and courts of the various buildings shall not be obstructed or used for any other purpose than ingress to and egress from the condominium units in the buildings.
- b) No vehicle belonging to a condominium owner/resident or to a member of the family or guest, tenant or employee of a condominium owner/resident shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any building by another vehicle. All vehicles shall be parked in the garage designated for such owner/resident or in a common parking area.
- c) Designated parking areas are for the convenient parking of owners' and residents' automobiles and pickup trucks. Vehicles must be operable with current registration. The designated parking areas are not intended for nor are they to be used for the storage of any inoperable automobiles, trailers of any sort, boats, recreational vehicles (RVs), buses, motor homes or any other type of motorized vehicle. No inoperable automobile, trailers of any sort, boats, recreational vehicles (RVs), buses, motor homes or any other type of motorized vehicle may be left in River Rest parking areas or common grounds for longer than 72 hours during an entire calendar year. If an owner or resident plans to have any of the above-referenced items on the property for any amount of time, the Board of Directors must be notified of their presence upon entry of the item(s) into the parking area. Further, the Board must also be notified when the item is removed from the premises. After the allotted 72-hour maximum has been utilized by the owner or resident, the above-referenced item must be removed from the property. If any improperly parked or disallowed vehicle is not moved within 72 hours

following notification, it will be towed from the property at the owner's or resident's expense. The owner or resident will be notified of the location to which the vehicle has been towed.

III. PETS

- a) All pets outside of condominiums or patio areas must be on a leash at all times (Williamson County has a leash law).
- b) Pets are not allowed inside the pool area (this is a Health Department violation).
- c) All pet owners must properly dispose of all droppings left by their pet on River Rest grounds. Failure to properly dispose of pet waste will result in fines being applied to your account.

IV. GENERAL APPEARANCE

- d) Nothing shall be hung or shaken from the doors, windows, or terraces or placed upon the window sills of the buildings without the written consent of the Board of Managers, managing agent or the manager.
- e) No exterior of any building shall be decorated or furnished by any condominium unit owner/resident in any manner. Appropriate furniture designed for a patio/porch is permitted within the privacy fence of the patio/porch. The American flag may be displayed. Seasonal decorations (banners, lights, etc.) may be displayed but must be removed within 10 days following the holiday. Seasonal banners may be no larger than 30" by 40" and may not be displayed if they show wear and tear.
- f) Each condominium owner/resident shall keep his condominium unit, his designated storage space and garage and any terrace to which he has sole access in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows, or terraces thereof, any dirt or other substances.
- g) Refuse from the condominium units shall be placed in containers in such places and at such times as the Board of Managers, or the managing agent or manager may direct.

- h) No signage of any kind may be placed in windows or on the exterior of the building or on fences. For Sale and For Rent signs ARE STRICTLY PROHIBITED. Open House signs are permitted in front or in back of the unit beginning 24 hours in advance of the Open House but they must be removed by dusk after the Open House. NO SIGNS ARE PERMITTED AT THE MAIN ROADS (Hillsboro and Moran).

V. OWNER-INITIATED CHANGES TO UNITS

- a) No awning or radio or television satellite dish shall be attached to roofs or hung from the exterior of the building, and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any of the buildings, except such as shall have been approved in writing by the Board of Managers, the managing agent or the manager, which approval may be granted or refused in the sole discretion of the Board of Managers, of the managing agent or the manager; nor shall anything be projected from any window or any of the buildings without similar approval. IN CASES WHERE AN OWNER HAS PLACED A SATELLITE DISH ON A ROOF AND SUCH DISH CAUSES DAMAGE TO THE ROOF, THE RESPONSIBILITY FOR REPAIR/REPLACEMENT OF THE ROOF WILL BE THAT OF THE OWNER, NOT THE ASSOCIATION.
- b) No terrace shall be enclosed, decorated, landscaped, or covered by any awning or otherwise changed without the consent in writing of the Board of Managers, the managing agent, or the manager. REPAIR OF ANY DAMAGE CAUSED TO A UNIT BY AN AWNING OR OTHER OWNER-INSTALLED FEATURE WILL BE THE FINANCIAL RESPONSIBILITY OF THE OWNER.
- c) No changes may be made to the exterior of an individual unit nor may any structural changes be made to the interior of an individual unit without approval of the board. This rule applies also to garage doors, windows, and exterior doors. The Homeowners Association will paint the garage door to match the adjacent garage door, if necessary, at the expense of the Association. A unit owner wishing to make any changes must petition the board and present plans, drawings or whatever documentation is necessary to adequately describe the proposed changes to that group. The unit owner should expect a decision within 30 days.

- d) Homeowners wishing to plant trees at the sides or backs of their units must obtain Board approval prior to planting. It is critically important to ensure that such plantings will not interfere with sewer lines, gas lines, etc.
- e) The Board will consider requests for remodeling changes to units from homeowners who are in good standing.

VI. CONDUCT/SAFETY

- a) Children shall not play in any of the exterior landscaped areas except those designated by the Board of Managers or the managing agent, or the manager.
- b) No occupant of any building shall send any employee of the Board or of the managing agent out of any building on any private business.
- c) Condominium owners/residents shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their condominium units.
- d) No nuisances shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the property by its residents.
- e) No portion of a unit (other than the entire unit) may be rented, and no transient tenants may be accommodated therein.

VII. MAINTENANCE

- a) The agents of the Board of Managers of the managing agent, and any contractor or workman authorized by the Board of Managers of the managing agent or the manager, may enter any room or condominium unit in any building at any reasonable hour of the day for the purpose of inspecting such condominium unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.
- b) Complaints regarding the service of the building shall be made in writing to the Board of Managers or to the property manager.

VIII. INVESTOR-OWNERS

- a) All investor-owners are required to provide to the management company a copy of the first page of their lease agreement showing the beginning date and ending date of their lease.
- b) All unit owners with tenants are required to provide the Board of Managers and/or the property manager with emergency contact information (names, phone number(s), email addresses) for all adult occupants of each unit within ten (10) days of that tenant's occupancy. Contact information is required for emergency personnel such as fire, police, and emergency medical services.

IX. OTHER

- a) Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.
- b) The Board reserves the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the condominiums and for securing the comfort and convenience of owners and/or tenants, including but not limited to the rules and regulations concerning the use of the swimming pool, the clubhouse, children's playground, picnic area, tennis courts, garden areas, common drives and parking areas. Said rules and regulations are authorized by Article II, Section 2 (e) of the By-Laws.
- c) The violation of any of these rules and regulations by any owner/resident shall result in the managing agent or manager having the right and option to enter upon such owner's/resident's condominium or limited common element or to remove or change any condition causing or resulting in such violation and to correct such violation. Any such entry, removal or change shall be deemed to be with the consent of such owners/residents or the party in possession thereof, and such managing agent or manager or the Board of Managers shall not be liable for trespass, conversion or any action based upon any such entry, removal or change, made upon reasonable cause that such a violation existed.