



Riverwood I Condominiums Homeowner's Association
Rules and Regulations

- 2/15/10

These Rules and Regulations are for the enhancement of maintaining the beauty and quality of life in our Homeowner's Association, by the authority of the CC&R's and Bylaws of the Association. Your cooperation in following these rules will help maintain an attractive, clean, desirable community.

Residential Use - No owner shall occupy or use their unit or permit the same or any part thereof to be occupied, or used for any purpose other than a private residence for the owner, owner's family, or owner's renters or guests.

Quiet Enjoyment - No resident or guest shall disturb the quiet enjoyment of another at any time. No loud music, TV, radio, parties, auto, truck, motor home, motorcycle, trailer, ATV repair, cleaning or engine noise.

Pets - One dog or cat per condo' (exceptions only by authorization of the HOA president or board of Trustees. Possession of other pets per condo' authorized only by HOA president or board of Trustees). Dogs must be leashed in the common area, fecal elimination picked up immediately.

Nuisance barking by dogs in the condo', limited common area or common area will not allowed. Now dogs or cats allowed in the pool.

Vehicles - Inoperable or unlicensed vehicles left in common areas are prohibited and will be towed at vehicle owner's expense. Vehicle repair in condo' driveway, requiring more than one week is prohibited. Maximum vehicle speed on our streets is 10 miles per hour.

Parking - Vehicles must be parked only in resident's garage or driveway. No parking (resident or guest) along the street in back of condo's 1A, 1B, 1C, 1D and 1E (which is posted "No Parking, tow away at owner's expense"). This is to be clear of all vehicles at all times for work and emergency vehicles.

"No Parking, tow away at owner's expense" signs are also posted in front of 2B, 3A, 3B, 5A. Motor homes, recreational vehicles, boats, utility trailers (or similar vehicles) may only park in these locations to load or unload, by authority of HOA president or board of Trustees.

Occasional short time (not overnight), guest parking of small vehicles is allowed between 2B, 3A, 3B, 5A "No Parking tow away signs."

Outside, General Cleanliness, Neatness - is to be daily maintained, *Especially Garage Area, Front and Rear Entrances, Lawn, Shrubs.*

Tools, water hoses, toys, wading pools etc. must be kept neatly out of sight when not in use.

Garbage cans should be stored in the garage or out of sight.

Clean, attractive, driveway, lawn and rock landscaping. Don't drive on the lawn. Replace and grow any torn up grass from driving on it.

Pick up daily, all trash, cigarette butts, newspapers, refuse from cars trucks and repair work.

Swimming Pool - All residents and guests must obey all pool rules listed separately in a Riverwood Pool and Spa Rules page (in your owner's folder), also written on the "pool key paddle" attached to your key to the pool and spa.

Signs - Signs and billboards are not permitted.

"For Sale" signs can only be placed on HOA property when authorized by the HOA president or member of the Board of Trustees.

Architectural Control - Any change, addition or modification to the exterior of any home or yard must have PRIOR approval of the HOA architectural committee. Examples of such changes include TV dish, storm/security doors, awnings, landscape improvements, fence etc.. All requests shall be in writing showing location, size, shape, color etc..

Security Lighting - Because garage lights provide the only source of external lighting, garage lights may not be covered or color changed.

Sprinkler Systems - Residents or guests are not to adjust the controls of the watering system. Request or complaints should be made to the president of the Association, not to maintenance personnel.

Compliance - Violation of these Rules and Regulations or any other governing document of the Association may result in fines, loss of privileges, legal actions and/or all of the above.

Riverwood I Condominiums HOA
Exhibit "A" - Schedule of Fines

- 2/15/10

1- Obstruction, damage or interference with common structures or areas.	\$ 25.00
2- Offensive or Unlawful activities	\$ 50.00
3- Pet Restriction Violations	
a- Numbers and/or types of pets	\$ 25.00
b- Nuisance noise, smell, destruction	\$ 25.00
c- Identification of pet(s) to HOA	\$ 25.00
4- Nuisance, noxious, offensive or unsightly conditions	\$250.00
5- Landscaping restriction violations	\$ 50.00 or cost of landscape improvement
6- Parking Violations	
a- Unauthorized parking of cars, trucks, motor homes, motorcycles, trailers, ATVs or other recreational vehicles (not towed)	\$ 25.00
*** All vehicles towed at owner's expense	\$ 00.00
b- Broken down, inoperable or unlicensed vehicles	\$ 75.00
c- Parking in the wrong driveway	\$ 75.00
d- Excessive work/repair time of vehicles in driveways	\$ 75.00
7- Unauthorized leasing or rental of condo's	\$200.00
8- Other violations of the association Declarations, Bylaws or Rules and Regulations, not set forth above	\$ 50.00

ALL LOTS WITHIN RIVERWOOD I
CONDOMINIUMS, PHASE I JEB

An owner assessed a fine may request an information hearing to protest or dispute the fine, within 14 days from date fine was assessed.

Hearing to be conducted in accordance with Association Governing Documents, i.e.


Riverwood I Condominiums Hearings for owners wishing to be heard regarding fines levied or others with concerns ... make an appointment with the HOA president with/in 14 days of the fine being levied. The President and Board of Trustees will hear you and finalize a decision.

No late fees or interest accrue until hearing is conducted and final decision rendered.

Then interest at the rate of 10% will be incurred every day fines remains unpaid.

Jerry R. Border - 2/26/10
JERRY R. BORDER, Pres.
RIVERWOOD I CONDOMINIUMS
1165 INDIAN HILLS DR. #4B
ST. GEORGE, UTAH 84770

STATE OF UTAH
COUNTY OF: Wash
ON THE 26 DAY OF Feb 2010
PERSONALLY APPEARED BEFORE ME
Jerry R. Border SIGNER(S) OF THE ABOVE
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME

 NOTARY PUBLIC
VICKI ANN NELSON
40 E. St. George Blvd.
St. George, UT 84770
My Commission Expires
March 29, 2012
STATE OF UTAH

Vicki Ann Nelson
NOTARY PUBLIC