

THE RIVERSIDE CONDOMINIUM ASSOCIATION, INC. RULES AND REGULATIONS GOVERNING THE USE OF THE RIVERSIDE CONDOMINIUM AND IT'S COMMON ELEMENTS, AS PERMITTED BY THE DECLARATION OF CONDOMINIUM, ALL IT'S REVISIONS AND AMENDMENTS, AND THE BY-LAWS OF THE RIVERSIDE CONDOMINIUM ASSOCIATION AND IT'S REVISIONS AND AMMENDMENTS AND THE FLORIDA CONDOMINIUM ACT, FLORIDA STATUTE 718 CONCERNING CONDOMINIUMS AND THEIR OPERATIONS.

INTRODUCTION

WHEREAS, there are many city, county, state and federal regulations that govern how we must live in an organized and peaceful society, it is the intent of the Board of Directors of the Riverside Condominium Association, in accordance with the authority granted to them by the By-Laws of the Riverside Condominium, as well as the Florida Statutes that set forth the laws for Condominiums, to establish and enforce a set of Rules and Regulations to serve the best common interests of the condominium residents; and WHEREAS, a Riverside Condominium "owner" is defined as a member of the Condominium Association, who is a legal owner of a unit as identified by the County of Volusia tax records. The owner may be a full or part-time resident, or may lease their unit to others. A "lessee" (renter) is a resident who is renting a unit from an owner under a legal and approved lease agreement for a period of no less than three (3) months and one (1) day. The term "resident" is often used in various contexts. In certain condominiums documents, it may refer to the owners who are, in fact, living away, but it most commonly refers to owners that are residing in a unit either full or part-time, and renters who are residing in a unit full or part-time; and WHEREAS, the failure to comply with local, county, state and federal laws as well as these Rules and Regulations may result in negative consequences to the common interests of the residents of the Riverside Condominium; and WHEREAS, it is in the common interests to regulate and otherwise control the appearance of and activities in our facility, in a 5 manner that is for the benefit of all; and WHEREAS, any failure of the Board of Directors to serve the common interests of the owners and residents of the Riverside Condominium, and to actively make residents aware of the terms and conditions associated with living in a condominium community, and to actively enforce these Rules and Regulations may expose any and all residents to a lesser quality of life, a decreased value of ownership and potential increased costs, and; WHEREAS, the Board of Directors of the Riverside Condominium Association, Inc. have been vested with the authority and empowerment to promulgate and enforce the Rules and Regulations governing the use of their units and any common property by the Declaration of Condominiums, Paragraph 11, Page 6, therefore; The By-Laws and Rules and Regulations are the means by which the rights and obligations of condominium residents and owners are made known and enforced. Our condominium is residential in nature; it is not a motel, condo-tel, or a resort facility. Owners who rent their units are obligated to properly inform and educate their renters as to the Rules and Regulations, and to make certain that those individuals fully understand and abide by these rules. Residents who invite guests to visit them or to visit in their absence are responsible for the conduct of those guests. All condominium residents, including full-time and part-time owners and renters are subject to the Rules and Regulations of the Riverside Condominium Association, Inc. without exception.

RULES AND REGULATIONS ARE AS FOLLOWS:

I
CONDOMINIUM BUILDINGS

1. Alterations and repairs of condominium buildings are the responsibility of the Board of Directors of the Association. All changes affecting the exterior appearance of the building must be approved by the Board, including, but not limited to, sunshades, balcony or patio screens, entry door screens and storm doors. No radio, TV antenna or wiring for such may be installed by a unit owner or occupant on any portion of a building.

2. Balconies, patios and limited patios are in the common element category managed by the Association and are part of the exteriors of buildings. Rule 1 above applies. Although the Board of Directors of the Association are responsible for repairs and painting of those areas, the unit owner or occupant is responsible for the general housecleaning of the balcony, patio or limited patio adjacent to his/her unit.

II
CONDOMINIUM UNITS

1. Riverside is a Condominium, and as such, each unit shall be occupied only by one family (legally defined as persons related by blood, marriage, or legal adoption, or not more than two unrelated persons living together as a single housekeeping unit). No resident may take in boarders or another family to share the unit.

2. The unit occupant/owner shall maintain the unit in a clean and sanitary manner. The owner is responsible for the maintenance, repair and replacement of all doors, windows, glass, screens, and all items outlined in the Declaration of Condominium, 5.2(b). If monthly pest control treatment is refused, the cost of any infestation treatment within that unit or any adjacent area will be at the cost of the person who refused treatment.

3. The Condominium Act grants the Association the irrevocable right of access to each unit, after notification when feasible, for maintenance, repair or replacement of any common elements or for making repairs needed to prevent damage to the common elements or another unit or units. It is required that a unit owner provide the Association with a duplicate set of keys to the unit. Only a bonded member of the management staff and members of the Board of Directors have access to such keys. If no key is available, the Association has the right to gain entry to a unit in an emergency by other means at the expense of the owner.

4. The Board of Directors has directed that all lawn-type furniture and any other light items such as plants, doormats, etc. be stored inside the unit when severe weather is forecast. This procedure is also to be followed before leaving Riverside when storm warnings are forecast or when leaving for more than a week.

III
LEASING AND SALES

1. Each owner has the right to sell or lease his unit provided the owner complies with all terms set forth in the Declaration of Condominium and other documents governing the sale or lease of a unit. Anyone staying over 30 days (including immediate family) must provide a three month and one day lease agreement as stated in the Condominium Documents.
2. All occupants of rental units must be screened and added to the unit Lease within 30 days.
3. The Board has appointed a Welcoming Committee to screen/interview prospective buyers or lessees for a fee not to exceed one hundred dollars (\$100.00). No renter shall move in prior to the screening. The Welcoming Committee has 30 days to schedule the interview. The Welcoming Committee shall go over pertinent rules and regulations. It is the responsibility of the committee to tell the buyer/lessee what the Association expects from them and what they can expect from the Association.
4. Owners shall not display "For Sale" or "For Lease" signs on or visible from the exterior of the unit. These listings may be posted on the bulletin boards in the laundry rooms.
5. Each new owner and lessee shall be bound by provisions of the Articles of Incorporation, Declaration of Condominium, By-Laws, and Rules and Regulations.
6. A copy of all recorded Riverside Condominium documents shall be given to each new owner by the SELLER. A complete set of condo documents are available at the Association office for Twenty Five (\$25.00) Dollars.

IV
BALCONIES/PATIOS/LIMITED PATIOS

1. These limited common elements are reserved for the use of adjacent unit occupants to the exclusion of all others and shall be used only for the purpose intended. They shall not be used:
 - (a) for hanging garments, drying laundry, cleaning rugs or other articles, shaking mops, drying mops or other wet articles, or for storage of any articles including bicycles and fishing poles.
 - (b) For displaying religious symbols, statues, political advertising, wind chimes, or any other posters.
 - (c) For placing plants, or other objects on railings (balcony or walkway), with the exception of the United States flag on holiday occasions.
 - (d) For the placement/use of barbecue grills or electrical appliances.
2. For aesthetic and visual considerations, only outdoor patio style furniture of appropriate size, design, and color may be used on unit balconies. Furniture made specifically for indoor use may not be placed on a balcony.

3. Hanging plants and other objects can be hazardous in high winds. The unit owner/occupant shall be held responsible for any injury or damage caused by any object falling or blowing from the balcony/patio adjacent to his/her unit.

4. Limited patios are spaces in front of some units that are continuations of common walkways. Articles in those areas are limited to standing potted plants no more than three (3) feet in height, chairs and small tables. No part of those items may extend onto the common walkway.

5. Any patio sunshade installed must be white, and any broken ones are to be removed immediately.

V PETS

1. Pets of any kind are not permitted in a unit or on Riverside Condo property. This applies to visiting guests as well as residents.

2. Feeding animals and birds on Riverside property is prohibited.

VI BARBECUE GRILLS

1. The barbecue grills may be used by residents for NO MORE than 60 minutes on each occasion and must never be left unattended

2. Grills may be used from 9:00 am to 10:00 pm and no other time. Use of grills by in-house guests is permissible. Day guests may not use grills.

3. Grills must be cleaned after each use. Brushes are provided for that purpose.

VII LITTERING

1. There shall be no littering on condominium property or throwing trash into the river.

2. Tobacco product users should carry a metal ashtray or can to dispose of tobacco product leftovers, such as filters or juices.

VIII BICYCLES

1. Bicycles may not be ridden on common areas other than parking lots and then only at the bicyclist's own risk.

2. Bicycle racks are provided in designated areas. Riverside Condominium Association accepts no liability for parking or storage of bicycles on Riverside property.

3. Bicycles must be labeled with the name and unit number of the bicycle's owner, and must be in working condition, or the bicycles will be removed by the Association.

IX COMMON AREAS

"The common areas along the River, including the docks, present a dangerous condition for residents, and the Association cannot prohibit access to these areas. Parents of young children are advised to make sure children using these areas are properly supervised, as small children may be able to fit through the fence along the sidewalk and the dock railings and fall into river. In addition, these are used at each owners risk and are not supervised by the Association. For those reasons, the following Rules for the use of those apply:"

1. Landscaped/grassed areas, walkways, recreational areas, and other common element facilities shall be used only for the purposes intended. Articles belonging to occupants may not be kept in those areas.
2. No occupant or guest shall interfere in any way with any facility or apparatus (electrical, etc.), used for common elements.
3. Access halls, sidewalks, walkways, driveways, and stairways shall not be obstructed by plants or other objects. Only firm doormats are permitted.
4. Smoking is prohibited in all enclosed common areas including the community room
5. An owner shall be liable for any expense due to damage to common elements caused by him/herself, family, lessee, or guest.
6. Day guests must be accompanied by host resident in all common areas.

X FISHING AND DOCKS

"The docks are part of the common areas along the river and present a dangerous condition for residents. The Association cannot prohibit access to those areas. Parents of young children are advised to make sure children using the docks are properly supervised because they could go through the railings of the docks and fall into the river. The docks are used at the owners risk and are not supervised by the Association. For those reasons the following rules apply."

1. Fishing is permitted only from the docks and not from walkways or grassed areas at the north and south ends of the walkway.
2. Fisherman MUST wash fish residue off of dock decks and fish cleaning counters.
3. Littering on the docks or into the river is prohibited.

4. Any child under the age of 10 may not be on the docks without being accompanied by a responsible adult or family member 16 years of age or older.

5. Boats, including canoes and jet skis may berth at a Riverside dock on a temporary tie-up basis only and at the craft owner's risk in every respect. No craft may berth overnight or be stored on either dock. Riverside work craft is the exception. Short term exceptions may be made at a time of extreme emergency.

6. Boat access ladder is to be used for that purpose only.

7. Use of and throwing cast net after 11:00 p.m. is not permitted.

XI ELEVATORS

1. The office must be notified at least two days in advance when moving in or out of a unit and owners will be liable for any damages occurring during the move.

2. Removal of Association notices or defacing elevator walls is prohibited.

3. Wet bathing suits are not permitted in the elevators. Please dry yourselves sufficiently to not leave puddles.

XII FIRE SAFETY

1. Unit smoke detectors must be maintained in operating condition by the unit owner/resident.

2. Stairwell doors must be kept closed but not locked.

3. Tampering with fire alarm and firefighting equipment is a felony under Florida law. Report any such acts observed immediately.

XIII GAMES

1. Roller skates, roller blades, and skate boards may not be used in or on walkways, elevators, hallways, driveways, parking areas, balconies or any other surface on condominium property.

2. Ball playing, Frisbee tossing, running games, etc., are not permitted on condominium property. Fireworks of ANY kind are also not allowed on Riverside Condominium property.

3. Walkways, hallways, lobbies, elevators and stairwells may not be used as playgrounds. Toys and other playthings must be stored and used inside the unit. Children's toy should not be stored on unit balconies.

4. Shuffleboard courts are located in each courtyard. Discs and sticks are located in the laundry rooms. Hours for shuffleboard are from 10:00 a.m. to 7:00 p.m.

5. A version of the bean bag toss game is also allowed on the shuffleboard courts. The hours for the bean bag toss game are from 10:00 a.m. to 9:00 p.m.

XIV GARBAGE/TRASH

1. Wet garbage must be secured in plastic bags before placing in chutes/dumpsters. Any loose garbage should also be secured in plastic bags. No construction debris is allowed in the dumpsters.

2. Trash too large for chutes must be taken to the bulk pick up location for deposit.

3. Recyclables (newspapers, cans, white glass, brown glass, plastics) are to be placed in the marked containers. Plastic shopping bags are not to be placed in any of the recyclable containers.

4. Garbage is not to be placed in recyclable containers.

XV RECREATIONAL AREAS AND FACILITIES

All recreational facilities are provided and maintained for the use of residents and their guests. Unit owners who rent their unit to others transfer their privileges of using the recreational area and facilities to their lessees and may not use them during the time of the rental. If you rent your unit to someone else you cannot come back and use the recreational areas and facilities including the pools.

SWIMMING POOLS AND POOL AREAS

Pool Hours Are From 9:00 AM to 10:00 PM

1. There is no lifeguard on duty. Please be aware that you use the pools at your own risk. Appropriate Swimwear must be worn in the pool.

2. Glass containers of any sort are strictly prohibited in the pool areas.

3. A shower must be taken by all before entering the pool.

4. The lifeline at the five (5) foot depth is required by the State of Florida and Volusia County Board of Health. A swimmer who removes the lifeline in order to swim laps is responsible for its replacement.

5. Due to the drawing of pests, food is not permitted in the pool areas.

6. Residents and guests using the pool are responsible for the collection and disposal of trash

resulting from their pool activities. Smokers must use the sand pails provided. Trash shall be placed in the trashcans provided.

7. For the safety of all, diving, running, active games, Frisbee throwing, ball playing, in the pools is not permitted. Games of Marco Polo are permitted, as are beach balls or Nerf balls in the pool. These activities should not interfere with other residents in the pool.

8. Water toys such as surfboards and boogie boards are not allowed in the pools. Inflatable floats are permitted as long as they do not interfere with other residents. Swimming aid devices and lifesaving devices are permitted.

9. Sunbathers are asked to place towels on chairs and lounges to prevent staining by suntan oils.

10. Day guests must be accompanied by a resident. Any child under the age of 10 may not be in pool area without being accompanied by a responsible adult or family member 16 years of age or older.

11. Children not potty trained must wear leak proof swimwear (such as swimmies). Swimmies are available in the office for \$1.00. No diapers of any kind are permitted.

12. Hanging towels or beach bags on railings is not permitted.

13. For safety reasons, compliance of pool Rules and Regulations is of the utmost importance. Anyone violating pool rules may be asked to stop the improper activity by the Office Manager.

COMMUNITY ROOM

Community Room Hours are from 8:00 a.m. 10:00 p.m.

1 The Community Room may be reserved for Association planned activities, during which all residents are welcome to participate or observe. Other individual activities will not be permitted during the hours of a planned Association program.

2. The Community Room may be reserved by residents for private social events, subject to the following:

(a) The Community Room must not be otherwise reserved by the Association.

(b) The resident must advise the Association at least two weeks in advance of the desired date. Each unit may reserve the room three times yearly at discretion of the Board.

(c) The room may be reserved up to 10:00 p.m.

(d) The resident must restore the room to its original condition. Specifically, by wiping tables, mopping as necessary, vacuuming, sweeping, cleaning the kitchen and taking out trash.

(e) A deposit of \$100.00 shall be left with the Association Office at the time of the reservation, and shall be returned to resident when management is satisfied that the room is in satisfactory condition. If, in the opinion of management, the room is not satisfactory, then management shall have the right to clean the room and deduct the cost from the deposit. The resident will be responsible for any additional cost should the deposit not be sufficient.

3. The community room may not be used for any type of sales promotion purpose.
4. Shoes and shirt are to be worn while in the Community Room. Wet bathing suits are prohibited.
5. Gambling is not allowed in the Community Room. Bingo is permitted and has been defined as a social event and is ran as a not for profit game.
6. The unit owner/ resident shall be responsible for any repairs necessitated by the actions of themselves, or their guests.
7. Day guest must be accompanied by their resident host/hostess

XVI NOISE

1. All residents must refrain from noisy activities such as pounding, sawing, scraping, construction, or any other noise that would interfere with the comfort or convenience of other residents between the hours of 6:00 p.m. and 8:00 a.m. No weekend work is permitted.
2. The quiet hours are from 11:00 p.m. to 8:00 a.m. No resident may engage in loud activity (playing of a musical instrument stereo, TV, radio, etc.) during these hours.
3. Disorderly conduct on the part of a resident, family, or guest shall not be tolerated at any time in a unit or elsewhere on Riverside property. Police will be summoned to quell any disturbance.

XVII NOTICES

1. Official notices of Riverside Condominium Association may be issued only over the signature of the Association President, Vice President, Secretary or Manager.
2. Glass enclosed bulletin boards are for the use of official notices.
3. Personal notices may be posted for 30 days on laundry room bulletin boards. Such notices are to be signed and dated and must be approved by the office.

XVIII LAUNDRY ROOMS

1. Laundry rooms are for the convenience of residents and guests only. Hours are from 7:00 a.m. to 8:00 p.m. and doors will be locked at any other times
2. Washers and dryers are not permitted in units (penthouse excluded) or on balconies.
3. Users are responsible for the cleanliness of equipment. Lint must be removed from lint catchers in dryers after use.

4. For the convenience of others, laundry should be removed from washer and dryer when machine cycles are completed.

5. The fan may be left on when a machine is in operation, otherwise it should be turned off. Please turn off the overhead lights when you exit the laundry room.

6. In the event of a malfunction of laundry equipment, such as a water overflow, please make a report to the Management Office during office hours. Should the emergency occur after hours, call the office number (386) 677-7572, and the answering service will respond.

7. In case of malfunction and coins are lost go to the Management Office and you will be reimbursed.

XIX GUESTS

Definition of guest:

A day visitor or guest is a person who visits a resident just for the day. Day guests must be accompanied by their host/hostess when using any and all condominium facilities.

An in-house guest is a person who visits a resident overnight or for a length of time, or a person who occupies a unit in the absence of the unit resident with the owner's permission.

Management should be notified and informed of in-house guests so that they may have use of recreational facilities. Unit owners should inform guests of the Rules and Regulations of the Association.

Overnight guests and guests staying in units when the owner is absent are prohibited to use the amenities or park on the condominium property until they obtain their own parking pass. Parking passes will be provided to guests authorized by the owner to use his/her condo when guest is properly registered at the Condominium Managers office.

After 30 days a person is no longer considered a guest and will be considered a resident and must go thru the screening and welcoming process.

All guests must comply with the Rules and Regulations and all restrictions imposed by Riverside Condominium documents.

XX PARKING AND ENFORCEMENT

1. The Condominium Documents permit the Board of Directors to assign one parking place per unit. Subject to the following rules, a resident of each unit has the right to use, for parking only, the space assigned to his/her unit by the Board. **Strict adherence to the assignment is required.**

2. A resident may permit his/her assigned parking space to be used by another resident provided the Office is made aware of this arrangement. This arrangement is not permanent and must be revoked upon the sale, lease or re-lease of the unit to which the parking space is assigned.
3. A resident may permit his/ her assigned parking space to be used by a guest, providing a guest parking permit, available in the office, is visibly displayed on the guest's dashboard. **Residents are responsible for insuring that their guests and visitors are aware of our parking rules and that their guests do not infringe on other resident's parking area.**
4. **Every vehicle that a resident intends to park on the condominium premises must be registered in the office.** While the office will issue two permits per unit, only one vehicle may be parked on the premises at a time unless an arrangement is made with another resident, per paragraph 2. (Above)
5. Except as indicated above, residents owning more than one vehicle must park their additional vehicles off of the condominium premises. The area along the Halifax wall is available for this purpose.
6. Visitors Parking Spaces are for the use of visitors (guests) at all times and vendors performing work on the premises during normal business hours. Permits will be dated with a time limit of thirty (30) days.
7. Vehicles must pull in forward. Backing into a parking space is not permitted.
8. The following vehicles are prohibited from parking on the premises:
 - . Trailers, boats, campers, recreational vehicles, etc. are prohibited at all times.
 - . Commercial vehicles or vehicles displaying commercial messages are prohibited from overnight parking.
 - . Any vehicle displaying a "for sale" sign is not permitted on condo property.
 - . Vehicles exceeding Length- 20 feet, Width- 7 feet, and Height- 7 feet are prohibited from parking on the premises. Temporary parking during business hours of commercial vehicles exceeding these limits while performing work on the premises is permitted.
9. Motorcycles:
 - . Must not be so loud as to disturb other residents.
 - . May be parked in lieu of a car in a resident's assigned space.
 - . May be parked in addition to a car in an assigned space with management's permission.
10. Parking in restricted parking areas is not permitted. Parking in limited duration is limited to the time displayed on the space.
11. Residents and their visitors are required to obey posted speed limits, directional signs, stop signs, and all other traffic control signs. Vehicles left unattended in driveways or other traffic areas are subject to towing without notice.
12. There are no car wash stations, hoses may be used to wash or rinse vehicles with office approval.

13. Enforcement:

- . Residents or visitors parked without permission (registered in office) in another's resident's assigned space will be towed without warning upon the complaint of the resident assigned to that space.
- . Residents parked overnight in a Visitor's Parking Space will be provided one warning either by tagging or phone call. On the second offense their vehicle will be towed at their expense with no further warning.
- . Any vehicle parked in a no parking area will be towed without notice or warning.

14. All vehicles must be in operating condition, must not leak fluids and must conform to Florida state laws and bear current registration. No automotive repairs or maintenance are to be done on the parking lot.

15. Unit owners and residents must re-register with the Condominium Office if they change vehicles or obtain a new license plate.

16. All residents will display their parking sticker on the back window of their vehicle.

XXI
TRESPASSING

1. Only Management, authorized personnel, and contractors are permitted in/on non-public areas of Riverside. Such areas include, but are not limited to, roofs, ladders, work craft, shops, equipment rooms and pool houses. Anyone else including residents, in/on those areas will be considered trespassing.

XXII
STORAGE

1. Personal items of residents may be stored only in rooms designated as Community Storage Rooms. No large pieces of furniture, equipment, or flammable items may be stored in these rooms.

2. All items and containers in storage rooms must be labeled with the owner's name and unit number as well as the date.

3. Lawful items only are to be stored in storage rooms.

4. Riverside Condominium Association shall not be responsible for the loss or theft of items in storage rooms.

XXIII

CONDOMINIUM BY-LAWS AND RULES AND REGULATIONS COMPLIANCE AND ENFORCEMENT
PROCEDURES

In the event of an infraction, the Manager will take the following steps

First notice: Inform the offending individual of the Rule that was violated and request full cooperation and compliance. Manager's response will be documented.

Second notice: Inform the offending individual of the penalties that may be incurred if the violation continues. Documents of this notice will be given to the individual, and to the President of the Board of Directors or his/her designee.

Third notice: If the offender has not stopped the violation, the Manager will send a "Notice of Violation" to the President of the Board or his/her designee.

NOTE: Depending of the severity of the Rule (s) violation, the Manager may at any time escalate the response to "Third Notice" without having completed the prior notices. Proper "Due Process" will then be defined as notice given at step three.

Upon receiving a Manager's referral (Notice of Violation), the Board of Directors will take the following steps:

The President of the Board, or his designee, will hold a preliminary hearing with the Manager, and the offender. If as a result of the preliminary meeting the President feels that further action should be taken, the President will send a registered letter with return receipt to the offender describing the documented violation(s), and notifying the offender that a hearing will be held within 30 days of the issuance of the letter before a Review Committee of at least three unit owners. The Review Committee must approve any proposed fine and will report back to the Board of Directors, their final decision and recommendation. The President of the Board of Directors, by registered mail, return receipt, shall inform the unit owner or the offender, if not the unit owner, of the Board's decision.

When an individual(s) purchases or leases a condominium in the State of Florida, it is assumed that the individual(s) understand the nature of condominium life. Condominiums are, by their nature, enclosed communities that operate for the good of all its residents. The individual(s) has every opportunity to review the Rules and Regulations and to make the prior determination that they do not want to participate in this type of life style. For those that do, it is therefore assumed that their purchase or rental of a condominium unit means that they are agreeing to fully abide by any Rules and Regulations, and will sign an affidavit to this effect. It is the intention of the Riverside Condominium Association and its Board of Directors to provide full and proper prescribed due process to all individuals who have been accused of Rules and Regulations violations. Upon administering due process, it is then within the legal authority of the Board to issue a fine or other punitive actions against those individuals who have failed to comply with the condominium's Rules and Regulations. To that extent, the possible actions that may be taken by the Board of Directors are:

1. A fine of \$100 per day, up to a total fine of \$1000 against the owner.
2. Legal action against the offender and/or owner.
3. A nuisance fine of \$100 per day, up to a total fine of \$1000 against a lessee (renter).
4. Eviction of lessee (renter).
5. Deferred action.

6. No action.

FINES

The Condominium Act (FS 718) gives Condominium Associations limited authority to fine residents as a means of Rules enforcement. Additionally, the authority to fine is outlined in the Riverside Condominium Governing Documents. The following is a list of fees associated with certain fines.

1. Noncompliance with Rules and Regulations fine: \$100.

Fine is \$100 per issue/occurrence cumulative to a maximum of \$1000 for the incident.

2. Parking Citation fee: \$ 30.

Issued per incident for inappropriate parking.

3. Lock-Out fee: \$20.

May be assessed if the Manager or any Board Member is requested to help them enter their locked unit.

This Rules and Regulations document revision supersedes any and all previous Rules and Regulations editions. This document was adopted by the Riverside Condominium Board of Directors on August, 2017.

I/We have received a copy of the Riverside Condominium Association’s Rules & Regulations and agree to read and abide by them.

Owner _____ Unit# _____

Owner _____ Unit # _____

Lessee _____ Unit # _____

Lessee _____ Unit# _____

Date _____