

River Landings Condominium Association, Inc.

Rules & Regulations

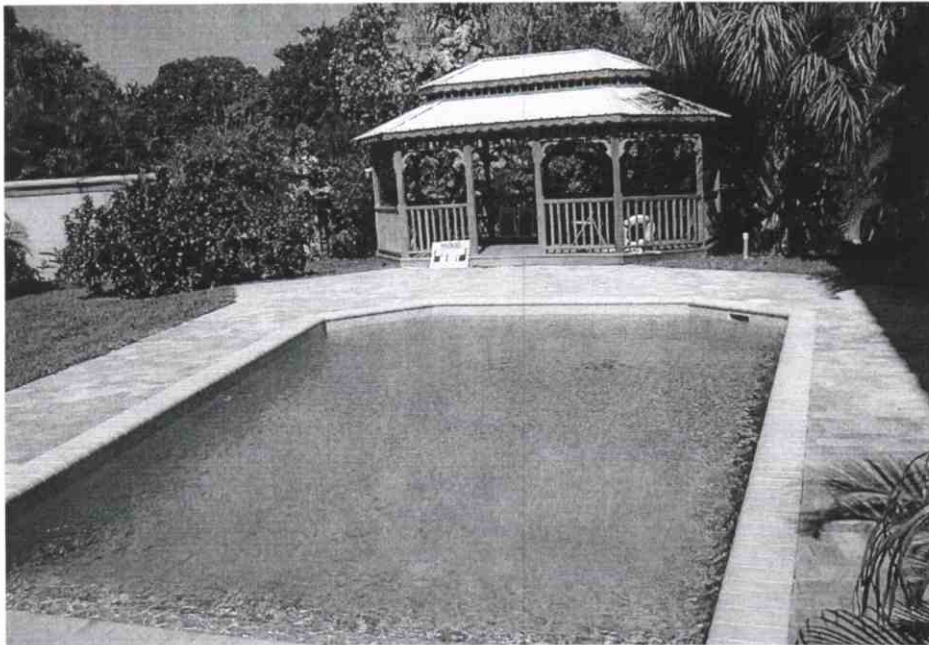


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INTRODUCTION & GENERAL REGULATIONS

This guide is designed to answer most common questions and concerns that you may have as a resident of River Landings Condominium.

1. All condominium units shall be used solely for residential purposes. No condominium unit, whether owned or leased, or any condominium property may be used to conduct any trade or business, the conduct of which would require the license or certification from any Municipal, County, State or Federal agency or licensing authority.
2. All residents and their guests shall exercise extreme care to minimize noise in connection with the use of musical instruments, radios, television sets, amplifiers or other such units. No musical instruments will be played and no stereo, radio, television set or other loud speaker will be allowed to be operated or played in any unit if the same is loud enough to disturb or annoy occupants of other units.
3. Owners are responsible for any damages or defacing which they, their lessees, contractors, pets, or guests may cause to the property.
4. No solicitation is permitted throughout the property. Only the Board of Directors and the Manager are permitted internal postings.
5. For all services, you must use licensed contractors and any mess in the common areas must be cleaned up before they leave or you will be charged for cleanup to common area.
6. "For Sale" and "For Rent" or similar signs are not permitted in windows or anywhere on the property.
7. If a resident is to be absent for any extended period, defined as two weeks or longer, they must notify the manager of departure, return dates, and register the name of the party who will be responsible for their unit and vehicle, if applicable in their absence.
8. Only personal checks, money orders or traveler's checks will be accepted as payment for any transaction. The manager may deny personal checks and can demand certified checks or moneys if warranted and approved by the Board of Directors.
9. Condominium units and the condominium property must be used for legal activities only. No illegal activity will be permitted.
10. Guests must be fully informed of all rules, particular, those pertaining to the pool, noise and common areas. Guests should be given a set of the Rules & Regulations by their host(s). Copies are available from the manager if yours is not available.
11. Owners and/or residents are fully responsible for the conduct of their guests and any contractors engaged to enter the property.
12. If the owner or resident is not in residence, prior to the arrival of any guest(s), the owner or resident must submit in writing to the manager, either by U.S. mail, or email, that they have granted the right of admission, the names and addresses of their guests, make, year and license number of any vehicles, their tentative length of stay and any such information as may be required by the Board of Directors.

