

## River Club Rules & Regulations

(Effective January 1, 2010)

### PREFACE

All Indigo Run Community Owners Association, Inc. ("IRCOA") Rules and Regulations also apply to River Club except as modified or enhanced by the following "Supplemental" rules and regulations and additional policies which apply only within the River Club gate as referenced by the Indigo Run Community Owners' Association, Inc. Rules & Regulations & Enforcement effective January 1, 2010 (A copy is available in the latest Indigo Run Residents Directory and also on-line at <http://www.indigoruncoa.org> under Rules & Regulations). Paragraph reference numbers below match the IRCOA document. (An on-line version of this River Club document is available at <http://www.indigoruncoa.org/riverclubrules.htm> )

### 1. F. COMMUNITY ACCESS

The following is to be followed when allowing non-vendor visitors to enter the River Club:

1. Visitors will use the menu at the River Club gate and call the resident, and the resident will remotely open the gate.
2. To allow for the resident's phone being busy or the resident not being at home and authorized access permitted, the resident will call in a pass and the pass will be placed in the rack at the Indigo Run front gate Security Office.
3. When the visitor calls Security and a pass is in the rack, Security will open the gate. If the resident is not at home and a pass not called in to Security, the visitor will NOT be allowed to enter.

### 1. F, J, L, N, O, P & Q. COMMUNITY ACCESS

**Security Guidelines for the River Club** (Exhibit "B" to the Management Agreement with Indigo Run which renews itself annually)... NOTE: The guidelines for new construction on vacant lots have NOT changed. Security may visit these lots and collect fees.

- a. All River Club members shall receive windshield decals to indicate their right to enter all parts of Indigo run, including River Club, at no charge.
- b. All guests and servants of RC members or delivery persons or other persons, without limitation, except as expressly provided within, who are invitees of River Club members shall be allowed direct entry to River Club without payment of fees.
- c. Gate fees for entry to River Club shall be levied exclusively to vehicles of commercial vendors and contractors, subcontractors and their employees who are connected directly with new home or dock construction in River Club, and likewise subject to payment for annual decals or for daily work permits for entry to Indigo Run Community I. Indigo Run Security shall collect such gate fees only at lots where new construction is underway and a permit for such is posted.
- d. New home construction is defined to include any activity on a lot commencing with tree surveys and clearing, except by direction of River Club Board, dock construction, home construction, and terminating with the issuance of certificate of occupancy.

- e. Annual decals issued to any vehicles, except for those of servants, by Security whether for River Club entry or for use in other communities in Indigo Run shall be valid for use in all communities of Indigo run, including River Club.
- f. Security personnel shall not hold vehicles at the River Club entrance call box for more than a status inquiry as to identification, purpose of requested entry and destination, due to lack of storage lane for that purpose. Security may then determine fees by visiting vehicles at their destination.
- g. Failure of any party to pay gate fees shall not be subject to fines or criminal or civil complaint, provided that they may, at the option of Security, be escorted from River Club upon non-payment of fees after request.
- h. Questions or appeals as to legitimacy of payment demands by Security shall be reported to the general manager of Indigo Run and, if not resolved there, settled by informal agreement between the presidents of River Club and Indigo Run, or failing that, settled by the full Indigo Run Board at its next scheduled meeting.
- i. In consideration of mutual advantages to River Club and Indigo Run for not levying and collecting gate fees except for new construction, the parties agree that River Club shall make an annual assessment to each lot owner for security operations.
- j. Exhibit "B" to the Management Agreement referenced above defines the formula for determining the security assessment if different than the original assessment of \$36 per developed lot.
- k. This agreement shall renew itself annually.

#### **8. E. MAINTENANCE OF PROPERTY**

##### **Undeveloped lots will be bushhogged at least annually**

All unimproved lots shall be inspected annually and owners advised prior to bush hogging, and charged accordingly for the actual cost in advance. (Normally a flat rate per lot will be negotiated for all undeveloped lots by the Board, except that unusual growth/debris removal such as fallen trees shall be quoted as actual additional cost for the specific lot.)

#### **4. MOTORIZED RECREATIONAL VEHICLES AND BICYCLES**

##### **4. A. Recreational Vehicles/Campers**

Any owner of a developed lot may temporarily park a vehicle in the common area portion, hereby designated as being exclusively the River Club Drive roadway, subject to the following limitations:

1. Vehicle must be under ownership or control of an owner of a lot in River Club,
2. Vehicle must be parked immediately adjacent to the curb on the street side fronted by the lot of the vehicle owner,
3. Vehicle must be parked strictly within the limits of the frontage of the lot owned by the person responsible for the vehicle,
4. Vehicle may not be parked for more than 24 hours continuously,
5. Vehicle may not be inhabited during any overnight parking in the River Club,

6. Vehicle may not be parked on River Club Drive for sequential nights, except in hurricane or weather watch conditions where evacuation may be reasonably imminent,
7. No extension or slideout may protrude from the vehicle,
8. No utility connections to the home are allowed, and
9. Providing that the operator shall give personal or telephonic notice to Security at the time of vehicle parking in River Club under this rule.

**Pull-trailers and boat trailers**

River Club owners of trailers of various kinds who have a need for temporary parking may park such trailers at the curb of River Club Drive or on their property subject to the following limitations:

1. Trailers may not be used for inhabitation or as sleeping quarters during the stay.
2. The continuous time for parking shall not exceed 72 hours.
3. This regulation does not apply to any trailer housed within the closed cartilage of the house, which parking is allowed on a continual basis.
4. Trailers must be parked on the premises of the Owner, unless their length and/or height preclude reasonable parking within the Owners lot.
5. Parking on the street must be immediately at the curb in front of the Owner's lot and not hanging over into another lot.
6. Trailers parked on the street are limited for parking there to 24 continuous hours, and if moved to or from the premises that time is included in the 72 hour limit total for parking on the lot itself and is not additive.
7. The trailer must be owned or under the control of the lot Owner, and not stored for other persons who are not visiting the Owner.
8. The trailer must be parked on paved surface and as near as practical to the residence, affording due access to garage for other vehicles.
9. The trailer must not be a commercial unit with advertising signs, or such advertising must be covered by tarps or other means.
10. The trailer must be in reasonably good condition and not constitute an eyesore.
11. A trailer must be removed at or before the time limitation for stay and may not be parked again at the lot for at least seven days or may be parked temporarily thereafter for loading/unloading only.
12. This regulation does not prohibit temporary parking of a trailer in front of or on an Owner's lot at any time for personal uses or as part of being in transit for periods of less than 24 hours.
13. Any complaints, appeals or special exception requests concerning this regulation shall be addressed to the then sitting President of The River Club Board for a verbal decision, and may be appealed thereafter to the full Board whose direction is final.

**4. B. Mopeds, motorcycles, motor scooters**

All owners are allowed to use golf carts and any licensed two wheel or multi-wheel motorized vehicles to travel to and from the front gate and their lots via River Club Drive.

## **12. B. MAILBOXES AND HOUSE NUMBERS and 15. FLAGS**

River Club mailbox post may also include house numbers. Also, mailboxes may be tastefully decorated for seasonal events such as Christmas, and may at any time display flags, such as the U.S. Flag, if no wider than 18 inches and hung properly and tastefully displayed.

## **14. PARKING**

### **Roadside parking – Including personal Parties/Special Functions**

At this time, River Club adopts the same policies as Indigo Run. Please contact a River Club Board member and Security in advance if you are planning a function at a private residence that will exceed 8 vehicles.

## **ADDITIONAL RIVER CLUB POLICIES**

### **1. Property Owner annual assessments**

- A. Assessment to be sent by January 1, with payment due by January 31.
- B. 10% late penalty will be applied if payment is not received by January 31.
- C. In addition, late payment of annual assessment will incur a charge of 1½% per month interest.
- D. There will be no waiving of late payment fees.

### **2. Boats in lagoons**

No boats are permitted in the lagoons.

### **3. Administration and Decoration of River Club Commons**

All improvements, ornamentation, signage, notices, decorations for any purpose, or any alterations to common areas or to improvements thereon shall be made only by express permission of the Board. The River Club Land Owners Association shall be liable for no costs incurred in any activities without prior and express agreement of the Board.

### **4. Regulation for the Governance of the River Club Common Areas**

We all value our commons and the mutual enjoyment that they bring to our owners. That enjoyment depends much upon our keeping those commons open to all owners, free of personal items set or stored there, and kept presentable for the community as outlined below. The Board may, at its discretion and at any time, request or undertake the removal of any encroachment placed upon the commons. Encroachment is defined as plantings other than grass, and as furniture, fixtures, structures, or equipment placed in the Commons by or for any individual Owner. Notices of encroachment should be made by the Indigo Run General Manager directly to concerned owners, upon Board direction, in each specific case of a violation rather than letters or contact by board members. The Board reserves all rights in the Commons for its Owners and does not grant any person the right to any encroachments on the Commons by its acts or failure to remove such encroachments. The Board and the Association are not responsible for loss or damage to plantings or items placed on the Commons due to maintenance or to their removal.

Road shoulders (roadway itself over to the property line which is about 10 feet back from the curb):

Developed lot owners have the responsibility of planting and maintaining a stand of grass. Other owners have access to that shoulder, but should be respectful of the

frontage of other owners as to not parking there and removing their pet waste for example.

Commons around the storm water basins (lagoons):

Developed lot owners have the responsibility for maintaining a stand of grass between their property line and the water. However, the transition agreement with Indigo Run provides for them to mow this grass. As with other commons areas, this area is open to all owners thus no installation of furniture or plantings should be made that would pose a barrier to access for owners or mowing crews.

Forested commons:

The forested commons are a large and valuable asset to the community both as a buffer and as open space for walking, in addition to their attractiveness as open space. All owners have access to every part of the forested areas. No barriers or plantings or construction of any kind can be made within the forested area without written permission of the Board. Nor can the commons be used for storage of equipment, vehicles or materials of any kind.

#### **5. Architectural Review Board (ARB)**

The Indigo Run ARB review of new house plans for River Club should give due attention to balanced location of the building on the lot and maintenance of sight lines for existing homes.