

RIVER PARK TOWNHOUSES, INC.

RULES AND REGULATIONS

1/2000

The following rules and regulations do not supersede the River Park Townhouses, Inc. Cooperative By-Laws or the Occupancy Agreement between the members and the Cooperative. These rules supplement the above mentioned documents; if there should be conflict between any of the other documents and these rules, the higher documents prevail.

PETS:

1. All pets must be registered with the River Park Townhouses, Inc. Office and inoculated in accordance with local laws. A pet should not weigh more than **25 pounds** at full growth.
2. If pets are responsible for any damage to the grounds or buildings or any situation regarded as a health hazard, the Maintenance Department will repair and/or clean the area and bill the pet owner for material and man-hours used to restore the area.
3. Pets are not allowed outside any unit unless on a leash and under human supervision and control.
4. No member is allowed to have a dog house outside his unit except in a regulation fenced yard. An Alteration/Installation Permit is required before installation of the dog house. If a dog house is placed outside an unfenced unit, the dog house will be tagged and if not removed within a 10 day period, the Maintenance Department will remove it at the owner's expense.
5. No exotic or aggressive animals, including Pit Bulls, Rottweiler, Chow or Wolf Hybrids will be allowed on River Park property.
6. Only **one pet** per household. 6/98
7. Any member violation of any of the foregoing regulations will forfeit the privilege to keep the pet and will subject this membership to default.

VEHICLES

1. Any vehicle in operation on River Park Townhouses, Inc. property must not exceed a **15 mile per hour speed limit**. These are private streets and the speed will be monitored by the security company hired by River Park. Careless or reckless driving on cooperative property is prohibited and will not be tolerated.
2. Operation of all motorized vehicles will be restricted to the streets only.
3. All vehicles owned by or in possession of cooperative members or their families must be registered at the River Park office, here after to be referred to as the “office”. When a vehicle is sold or exchanged, it is a member’s responsibility to file a new registration permit with the office. Annual vehicle registration is done April 1 with Recertification.
4. **Parking Stickers-** After proper registration requirements are met a parking sticker will be issued for each vehicle and **MUST** be displayed so as to establish ownership of the vehicle as a member of River Park.
5. **Licensing-** All vehicles must have a valid license plate. Any vehicle not properly licensed will be subject to tow at the owners expense on the 11th day of the month following the sticker date. No further warning will be given. There is to be no sharing of license plates between two different vehicles.
6. **Number of Vehicles Allowed per Household-** A limit of **one (1) vehicle per licensed driver on the Family Composition** will be allowed to park on River Park property. Trucks over one ton or vehicles other than normal passenger type pick-ups must be approved by the Board and parked in an authorized area.
7. No household can occupy more than one (1) guest parking space. Household with more than two (2) vehicles may occupy their assigned parking space and one (1) guest parking space. All other vehicles must be parked along the north side of E.40th. Terr., in the circle or other auxiliary parking.
8. **Towing Policy-(3/18/98)** Any illegally parked vehicle will be ticketed and/or towed. Definition of illegally parked: Parking in a numbered parking spot other than your own. Blocking another car in a parking spot. Parking in the entry to a parking lot. Parking next to a fire hydrant. Parking on River Park property with out current license plates front and back. Parking or driving on the grass. Storing a car on River Park property that is inoperable or has flat tires and Blocking access to dumpsters. Cars blocking other cars into their numbered parking spots will be towed **upon member’s request.** Members are required to sign the tow forms and their ID is required.
9. **No inoperable, unlicensed or expired licensed vehicles** will be allowed to park on Townhouse property. They will be tagged and towed. If a vehicle creates a danger for other it must be removed in 24 hours.
10. **No inoperable vehicles** owned by persons not members of River Park Townhouses, Inc. should be parked on the cooperative property. The ten day period does not apply to non-members. Inoperable vehicles owned by non-members will be towed immediately.
11. **Abandoned Property** left unattended on the property will be towed 10 days from the warning date. (Notice of the tow and a copy of any warning must be provided to the River Park office). Abandoned property lacking an engine, transmission, wheels, tires, doors, windshield or any other major parts of equipment necessary to operate safely on

the highway will be towed in 4 days from the date posted on the warning. (Notice of Tow Notice and copy of any warning must be provided to the office.)

12. There is to be **no car repair work on River Park property**. Oils and fluids leaking out on the parking lot surface create damage and increase parking lot cost which becomes part of the budget paid by all members.

13. All vehicles must be parked between the yellow lines. Each member is assigned a numbered space. The first car home is to park in the numbered. space. Guest spaces are first come, first serve. Do not tie up a guest spot for undue lengths of time. Vehicles are to be moved on a regular basis in guest spaces.

14. All vehicles must be parked in a manner so the vehicle does not hang over the sidewalks. When the front of rear of the vehicle extends over the sidewalk, it prevents the Maintenance Dept. from mowing or removing snow. Vehicles extended over the sidewalks can create a hazard for people walking or children playing on the sidewalks.

15. Vehicles must not be parked in another member's reserved spot or on the sidewalks or in any manner that will infringe upon the proper flow of traffic. Each member is responsible for informing his or her guests.

16. No boats, trailers, campers or trucks over one tow will be allowed on Townhouse property on a permanent basis. Members should check with the office regarding parking for out of town visitors. The vehicles mentioned above may be parked for a limited period of time, not to exceed 24 hours, in a member's numbered parking spot for the purpose of loading and unloading, **if** the office has been notified.

17. No vehicle of any type may be operated or parked on the sidewalk, grassy area or play area. This includes: trucks, cars, go-carts, mini-bikes and motorcycles. The only exception being when directed by the office to remove the vehicles from the parking lots for parking lot resurfacing and repainting.

FENCE REGULATIONS:

1. **Width:** Fence is to be no wider that the individual unit.

2. **Length:** The overall maximum length would be 20 feet. The maximum length will be subject to the approval of the Board of Directors, on measuring the building at the time of the request. This is due to the possibility of utility poles and size of the yard not allowing the 20 foot maximum length. It would be designated by the Board when the yard is measured as to what size (up to 20 feet) the unit may install.

3. **Height:** The fence can not be higher that four feet.

4. **Gates:** Every fence must have at least one three foot gate per unit, or if a multiple unit fence, one gate will be sufficient. All gates must be in the rear. Corner units will have the option of side or back gates.

5. **Corner and/or Anchor Post:** Four corner posts with a minimum of three feet in the ground applies to a single unit fence. If more that one unit goes together and installs a fence and eliminates a fence between the units, there will have to be at least one anchor post on each property line. Post and/or fence **will not** be attached to any building.

6. **Material:** Fence must consist of chain link.

7. **Easement:** All yards, if fenced, will have to have at least four feet right of way at the back of the property line.

8. **Maintenance:** Each member maintains their own yard inside the fence as well as the fence itself.

Applications: All applications for fences will have to be approved by the Board of Directors. Persons may install their own fence, or have them installed by others. They must pass inspection. If conditions are favorable, all fencing must be completed within 30 days of starting date. This authorization would be for the back yard only.

MISCELLANEOUS RULES:

1. No member shall affix any attachment to the outside of the unit.
2. There must be **no structural changes** to the unit.
3. Members are encouraged to have **flower gardens** around their Townhouses. Each member who plants a garden agrees to keep it free of weeds and in a neat and pleasing manner. A small fence, not to exceed twelve (12) inches in height, may be placed around the flowers to keep children and grass cutters out.
4. It is the responsibility of each member of River Park Townhouses, Inc. to do everything in their power to keep **trash** and litter picked up around their unit. Trash bags are to be placed inside the trash dumpster. If trash is left outside the dumpster and can be identified, the clean up charge by Maintenance Dept. will be assessed the member.
5. It is the responsibility of each parent to take care of their **child's toys**. If they are in the street or someone's parking space, the Maintenance Dept. can and will pick them up and place them in the Community Building, and it will be necessary for the parent to come and claim them. Also, please discourage your children from playing in the streets or parking lots. River Park has playground equipment and large play areas that you children can use.

WINDOW REQUIREMENTS: EFFECTIVE 10/1/99

All units must have proper coverings for the windows and patio doors of the units. "Proper" coverings may be shades (in good condition), mini blinds, drapes, curtains, and/or vertical blinds. Not acceptable are sheets, blankets, trash bags, or foil.

For "new members", you will be given 90 days from the date of your move-in to comply with this rule. After the 90 days, you will be tagged if your windows are not covered properly.

Failure to comply with this new policy will result in your unit being tagged by the maintenance department, giving you ten (10) days to correct, then if not corrected, your account will be sent to the cooperative attorney for violation of the Occupancy Agreement, thus assessing your account with attorney fees and possible legal action.

CRITERIA FOR MEMBERS

The unit the member now occupies must pass inspection based on rule passed by the Board of Directors Aug. 19,1998 which states:

“Members must agree to keep their units clean, use all appliances, fixtures and equipment in a safe manner and only for the purpose for which it was intended. Member can not destroy, deface, damage or remove any part of the unit, common areas or project grounds. Members must give prompt notice of any defects in the plumbing, fixtures, appliances, heating equipment, or any other part of the unit or related facilities. Members must remove garbage and other waste from the unit in a clean and safe manner, i.e. in trash bags and proper containers.”

Transfer Requirements:

Payment records: No defaults in Carrying Charges or insufficient funds checks issued for 6 months prior to transferring. No outstanding balances on account that has not been paid with in six (6) months allowed.

Actual Member(s) income must not be so minimal as to cause more that 25% of total income to go toward Carrying Charges.

Family statistics i.e. If the last Recertification was completed over 3 months prior to transferring a Interim Recertification must be completed showing Family Composition and income.

**LOITERING RULE
EFFECTIVE 11/16/99**

No minor under the age of eighteen (18) years shall loiter wander, stroll or play in or upon the streets, parks, playgrounds or other property of River Park Townhouses, Inc. between the hours of 11:00 o'clock p.m. on any day and 6:00 o'clock a.m. of the following day; however, that on Fridays and Saturdays the effective hours are between 12:00 midnight and 6:00 o'clock a.m. of the following day; and provided, that the provisions of this rule shall not apply in the following instances:

(1) When a minor is accompanied by his or her parents, guardian or other adult person having the lawful care and custody of the minor;

(2) When the minor is upon emergency errand directed by his or her parents or guardian or other adult person having the lawful care and custody of said minor;

(3) When the minor is returning directly home from a school activity, entertainment, recreational activity or dance;

(4) When the minor is returning directly home from lawful employment that makes it necessary to be in the above-referenced places during the prescribed period of time; and

(5) When the minor is attending or traveling directly to or from an activity involving the exercise of first amendment rights of free speech, freedom or assembly or free exercise of religion.

NOTICE OF MEMBER'S HANBOOK RECEIVED

DATE: _____

ON THE ABOVE DATE I RECEIVED A COPY OF THE UPDATED MEMBER'S
HANDBOOK (JAN. 2000) FOR RIVER PARK TOWNHOUSES, INC.
I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO READ THE POLICIES
AND REGULATIONS AND ABIDE BY THEM AS REQUIRED BY MY
OCCUPANCY AGREEMENT

Signature of Member

Unit Number

Signature of CO-Member

Cooperative Representative

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