

**RIVER TOWNE CONDOMINIUMS - Rules and Regulations**

- 1. NOISE:** If you are disturbing your neighbor, you are too loud. At no time will excessive noise or obnoxious behavior that disturbs others be appropriate. If you are being disturbed by other units or tenants, contact K.P.D., as well as URE and a letter will be sent to the owner of the offending unit.
- 2. PETS:** No pets in the unit or on the property any time without permission of the Board of Directors. **ALL PETS MUST BE ON A LEASH!** Residents must pick up after their pets. Except for household pets, no animals, livestock, or poultry of any kind shall be raised, bred or kept in or around a Unit.
- 3. PARKING:** One (1) Assigned parking space in garage. If you park in a designated space that is not yours you will be subject to tow. Per the Master Deed, Page 11, Section n; it is strictly prohibited to store or park a house trailer, camper, pleasure or fishing boat, motor home, trailer, junk or inoperable vehicle on or about Unit or any general common elements, unless authorized by the Board of Directors. This means boat trailers, jet skis, etc. must be moved from the property immediately. Parking is limited so guest parking is not available.
- 4. PEST CONTROL:** 1<sup>st</sup> Wednesday of each month between 1PM and 5PM. Any change to date/time will be posted.
- 5. FRONT WALKWAY/BALCONY:** Leaving trash, chairs, and other items in front of your unit is NOT acceptable and is prohibited by the Fire Marshall. This includes cigarette butts—if you smoke, place cigarette butts in appropriate container and safely dispose of them. Do not throw cigarette butts on the ground in the parking lot, or from your balcony! Balconies are not to be used as storage areas. Acceptable balcony items include patio furniture and planters. Bicycle storage is not allowed. No kegs, trashcans, trash bags, or boxes, are allowed on balconies at any time. **GAS/CHARCOAL GRILLS ARE PROHIBITED BY ORDER OF THE FIRE MARSHALL!!** Balconies are not to be altered by installing plastic or other enclosures attached to the structure.
- 6. SIGNS:** No advertising signs (except those approved in writing by the Board of Directors), billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on a Unit, the Development, land or buildings and then only attached to the Unit in locations, size and color approved in writing by the Board of Directors.
- 7. INTERNET:** University Real Estate will provide internet equipment for one computer only. To access the internet on other computers, you must purchase a wireless internet router. This equipment is the property of Comcast and not the owner. If not returned to University Real Estate there will be a \$150 charge for replacing the equipment.
- 8. POOL:** Hours are 8:00AM to 10:00 PM only. You are responsible for removing any items brought to the pool area, including trash, furniture, towels, etc. **NO GLASS OF ANY KIND PERMITTED IN THE POOL AREA!** Only residents and guests are permitted in the pool area. Residents must accompany their guests. **NO PETS ARE ALLOWED IN THE POOL AREA!!** Causing loud and excessive noise in the pool area is unacceptable, and you will be asked to leave. If the pool has to be shut down by the Health Department and drained due to any of the above violations, the person responsible will be charged a \$1,000.00 fine.
- 9. ELEVATORS:** Do not hold elevator door open by force as it will shut it down. If you make a mess in the elevator you must clean it up. **NO SMOKING IN ELEVATORS!** This is against the law, will shut the elevator down and cause the alarms to sound. Violators will be fined by the Fire Department.
- 10. FRONT GATE:** Enter and exit only thru the proper lane.
- 11. BOAT SLIPS:** Boat slips are individually owned and for the use of the owners only. Anyone caught trespassing will be charged and prosecuted to the fullest extent of the law.

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1 <sup>st</sup> Violation .....	\$100 Fine
2 <sup>nd</sup> Violation .....	\$200 Fine
3 <sup>rd</sup> & Subsequent Violations .....	\$100 increase every month until corrected

**\*\*Fines not paid within 60 days will automatically become a lien placed on the unit\*\***

**OWNERS ARE RESPONSIBLE FOR THEIR TENANTS AND GUESTS.** Please be considerate of your neighbors and abide by these rules. Those of you that own your unit can be responsible homeowners by reporting those who violate rules or damage the property to University Real Estate and/or taking the necessary action to correct the problem.

**ULTIMATELY, THE UNIT HOMEOWNER IS RESPONSIBLE FOR ANY FINES ASSESSED OR DAMAGES CAUSED BY THE UNIT'S RESIDENTS OR GUESTS.**