

REGULATIONS OF THE RIVERVIEW ASSOCIATION, INC.

Revised and adopted January 13, 2017

These Regulations of The Riverview have been adopted by The Riverview Association, Inc., in accordance with Article III, 2 (e) of the Articles of Incorporation of The Riverview Association, Section XI, F of its Declaration of Condominium and Section IV 5 of its By-Laws.

APARTMENTS, BUILDING & GROUNDS

Residents

Age Limitations: According to Section IX, 1 of the By-Laws of the Association, persons under 18 years of age are not permitted to be permanent residents of The Riverview.

Visitors

Age and Visitation Limitations: According to Section IX, 1 of the By-Laws of the Association, persons under the 18 years of age are permitted to live in The Riverview as visitors provided that the total number of days of visitation during each calendar year shall not exceed 90 (ninety) days. One person 55 (fifty-five) or over must also be residing in the unit during that time.

Play of Children Limitations: Children visiting at The Riverview shall not be permitted to play on the walkways of the building, on the elevator or the parking areas.

Occupants – Number Limitation: No more than 4 (four) persons shall occupy an apartment as permanent residents. Except that with reference to apartments number G-3 and number G-4 no more than 2 (two) permanent residents shall be permitted.

Absence of Permanent Residents or Lessees: If an apartment is to be used by anyone in the absence of its permanent residents of the apartment, including lessee residents, such person or persons, as temporary occupants, shall be approved by the Board of Directors. Owners of leased units must leave a phone number with a Board Member so that they may be reached in case of any need or emergency.

If all permanent residents of an apartment, including approved lessee residents, plan to be absent from their apartment for more than 1 (one) week, The Board of Directors shall be notified of this intention in writing prior to such absence.

If all the permanent residents of an apartment, including approved lessee residents, plan to be absent from their apartment for an extended period of time, the following items should be on file with the Association: Forwarding address and/or appropriate telephone number(s), a key to their

apartment and a car key, if a car is left on the Riverview premises.

Purpose of Use of Apartment: Section XI, A of the Declaration of Condominium provides that apartments shall be occupied only for residential purposes. Accordingly, owners/residents are not to engage in business or business-like activities that are aimed at immediate or eventual personal gain, whether it be monetary gain, barter or receipt of goods or services, when such activities bring non-residents and/or material for sale onto Riverview property or inconvenience owners/residents in any way. Such activities include, but are not limited to “open houses,” Tupperware “parties,” “trunk shows,” gold buying “parties,” conspicuous Ebay-based businesses, CraigsList selling, estate sales, etc. Even if a resident is not participating in the activity, making their apartment available for such activities is in violation of this regulation..

No immoral, improper, offensive or unlawful use shall be made of the condominium property or any part thereof. (Section XI, D of the Declaration of Condominium.

Carpeting in Units: The original Riverview Association, Inc. documents state that “carpeting” is to be installed “in all areas of the apartment except the kitchen, bathroom, balcony and terrace.” The Board continues to support that rule, and now further defines “carpeting” as carpet stretching wall-to-wall. The Board defines the “kitchen” area as including all the floor space extending from the front door out 14 feet into the apartment. This uncarpeted area does not include the adjacent bedroom space. There is no requirement for carpeting in ground floor apartments.

LEASING OF UNITS:

Leasing and rentals shall be allowed for periods of not less than ninety days, and no more than two rental periods shall be permitted in any calendar year. A “calendar year” is defined as the period from January 1st through December 31st.

BALCONIES, TERRACES AND WALKWAYS

Restrictions of Contents: Personal property that is unsightly or that is potentially hazardous to persons and/or property of others shall not be kept on a balcony, terrace or walkway. Such items include, but are not limited to, gas or charcoal grills (electric grills are permissible), clotheslines, racks for drying clothes, clothes or personal property placed on railings and any item that is placed in such a position that it may be blown out of the balcony, terrace or walkway. Artwork and any other items shall not be affixed to the walls of balconies. Ornamentation shall not include gluing or drilling holes in doors, railings or walls. Balcony contents of any kind should not distract from the general outward appearance of the building. Hanging flags, banners or other items off the balcony is not permitted because they do, by their nature, affect the appearance of the building. There are two exceptions. The Board supports displaying the Flag of the United States of America during national patriotic holidays. The use of specific, board-approved, uniform decorations/lighting during the winter holidays is also permitted and encouraged. If an apartment will be vacated for longer than 2 (two) weeks, or longer than 3 (three) days during hurricane season (June 1 through November 30), everything must be removed from the balcony or terrace, including potted plants.

Any decorations located at or next to individual condo entrance doors must be minimal and not obtrusive, objectionable, dangerous or offensive in any way. The Board will respond to specific, written complaints from owners. If the Board, itself, feels a display is out of line with the above criteria, the Board will respond. Ornamentation shall not include gluing or drilling of holes to doors or walls and shall not materially change the general appearance of the walkways. Door hardware shall not be changed without specific Board pre-approval.

Wheelchairs, walkers, shopping carts, bicycles and other such items shall not be left in public areas including the lobby, multipurpose room, walkways, stairwells and outside condo entrances.

Seasonal Residents: The balcony must be absolutely clear during the time of absence. This to ensure that balcony items do not become missiles in a hurricane.

Watering of Plants and Scrubbing of Floor: When plants on a balcony are watered and when balconies are cleaned with water or other liquids, care should be taken to prevent the water or other liquid from running down to the balcony below and from streaking the exterior surface of the building.

BICYCLES

Bicycle Parking Space: If any resident of The Riverview has acquired or acquires a bicycle and wishes to keep it at The Riverview, he or she shall deliver to the Board of Directors a written request for a designated place to keep such bicycle. There is very little space at The Riverview for bicycle storage. Designated space is usually available to those who are regular riders (e.g., at least once or twice per month). Such space is for “parking” - not long term storage.

Bikes that are placed in the ground level stairwells are to be labeled with the owner’s name and unit number. Bikes are to be removed when residents are gone for the summer season or lengthy periods of time.

BUILDING

Section V, A (2) (b) of the Declaration of Condominium prohibits an apartment owner from painting or otherwise decorating or changing the appearance of any portion of the exterior of the apartment building. The exterior of the building, in addition to other parts of the building, shall be deemed to include all walls of the building adjacent to the walkways. This provision is hereby construed by the association as including within the prohibited items the installation of screen doors at the entrance of an apartment, changing the glass panel located next to apartment entrance doors, enclosure of a balcony or terrace by screen or any other type of materials, and the installation of window awnings. Note: The rationale for the prohibition of the “screen doors” is twofold: such screen doors are unsightly, and screen doors are a safety hazard since they open into public walkways. The Board continues to support this prohibition. There is, however, a product that can serve the basic function of a screen door, without the negative attributes: “reel screen” type products. Unlike screen doors, reel screens, if properly installed and colored, can be nearly aesthetically invisible and do not extend into walkways. Such a product may be installed after Board notification and approval is received.

Hurricane shutters, replacement windows and sliding glass balcony doors may be installed after the Board is notified in writing and approval in writing is issued by the Board. Owners will be required to submit detailed plans that conform to city code requirements as well as building safety and aesthetic stipulations. Board guidelines are available upon request.

Use of Common Areas: The Riverview Association, Inc. building and grounds, including the lobby and multi-purpose room, are private and intended specifically for the use and benefit of its owners and residents and their guests. Activities and gatherings such as club meetings, exercise classes, presentations, card tournaments and other events and functions and gatherings, even if held by individual owners/residents, are prohibited if they are open to persons outside the Riverview Association, Inc. community. Special use of the common building areas and grounds must be pre-approved by the Board of Directors.

BUILDING SECURITY

Residents at The Riverview are responsible for building security and personal safety. The level of security and safety is only as good as the efforts of the individual residents. The following is aimed at prevention of entry by uninvited strangers, and/or others who may have ill intent:

1. Strangers are not to be provided entry unless they have an obvious needed purpose to be in the building (e.g., a bonafide delivery person). If a visitor wishes to enter the building, they need to call the person they hope to see via the outside directory buzzer system. The resident can then release the front door lock using his/her phone.
2. All building entrance doors shall be kept locked except for normal entrance and exit. In no case shall a door be propped open without constant, direct observation/supervision by a resident or responsible designee.
3. If an unknown person calls an apartment from the outside directory security phone, entry into the building should not be enabled.

BULLETIN BOARD

Missives and announcements displayed in the elevator, the mobile bulletin board or any other public common area require specific Board approval.

ELEVATOR

Before placing large items, such as furniture, on the elevator, the protective elevator wall coverings shall be retrieved from the 7th (seventh) floor laundry room and installed in the elevator. The protective coverings should be returned to the 7th floor storage location as soon as possible.

In consideration of fellow residents, and in the interest of safety, the elevator door must not be propped open for any extended period of time. Items that are being loaded on the elevator should first be stacked outside the elevator, then loaded all at once when the elevator arrives. Similarly, items

being removed from the elevator should be stacked just outside the door and the elevator immediately released for use by others. Flagrant noncompliance may result in a fine.

INSPECTION OF UNITS TO INSURE COMPLIANCE

The Board will inspect all apartments prior to sale or lease to assure compliance with Riverview Rules and Regulations. This inspection will occur before a new resident/owner Orientation Meeting is scheduled. If an owner is out of compliance with any of the rules, such deficiencies must be remedied prior to sale/lease/occupancy.

KEYS

A maximum of two building entrance door keys will be issued to the owner(s) of each apartment. Replacement keys will be issued only upon the order of the Board of Directors.

For lost key replacement, a charge of \$250.00 (two hundred & fifty dollars) plus the cost of making the replacement key will be imposed.

For broken key replacement, a charge of \$50.00 (fifty dollars) plus the cost of making the replacement key will be enacted, upon presentation of all parts of the broken key. If a locksmith is required to remove a broken key from a building entrance door lock, the unit owner will also be responsible for this additional cost.

OWNER'S COPY OF THE REGULATIONS BOOK ("The Blue Book")

A maximum of 1 (one) book for each unit of the building has been issued to the owners of each apartment. Replacement books shall be issued only upon the order of the Board of Directors, and there shall be a charge of \$150.00 (one hundred and fifty dollars) for each book. This book must be given to any new buyer or lessee by the previous owner prior to the Orientation Meeting in order for the new owner or lessee to fully understand the regulations and bylaws of the Association. If the new owner or lessee has any questions or does not understand something, these items will be resolved during the Orientation Meeting. All valid owner Regulations Books are numbered and issued only by the Board of Directors of the Riverview Condominium Association, Inc. The new owner or lessee must acknowledge during the Orientation Meeting that they have the Blue Book, have read it and that they understand the book's contents.

The owner's Blue Book must be brought to the Orientation Meeting with the new owner or lessee in order for review the contents. At that time, if the Regulation Book is not current or is missing any documents, these will be updated or added by an appropriate Orientation Committee Member in order for the owner or lessee to have all of the current information.

LOBBY AND MULTI-PURPOSE ROOM

Furniture in the lobby and multi-purpose room shall not be moved from its present

location except for reasonable temporary purposes. Furniture so moved shall be returned to its usual place as soon as possible.

The multi-purpose room shall be available for the use of all apartment owners and their guests. Owners who plan a private social event in the multi-purpose room shall request permission from the Board at least one week prior to such event. Such owners shall be responsible for leaving the room clean and orderly. The Board reserves the right to limit the number of people attending any party held at The Riverview. As a private residential building, no events that are open to the general public are permitted at the Riverview.

NUISANCES

No nuisances shall be allowed on the condominium property nor any use or practice that is the source of annoyance to residents and that interferes with the peaceful and proper use of the property by its residents. (Section XI, C Declarations of Condominium) Accordingly, occupants of apartments are requested to control the volume of radios, televisions, stereo systems, record players, musical instruments , etc. so that the sound shall be audible only within their respective apartments.

PARKING

Only passenger vehicles, including minivans and sport utility vehicles with a maximum potential of 3 (three) rows of seats, may use the uncovered and covered parking areas for overnight parking. Unless specifically authorized by the Board of Directors, motorcycles, motor homes, trucks, campers, any vehicle with advertizing on it, trailers, storage pods and boats shall not park in the uncovered or covered parking areas overnight. Each unit is limited to 2 (two) parking spaces, 1 (one) in the covered area (if owned) and 1 (one) in the uncovered area, or 2 (two) in the uncovered area on the Riverview property if a covered parking place is not owned. If a resident owns a covered parking place, that place is to be used before parking a car at the front of the building.

Trucks must be unloaded in the back of the building and then may be moved temporarily to the front.

The Declaration of Condominium of The Riverview Association, Inc., Section III, (2), (a) states that, "...all uncovered parking spaces shall be available...with no right to the exclusive use of a particular uncovered parking space vested in any person". Therefore, no resident(s) has the right to dominate particular parking spots at the front of the building, as such domination constitutes a de facto, unsanctioned "reservation" of a parking space, depriving other residents of their entitled free use of such parking spaces.

PETS

Pets regardless of type, size or age are not permitted at the Riverview on either a temporary or permanent basis.

PRESCRIPTION ANIMALS

There are certain circumstances under which the Board is required by law to allow specific “prescription animals” or “service animals” in the building. The inclusion of such an animal must be a “reasonable accommodation” and shall not impose any undue hardship or burden on the Riverview Association and its members/residents.

The following requirements must be met:

The occupant shall provide documentation on at least an annual basis that:

1. ...provides the Board with a written request for the allowance of a prescription animal within the building. Such request shall be sent to the Board via USPS mail.
2. ...establishes definitively that he/she suffers from a specific, named handicap as defined by law and as described by a licensed medical professional who is currently treating the patient.
3. ...shows proof that the medical professional is qualified to diagnose and treat said handicap.
4. ...includes a statement from the medical professional describing specifically how the inclusion of a prescription animal will accommodate/alleviate/ameliorate the effects of the particular handicap so that the resident is afforded equal opportunity to use and enjoy his/her unit.
5. ...has documentation from an appropriate licensed facility that the particular identified prescription animal is trained and equipped for the specific intended purpose. Proof shall be submitted that the facility is qualified to train the prescription animal.
6. ...includes documentation that will identify the particular trained prescription animal so that it can be differentiated from other non-trained animals with similar physical characteristics.

If all of the above requirements are met, the Board will approve the provision of a prescription animal, subject to the above stipulations and periodic (at least annual) review. Such approval is also contingent upon the following on-going factors:

1. The animal is appropriately supervised and controlled at all times within the unit and in the hallways, elevator, lobby and outside areas.
2. The animal does not create a hazard, hardship or burden to other residents in the building. Such burden(s) would include, but not be limited to, excessive noise, inadequate handling/disposal of the animal’s waste and/or the animal menacing residents.
3. The prescription animal must “follow” the disabled resident. If the resident leaves the building, the animal also leaves the building.

Residents who exhibit an obvious handicap (e.g., complete blindness) may be granted a streamlined application/approval process to secure Board permission for a service animal.

ROOF

The Riverview Condo Association has gone to great expense to replace the building’s roof and installing the latest in membrane and insulation materials. For that reason, a strict process by which repairmen and others may access the roof has been established. Routine access must be requested well in advance by filling out a form that is stored near elevators on each floor. Completed forms can be

deposited in the Board's cabinet mail slot in the multipurpose room. Emergency access can be arranged by calling the building maintenance phone number that is listed on the roof access form and also on the building resident directory.

TRASH AND GARBAGE

Trash chutes in the laundry rooms may be used only between 8:00 (eight) am and 9:00 (nine) pm. Newspapers that are placed in the trash chute must be tied securely into a bundle or roll, or placed in a bag and tied securely before being placed in a trash chute. Smaller cardboard boxes shall be torn into small pieces and bagged before being placed in a trash chute in order to avoid clogging the chute. If boxes are not so treated, they may be broken down and placed inside the dumpster at ground level. All trash/garbage is to be wrapped and tied tightly in a suitable, heavy duty plastic bag before placement in the garbage chute. (Plastic bags used at store checkout counters are not sufficient.) Particular care should be taken with glass bottles so that they reach the ground level dumpster without shattering.

Removal of construction material from Riverview property is the responsibility of the unit owner(s). The City of Bradenton will not routinely pick up such material.

LAUNDRY ROOMS

The use of the laundry rooms is limited to residents and their guests. Use of the washing machines and dryers is limited to the hours of 8:00 (eight) am and 9:00 (nine) pm. No personal property of any kind owned by the users of a laundry room may be left in the laundry room after the user completes his or her laundry activities. If a washing machine or dryer becomes inoperative while in use, the user is requested to inform a member of the Board of Directors of this situation as soon as possible. Residents must use "High Efficiency" detergent and, in order to prevent mold, leave the washer door open after each use. Users of the laundry rooms shall leave the washing machines, dryers, and floors in a clean and proper condition. The Board of Directors shall install and maintain, on a wall in each laundry room, a sign that defines the conditions of use.

INSTALLATION OF PERSONAL WASHERS AND DRYERS

There have been incidents of washers and dryers located in individual apartments causing damage to other apartments due to faulty and/or non-compliant installation. The Board discourages individual installation of washers and/or dryers and has provided free, commercial quality appliances on each floor to eliminate the need for individual washers/dryers in apartments. If such personal units are installed, the installations must comply with code requirements.

WASHING AUTOMOBILES

Automobiles shall not be washed by the use of a water hose anywhere on the premises. The cleaning and polishing of automobiles is permitted in the parking areas.

YARDS & GROUNDS

No plants or shrubs shall be planted anywhere in the common areas of The Riverview without prior approval of the Board of Directors.

SUPERVISION OF TRADES PEOPLE/MOVERS AND ELEVATOR USE GUIDELINES

1. Residents are to see that elevator pads (stored on the 7th floor) are installed whenever the elevator is used to move material between floors. Elevator pads are to be returned to the 7th floor when finished or at the end of each day.
2. The elevator must not be left on hold any longer than absolutely necessary.
3. All materials are to be brought in/out through the building's rear doors; not through the front door/lobby.
4. The ground floor doors are to be monitored while workmen are present to ensure that doors are not propped open and building safety compromised.
5. Workmen are to provide their services solely within the weekday hours of 8:00 am to 5:00 pm and not on weekends. An exception may be arranged in case of an emergency by contacting The Board.
6. New residents are discouraged from moving into units on weekends. If absolutely necessary, moving in on a Saturday is permissible if a Board member is contacted and permission is granted. Move-ins on Sundays are strongly discouraged.

SMOKING PROHIBITION

Smoking is not permitted in any of the common areas. Those areas include the lobby and multipurpose room, stairwells, laundry rooms, doorways, walkways and the parking lots, including the assigned undercover parking area.

BOARD ACTION IN CASE OF INFRACTIONS:

The Board will work with residents to see that the Rules and Regulations are followed. If issues cannot be resolved, within a reasonable time frame, through methods such as notification and discussion, a daily fine can be imposed by the Board. Such fine will not exceed the legal limits that are in effect at the time of the infraction(s) currently \$100.00 per day, up to a \$1,000.00 limit).

COMPLIMENTS, SUGGESTIONS AND COMPLAINTS

Any resident who wishes to make a suggestion, compliment or complaint relative to the

operation of The Riverview is asked to deliver such suggestion, compliment or complaint in writing to the Board of Directors. This can be accomplished by placement in the slot in the multi-purpose room, emailing to: mail@TheRiverviewCondos.com or sent via USPS mail to the Board of Directors. Formal complaints that demand a response from the Board must be sent in writing via The United States Postal Service to the President of the Board of Directors, The Riverview Association, Inc. An issue brought up by an owner at a Board Meeting does not constitute “formal” communication.

MISSIVES FROM PREVIOUS BOARDS

Written notices concerning rules and regulations authored by previous Board of Directors of the Riverview Association, Inc. have been updated and are included in the current Regulations of the Riverview Association, Inc. This current document takes the place of pronouncements by previous Boards.

FORMS

Up-to-date copies of most of the forms that are used at the Riverview are available for perusal, download and printing on the Riverview website: www.TheRiverviewCondos.com under the “Announcements and Information” section. A login and password are needed and can be obtained from any Board Member.

EXCEPTIONS TO RULES AND REGULATIONS

If an emergency situation emerges, a temporary exception to a particular regulation may be granted immediately by any Board Member. If an owner or resident feels a rule exception is appropriate to his/her specific situation, and it is not considered an emergency, a majority of Board Members (four) must agree in in writing (possibly email) to the rule over-ride.