



Oceanside Property Management



1275 S. Patrick Drive, #C
Satellite Beach, FL 32937

Dear Owners and Residents,

SUBJECT: River Bend Rules Review

In accordance with an annual practice of Florida condominium managers, your Board has directed WPM to forward to all owners and residents a current listing of key River Bend rules and regulations. They have been culled from the River Bend Handbook which is based on all the legal documents of the Association. Although most of you are familiar with, and abide by general condo rules, it is important to review them all from time to time as a means of preventing unintentional violations. This is especially important for new owners and leasing residents.

Please remember that any owner who is leasing their unit is responsible for the actions of their tenants. And, *all* unit owners are responsible for their guests' actions as well. With this in mind, you may want to keep the attached "*River Bend Key Rules & Regulations Condensed*" available for review by visiting family or friends, especially those who you have allowed to use your unit while you're away.

It is evident that courteous and neighborly behavior is a common practice with River Bend residents. It has been our experience that respect for condo rules further fosters this same congeniality and harmony in condo communities.

If you have any questions, or need any rules clarification, please call me at 321-241-4946 or Jackie Grant, president at 321-799-4299, and we will get answers for you.

Sincerely,

Brett McDowell
Oceanside Property Management

RIVER BEND KEY RULES & REGULATIONS CONDENSED

(Refer to all governing documents and coordinated with the Handbook for more details)

- A** **Association Fees:** Payable on the first day of the month and delinquent after the 10th day of month due and a late fee will be assessed. Applies to unit and boat slip assessments.
- B** **Balconies:** No item shall be hung on the railings or thrown, dropped or flushed with water from balconies with the exception of the wash down done by the community.
- Boat Slips:** Available only to River Bend residents. All permanently moored boats must be stored on a lift.
- D** **Door Keys:** Each owner is required to give the Association a key to their unit to use for maintenance or in case of emergencies.
- Doors/Entryway Decorations:** Entry doorway plants, mats or other items must not impede safe passage on the common walkways.
- G** **Garage parking space:** Stored items must be off the floor in water proof containers and/or storage sheds. Sheds may not block vents or overhead pipes. Non-motorized watercraft may be stored in an assigned parking space, owner is restricted to outside parking only.
- Gym:** Should be cleaned and locked after use.
- Grills:** Per Florida law revised in 2014, no grills are allowed on balconies or patios.
- H** **Hurricane Shutters:** All owners may install but they must follow Policy & Procedure 05-1 and submit F-04-6 for approval prior to installation.
- K** **Keypad Entry System:** Each resident is listed by name and unit number and phone number in the entry panel.
- L** **Limited Common Elements:** Individual unit balconies / patios and assigned garage parking space are limited common elements. No device that penetrates an external wall is to be used. No carpet or tile is to be affixed to a balcony floor.
- M** **Marina:** Marina is subject to stipulations in the State of Florida Submerged Land Lease and Department of Environmental Protection which prohibits access to the Banana River from the pier except by boat. The ladder at the south end is for emergency purposes only.
- N** **Moving In or Out:** Must notify President or property manager to obtain dedicated use of an elevator. Damage deposit of \$200.00 is due prior to move date. Elevator pads must be installed for full move in/move out.

Nuisance: All residents are entitled to the quiet enjoyment of their unit and should be free of any source of annoyance from another unit by people or pets.

P **Parking inside:** Each unit is deeded one assigned garage space and one non-deeded non-assigned outside space. No one may occupy another garage parking space without permission from the owner and approval of the board.

Parking outside: No boats, utility trailers, recreational vehicles, motor homes, campers, watercraft, special purpose or commercial vehicle shall be parked on the outside lots.

Pets: Only 2 pets, not exceeding 35 pounds each are allowed in a unit and must not be a nuisance or danger to other residents. Pets outside unit are required to be leashed at all times. Pets can be walked anywhere on the property (except inside the pool fence) but owner is responsible for cleanup. Lack of adherence is a finable offense.

Pool: Rules posted at pool are strictly adhered to.

R **Real Estate signs:** Signs are posted only on north side of the State DOT-right-of-way.

Rentals: Must be for a minimum of 3 months; in writing; approved by the BOD; submit processing fee of \$50.00; follow P&P 11-3, *Lease Approval Procedure*. There shall be no subletting or time sharing of units or portions of units.

T **Trash/Garbage/Recyclables:** Secure garbage in plastic bags before depositing in dumpster and/or trash chutes. Flatten cardboard boxes before placing in dumpster. Deposit recyclables in recycle bins northeast parking lot. Place large items on southeast side of property (along A1A) for County pickup. **NO ITEMS ON DUMPSTER ROOM FLOOR.**

Trash pickup Days: Tuesday and Saturday. Recycles on Monday.

U **Units:** Restricted to residential use with no more than 6 adult occupants.

Unit modification: Must secure BOD approval and follow P&P 04-5, *Interior Unit Alternations/Construction Guidelines* and submit F-04-8, *Modify Unit* application for review and approval prior to starting modification(s).

V **Vehicles:** All residents restricted to 2 vehicles (motorcycle considered a vehicle). Must be registered with association and display River Bend parking tag at all times.

Violations: Violations may generate fines, BOD will follow P&P 04-3, *Compliance with Rules, Regulations, Policies & Procedures*.