Bethel Riverbend Condominium Association
Bethel, Maine

The Riverbend Condominium Association Rules and Regulations are in place to ensure a safe and enjoyable environment for all our unit owners and their guests. We ask that these rules are always followed. If you should have any questions, please contact the property manager for any clarification. We hope you enjoy your time at Riverbend.

These Rules and Regulations supersede all those previously published.

Rules and Regulations

1. Door Locks
    a. Owners must provide a means of entry to their unit by providing property management with a key or code.
    b. Changes to locks must be reported to property management and new keys provided
    c. Owners who replace their key lock with a combination/code type lock must provide the property manager with the combination/code for access.
2. Noise
    a. Quiet time is from 10:00 pm to 8:00 am.
    b. Contractors may not begin work in any unit before 7AM nor after 6PM unless for an emergency repair.
3. Pets
    a. Only unit owners are allowed to have pets in their units. No renters or guests are allowed to have pets.
    b. All owners' pets must be registered with management.
    c. Owners must inform renters, rental agents, and guests of this policy.
    d. Pets must be on leashes and not allowed to run free on the Riverbend property.
    e. Owners must pick up after their pet.
    f. Dogs barking inside or outside after 15 minutes are considered a nuisance.
    g. Dogs cannot be tethered in egress to the units.
4. Trash
    a. The provided dumpster at the front of the parking lot is for household trash only.
    b. The dumpster is for owners, renters, and guests only.
    c. No construction debris may be placed in the dumpster.
    d. Owners must make special arrangements for large pieces of trash removal (carpet, appliances, and mattresses). Property Management may be able to direct you to a company or person that can help you dispose of these items.
    e. Contractors are not permitted to use the dumpster for trash dumping of any kind. Violations of this rule will result in fines to owners where contractors are conducting work. Please advise your contractors of this rule prior to work commencing.
    f. The “Returnable bottle/can” barrel is for returnables only (no trash or recycles please).

    g. Those who choose to recycle items may do so at the Tri-town Transfer Facility on Route 2 (2 miles away; open on Wednesday, Saturday, and Sunday 9AM to 4PM; directions: Sunday River Road to Route 2; turn left; travel approx. 2 miles; transfer station is on the right.)
5. Parking
    a. Parking is available for owners, renters, and guests only.
    b. Parking in front of or on a walkway in front of a building is not allowed.
    c. Long term (30 days or more) storage of vehicles, trailers, or RVs is not allowed.
    d. Vehicles must be moved within 48 hours of snow accumulation to allow for snow removal.
    e. Owners, renters, and guests must move their vehicles out of harm's way when flooding of the parking lot is imminent. (A high-water alarm system is in place to help alert of any high water situation.)
6. Buildings and Grounds
    a. Structural changes to the buildings are not allowed without Board approval.
    b. Outdoor antennas or dishes are prohibited.
    c. Landscaping (including grading, flower beds and tree or shrub planting/removal) must be approved in writing by the Board before planting or altering existing landscaping.
    d. No one shall not erect fences, signs (including For Sale signs), canopies, sheds or other structures.
    e. Painting or other action (to include lighting) that would alter the exterior of the unit, buildings or other common element is not allowed without Board approval.
7. Grills and outdoor fires
    a. The use of any type of grill (charcoal or gas) on the decks of the condominiums is prohibited.
    b. Gas grills may not be stored on the decks at any time.
    c. Owners, renters, and guests are encouraged to use the charcoal grills conveniently located between the buildings for community use.
    d. No outdoor fires are permitted on Riverbend common areas.
8. Renters and guests
    a. Owners of rental units must provide property management with rental agency contact information or other to respond to problems.
    b. Owners are responsible to ensure compliance with all Associations Bylaws and Rules & Regulations.
    c. An owner is responsible for all the actions of their tenants and guests.
    d. All legal and administration fees because of tenant or guest violations will be assessed to the owner.
9. Smoke detectors
    a. Owners are responsible for maintenance of back up batteries.
    b. Owners may engage property management in writing for assistance.
10. Septic system
    a. Only waste items for which the system is designed may be discharged into the septic systems.
    b. Items such as "Flushable Wipes" may not be discharged into the system.
    c. No unit may add a washing machine in their unit.
11. Outside storage

a. Outside storage of items is prohibited.
b. Exceptions
    i. Skis, snowboard, snowshoes, left to dry.
    ii. Chairs neatly arranged on decks

12. Condominium Fees
    a. All fees are due and payable by the 10th of the month.
    b. Delinquency
        i. After 60 days, a $25.00 per month fee will be imposed retroactively
        ii. After 120 days, a certified letter will be sent and a warning of a lien to be placed for which owner will be responsible for expenses.
        iii. After 180 days, a lien will be placed.
13. Violators will be subject to fines and/or other remedies at the discretion of the Board of Directors.
    a. Written warning and Fine.
    b. Fine schedule
        i. First offense: $100
        ii. Second offense: $200
        iii. Third offense: $300
    c. For pets, either no leash or not picking up. $100 fine.
    d. A fine may be charged for violations of the pet ordinance and/or pets will be asked to be removed and banned from the Riverbend property.

Approved and adopted on this date: May 8, 2023

Bethel Riverbend Condominium Association
Board of Directors