Riverview Estates Condominium Association Rules and Regulations

Revised 6/17/2022

OCCUPATION OF UNITS

Units must be owner occupied. The Association By-Laws prohibit renting or subletting of any unit.

PETS

- Each unit may have two (2) pets. Each pet can weigh no more than 35 pounds. No exceptions.
- All pets must be kept on a leash when taken outside.
- All dog (or other pet) feces must be picked up and disposed of immediately.
- Any damage to lawn, trees or shrubs by pets will be the responsibility of the owner and any costs will be charged accordingly.

PARKING

- No parking on Riverview Drive.
- Speed Limit on premise is 10MPH.
- By virtue of our by-laws, each unit is allotted two (2) parking spaces, one in the garage and one in front of the garage. Per our bylaws, there shall be no more than 4 cars per unit allowed and for each car over two (2), permission must be obtained from the Board. See Article 7, Item 7.2 of the by-laws.
- No RV's, motor homes, boats, trucks, motorcycles or any other type of vehicle which is not considered a personal passenger vehicle may be parked on the property of Riverview Estates. Guests are allowed to park trucks or motorcycles for a limited time. Please contact the Board with any concerns or notifications.
- No parking in front of a building main door entrance.
- No parking in front of any garage other than your own.

NO SMOKING IN THE COMMON AREAS

- Please be considerate of your neighbors if you smoke. There is no smoking in the common hallways or front entrances. All outdoor smoking should have proper disposal containers for ash and cigar/cigarette butts and not tossed in common areas.

LANDSCAPING

- Riverview Estates Condominium Association is responsible for all landscaping.
- Any resident wanting to plant flowers or other flora must have Board approval.
- No lawn decorations are allowed.

LAWN FURNITURE

- No lawn or patio furniture shall be kept on the lawn.

SPORTING EQUIPMENT AND PLAY

- No playground equipment (swings, slides, monkey bars, etc.) may be installed on the lawns or Common areas.
- No basketball hoops may installed on garage doors or in the driveway, lawn or Common areas.
- No skateboarding, roller blading or scooters are allowed in the Common areas or driveway.

GRILLS/FIRE PITS

- No charcoal/gas grills or fire pits are allowed on any decks. When in use at ground level (patios, garages) they must be at least ten (10) feet from the building
- Do not clean or wash your grill in the driveway

ELECTRIC VEHICLE

- Electric Vehicle Charging Station (EVCS) will not be provided on the grounds of Riverview Estates. Condo owners are not allowed to install an EVCS on the exterior of garages or buildings that are common areas.
- Owners may, at their own expense, install an EVCS or upgrade their electrical system in their personal garage space. This must be done by a registered and licensed contractor.
- If the installation of an EVCS or electrical upgrade will affect any of the common area, then prior to such installation or upgrade the condo owner must submit plans and any permits to the Board for their approval. An example would be if an electrical upgrade would involve running new cable from the garage outlet through the common area to the electrical board inside the condo. The condo owner will be fully responsible for any repairs, damage or alterations to the common area.
- As a matter of courtesy the Board would appreciate being notified if an owner does purchase an Electric Vehicle.

OUTSIDE DECORATING

- Outside decorating shall be the responsibility of the Riverview Estates Condominium Association.
- No outside decorating shall be displayed, such as windsocks, pennants, flags, without the approval of the Board.
- Exterior Christmas decorating shall be the responsibility of the Association.

RUMMAGE SALES

- No rummage, yard, garage or estate sales are allowed.

SIGNAGE

- Signage on Association or owner property is not allowed. Examples include but are not limited to For Sale (real estate or individual property), garage, yard or estate sales. Real estate open house signs are permitted for the duration of the open house.

BIRD FEEDERS

- Bird feeders are not allowed on patios or decks. Any feeders must be placed along the edge of the lawns so as not to impede mowing.

LAUNDRY

- No laundry may be done after 10PM.
- No laundry may be hung or draped outside on patios or decks.
- See Article 7, Item 7.1I (pg 16)

FINES

- Infraction of the above rules and regulations could result in a fine by the Association. Amounts may vary depending on the particular infraction. Warning notices will be sent. Fines will be charged directly to the owner account.

LATE FEES

- The monthly maintenance fee is due on the 1st of each month. If paid after the 10th of the month a $25 late fee will be assessed.

For further details and/or information please see your copy of the Association by-laws. If you require a copy please contact a Board member or Real Estates Specialists.

The rules and regulations must be presented to all potential buyers and signed at purchase.

Thank you,
Board of Directors
Riverview Estates Condominium Association