



**RIVER BEND CONDOMINIUM ASSOCIATION OF BREVARD,
INC.**

3360 S Atlantic Ave

Cocoa Beach FL 32931

www.riverbendcondos.net

321-784-6002

2020

Dear Owners and Residents,

SUBJECT: River Bend 2020 Rules Review & Reaffirmation

The Restated Governing Documents (*Declaration of Condominium, Articles of Incorporation and ByLaws*) of River Bend Condominium Association of Brevard, Inc. were passed by the owners in January 2020 and duly recorded with the Clerk of Court, Brevard County, Florida on February 12, 2020.

In accordance with past association practice of River Bend Condominium Association of Brevard, Inc. your Board is forwarding to all owners and residents, a current listing of key River Bend rules and regulations. They have been culled from the River Bend Rules & Regulations 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. Changes resulting from the New Restated Governing Documents are highlighted.

All residents are notified they have thirty (30) days from date of document filing (February 12, 2020) to comply with all Association Rules both old and new.

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 this attached "*River Bend Rules Review & Reaffirmation Notice*" available for review by visiting family or friends, especially those who you have allowed to use your unit while you're away.

If you have any questions, or need any rules clarification, please call any board member and we will get answers for you.

Sincerely,

River Bend Condominium Association of Brevard, Inc.
2020 Board of Directors

RIVER BEND KEY RULES & REGULATIONS CONDENSED

(Refer to Restated Governing Documents posted on community website)

- 1 **Association Fees:** Payable on the first day of the month and delinquent after the 10th day of month due and a \$25.00 late fee will be assessed.
- 2 **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.
- 3 **Boat Slips:** Available only to River Bend residents. All permanently moored boats must be stored on a lift. Check with President if interested in obtaining a slip.
- 4 **Door Keys:** The Association has a master key to each unit to use for maintenance or in case of emergencies. Each owner received 2 keys when new hardware was installed in March 2019 and can make as many copies as they wish.
- 5 **Doors/Entryway Decorations:** Entry doorway plants, mats or other items must not impede safe passage on the common walkways. Recommend no rubber backed door mats on painted walkways.
- 6 **Garage parking space:** (*Declaration, Section 12.4 A and F, pages 19-21*) Stored items must be off the floor in waterproof containers and/or storage sheds. Sheds may not block vents or overhead pipes. Non-motorized watercraft may be stored in an assigned parking space but if it is, the owner is restricted to outside parking only. No watercraft nor trailer may be parked on the open lots.
- 7 **Guest use in Absence of Owner:** (*Declaration Section 12.12, page 23*) No overnight Guest shall occupy a Unit in the absence of the Owner or tenant as host, unless the host provides prior written notice to the Association advising the Association of information as set forth in *Form 14-33, Unaccompanied Houseguest Information*.
- 8 **Gym:** Should be cleaned and locked after use.
- 9 **Grills:** Per Florida law revised in 2018, only electric grills with up to 300 sq. inches of cooking surface are allowed on balconies or patios.
- 10 **Hurricane Shutters:** All owners may install but they must follow Policy & Procedure 05-1 and submit F-04-6 for approval prior to installation.
- 11 **Keypad Entry System:** Each resident is listed by name and unit number and phone number in the entry panel.
- 12 **Limited Common Elements:** Individual unit balconies / patios, the roof and assigned garage parking space are limited common elements. No device that penetrates an external wall, ceiling or floor is to be used in these areas. No carpet or tile is to be affixed to a balcony floor.

- 13 **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.
- 14 **Moving In or Out:** Must notify President or property manager to obtain dedicated use of an elevator. Damage deposit of \$250.00 is due prior to move date. Elevator pads must be installed for full move in/move out.
- 15 **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.
- 16 **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. (*Declaration, Section 12.4 A and F, pages 19-21*), Stored items must be off the floor in waterproof containers and/or storage sheds. Sheds may not block vents or overhead pipes.
- 17 **Parking outside:** No boats, utility trailers, recreational vehicles, motor homes, campers, watercraft, special purpose or commercial vehicle shall be parked on the outside lots.
- 18 **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 or posted "no pet" areas, but owner is responsible for cleanup. Lack of adherence is a violation of Brevard County Codes and association documents.
- 19 **Pool:** Rules posted at pool are strictly adhered to and enforced by the Florida Department of Health. By order of FL Department of Health, the pool can only be used during the daytime.
- 20 **Real Estate signs:** Signs are posted on the NE side near the hydrant inside the low boundary wall. No signs are permitted anywhere else on the property.
- 21 **Rentals:** (*Declaration, Section 13, page 23*). Must submit lease to the board for approval fifteen (15) days prior to rental; must be for a minimum of 3 months; unit can only be rented two (2) times in one year; must submit processing fee of \$100/00 and follow P&P 11-3, *Lease Approval Procedure*. There shall be no subletting or time sharing of units or portions of units. (*Declaration Section 13.4, Page 26*), Unit must be owned for one (1) year before it can be leased.
- 22 **Trash/Garbage/Recyclables:** Secure garbage in plastic bags before depositing in dumpster and/or trash chutes. Flatten cardboard boxes before placing in dumpster/recycle bins. 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.**
- 23 **Trash pickup Days:** Tuesday and Friday. Recycles on Friday.
- 24 **Units:** Restricted to residential use with no more than 6 adult occupants.

- 25 **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).
- 26 **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.
- 27 **Violations:** (*Declaration Section 20, pages 38 to 40*), Violations may generate fines as stated in the governing documents and BOD will follow P&P 04-3, *Compliance with Rules, Regulations, Policies & Procedures*.