

RULES AND REGULATIONS

WELCOME TO
RIVERGREEN VILLAS

A PRIVATE RESIDENTIAL COMMUNITY
(REVISED MARCH 2022)

RIVERGREEN VILLAS PROPERTY OWNERS
ASSOCIATION, INC

PORT SAINT LUCIE, FL. 34952

772-335-2566

RV

RIVERGREEN VILLAS PROPERTY OWNERS ASSOCIATION, INC.

The Rules and Regulations for Rivergreen Villas have been established to preserve the private, residential atmosphere of the community, to promote safety and compliance with City ordinances, to enhance property values and to keep Rivergreen Villas an attractive and desirable community.

DEFINITION OF TERMS

1. Board of Directors: The Board of Directors is five elected owner-representatives who administer the business and management of the Association as stated in the Articles of Incorporation, Covenants and By-Laws.
2. Management: Advantage Property Management, through an onsite, state-licensed manager, performs such functions and services as are required to maintain and operate the Association as directed by the Board of Directors.
3. Maintenance & Assessment Fees: These fees are paid by homeowners, and are the basic source of revenue to finance operations and maintenance services as directed by the Board of Directors.
4. Owner: Person(s) who are owners of one or two of the 163 units in Rivergreen Villas.
5. Resident: A person or persons who reside in a unit.
6. Guest: This is any person(s) who visit's a resident.
7. Adult: An adult is defined as any person eighteen (18) years of age or older.
8. Common Areas: Property which consists of areas owned and maintained by the Association for the common benefit and enjoyment of the residents. Common areas and drainage areas surrounding individual properties are not to be used as playgrounds. Walkers and bikers should use the roads. Please refrain from using the property of others for shortcuts.
9. Units: Residential units consist of single family villas and town homes, occupied by resident(s) on specific land sites that are subject to the rules, regulations and policies of the Property Owners Association of Rivergreen Villas.

If you are a resident, tenant or a guest your cooperation is essential in order for this community's successful operation.

COMMUNITY RULES & REGULATIONS

SINGLE FAMILY UNIT: No more than two unrelated adults may occupy a Unit and no more than two persons are allowed to each bedroom. If there are two adults renting a unit, both names must be on the lease. ***Subletting is not permitted.*** **Renting of rooms in any unit, this includes renting to a guest is not permitted.** No owner who is delinquent with assessments or fines shall be allowed to rent/lease their unit. The use of a unit or garage for business or commercial purposes is not permitted. Garages cannot be used for living quarters.

INTERVIEW COMMITTEE: Prior to interview a \$50 fee for a background check is required for all adults 18 years & older. Anyone moving in after-the-fact, which is not a short-term guest, must have a background check. Before moving into the Rivergreen Community, a prospective OWNER or RENTER must submit an application and must meet with the Interview Committee and be approved prior to occupancy. A **NON REFUNDABLE** processing fee of \$100.00 is charged and a copy of the lease or sale contract is required. Seasonal renters in good standing, who return annually, will not be assessed a second processing fee. However, a copy of the lease will be required. Before a sale or a lease is approved, the property must be inspected and any issues that are out of compliance must be completed before the sale or lease will be approved.

TERMS OF LEASE OF FURNISHED LIVING UNIT

Any lease of a furnished Living Unit shall be for a minimum term of not less than thirty (30) consecutive days, and no furnished Living Unit shall be leased more than two (2) times in any calendar year.

TERMS OF LEASE OF UNFURNISHED LIVING UNIT

Any lease of an unfurnished Living Unit, or any Lot, shall be for a minimum term of not less than seven (7) consecutive months. No unfurnished Living Unit shall be leased for more than two (2) times in any calendar year. The maximum term of any lease permitted hereunder shall be one (1) year.

A copy of the documents can be found on-line or you may purchase a copy in the office for \$50.00

CLUSTERED COMMUNITY: You are asked to respect your neighbors and keep noise levels down. Lower the radio volumes upon entering the community. Quiet time is from 11:00 pm to 7:00 a.m.

PERSONAL BEHAVIOR: Please be courteous and respectful of your neighbors. Conduct that is generally considered offensive to others or civil disobedience is not permitted at Rivergreen.

FIREARMS, WEAPONS AND FIREWORKS

Discharge and use of firearms, weapons and fireworks on association property is prohibited. Such items include but not limited to rifles, hand guns, BB and pellet guns, paint ball guns, cross bows, bows & arrows, sling shots, blow pipes/guns and any other device or object capable of launching a projectile.

SIGNS: Only one "For Sale" or "For Rent" sign measuring 2'x2' may be displayed. The sign should be displayed closer to the front of the house and away from the curbside. Small garage sale signs are also allowed. "For Sale" signs on cars must be removed before entering Rivergreen Villas.

FLAGS: American flags are permitted and must be flown respectfully. Flags must be in GOOD condition and illuminated if flown at night. It is recommended the flag be attached to the Unit. (All flags must be approved by the Architectural Committee and the Board of Directors.)

SOLICITING: Soliciting of any kind is not permitted in Rivergreen Villas.

LITTER: Littering is prohibited.

STORED ITEMS: Bikes, recreational equipment, toys, lawn furniture, grills and hoses should be put away when not in use. Ladders and gardening equipment should be stored after each use. All loose items should be stored during hurricane season.

POND: The pond is an important part of the community's drainage system. Fishing, swimming, use of motorized toys, and feeding of fish or wildlife is prohibited.

WINDOW COVERINGS: It is the responsibility of the owner to have proper window coverings on all windows. All windows must be covered whether occupied or vacant. The side that faces the outside must be of a neutral color. Tin foil, newspaper, bed sheets, and blankets are not acceptable. If unit is occupied hurricane shutters should be open. All hurricane shutters must be off/open after hurricane season whether occupied or unoccupied.

YARD MAINTENANCE: The trimming of trees and shrubs is owner's responsibility. Trees may not be cut or removed without Board approval. Trees that are removed must be cut to ground level and stump ground. Trees should not touch the house or roof. All planting of trees or plants must be submitted in writing to the architectural committee and approved by the board. Residents are responsible for yards being well maintained.

GARBAGE & LAWN WASTE: Keep garbage in a garbage receptacle with a lid. Recycle bins and yard waste should be brought to the curb after 6:00 pm the night before pickup. **GARBAGE CANS MUST BE KEPT IN THE GARAGE WHEN NOT OUTSIDE FOR PICKUP.**

MONDAY is designated for garbage only.

THURSDAY is designated for garbage and recyclables: (newspapers, brown grocery bags, glass, aluminum, and steel cans.) **FRIDAY** is designated for yard waste cuttings.

MAILBOXES: Mailboxes must be maintained in good repair by the owner. If homeowners do not do repairs, these repairs will be done by management and billed to the owner.

PETS: Rivergreen Villas is a **NO PET COMMUNITY**. Birds and fish are allowed. No visiting pets are permitted.

VIOLATIONS: Community rules are enforced. If there is a violation, a notice will be issued to the resident and to the owner or Realtor involved. If the violation is repeated or not corrected, privileges could be suspended; and a fine may be imposed at \$100/day. A hearing before the fining committee will be scheduled to appeal.

PARKING RULES & REGULATIONS

PARKING: All vehicles should be parked on driveways or in garages. **Short Term** guest vehicles and overflow parking is at the North end of the Clubhouse parking lot. If more than 24 hrs. is needed, check in with the office. Other parking at the Clubhouse is reserved for scheduled activities or office visits. If parking privilege is abused vehicle could be towed.

Any vehicle parked on a lawn or in the street will be towed at owner's expense F.S.715.07.

REPAIR OF VEHICLES: Only emergency repairs may be done on the premises, i.e. flat tires, battery charge. Repairs cannot be done in the clubhouse parking lot.

RESTRICTED VEHICLES: Mobile homes, RV's trailers, motorcycles, dirt bikes, ATV's, boats or any equipment of this type cannot be operated or parked anywhere in Rivergreen Villas. Vehicles with ladders attached are considered commercial vehicles and not allowed. These vehicles must be stored or parked elsewhere at the owner's expense. The exception is a boat, boat trailer or vehicle with ladders than can be parked within a fully enclosed garage. Vehicles with mufflers that are not standard or have no mufflers or cause noise or pollution are not allowed in Rivergreen Villas.

COMMERCIAL VEHICLES: Trucks over 5,000 pounds are banned. Advertising is not permitted on cars, trucks, vans or other vehicles in driveways and parking areas. Service vehicles making repairs or a Moving Van are the exception to this rule.

CAR WASHING: Car washing is permitted in a resident's driveway.

SPEED LIMIT: The speed limit is 15 mph on all streets. ALL STOP SIGNS ARE TO BE OBEYED.

INOPERABLE VEHICLES; EXPIRED LICENSE TAGS: Inoperable vehicles with flat or missing tires, wheels or expired license tags are not permitted to park anywhere in Rivergreen Villas, and can be towed, Florida Statutes F.S.715,07. and code violation of the City of Port St. Lucie.

STREETS ARE NOT PLAYGROUNDS: Due to safety and liability risks, skateboards, rollerblading, mini-bikes, motorized vehicles, and street hockey ARE NOT PERMITTED in the streets. Basketball equipment is not allowed on buildings but is allowed on wheels in driveway but must be put away at night or when not in use.

UNIT MAINTENANCE: Roofs and driveways must be kept clean and maintained by the owner. All new hurricane shutters should be cream color.

Roofs: All new roofs of connected units *must* be the same. Use **only** Owens Corning architectural shingles in Beechwood Sand or Dessert Tan **or** ELK Corp. shingles in Shakewood and high definition Sandalwood.

In order to maintain consistency within the community, please use only the following products:

Stucco: Painted "**Cottage Cream**" by Sherwin Williams.

Doors must be painted **Cottage Cream** by Sherwin Williams.

Trim, mailboxes, Fences: "Gambrel Brown" (gloss latex)
By Sherwin Williams

Driveways & Walkways: Please use H & C Bombay concrete stain xylene base. This may be purchased at Sherwin Williams or other hardware stores.

RECREATION

Use of recreational facilities is restricted to residents and their guests. Residents and guests using any recreational areas do so at their own risk. The use of the pool shall not be used as part of any private party.

Entry to the pool is only by key. Keys may be obtained from the Rivergreen Villas office for a refundable \$50.00 fee, payable by check or money order.

Lending of pool keys is prohibited. If you lose your key one may be purchased for \$50.00.

POOL

The pool is for the pleasure of residents and their guests. Owners may grant temporary use of the pool and other facilities to their guests/tenants. The southeast corner of pool area is designated for the smoking area. Please respect non smokers.

If an owner's assessment is (6) month's delinquent pool privileges could be suspended for the owner/tenant.

Florida State Law requires that everyone must take showers before entering the pool

Pool hours are sunrise through 10 PM. According to the Florida State Code, when the solar blanket is on the pool, the pool area is closed. Patio gate on side of clubhouse will always be unlocked for sitting or eating during office hours.

The pool is only for swimming. Diving, running, pushing, horseplay, toys, balls, and boats and float boards are not allowed.

Only radios with earphones are permitted at poolside.

Please cover lounge and deck chairs with a towel while in use.

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Eye goggles, floats, noodles, water wings or approved life preservers are allowed. Swimsuits and swim trunks are required. No cut-offs are allowed. Children under (17) years of age must be with an adult. Only residents (18) years or older can bring in no more than (4) non family guests.

Alcoholic beverages, food and refreshments are not permitted in the pool area, only water in plastic water bottles is allowed. Food may be eaten in the back patio area. Please clean up after use.

The State has designated the pool as a "No Diving Pool" and set the pool capacity at 26 persons.

The pool deck shall have an unobstructed width of four (4) feet around the pool, pool corner ladder and handrail. Baby carriages and strollers are allowed in the pool area, and they must be parked at least 4 feet from the pool edge.

Diapers are not permitted in the pool. "Swimmers made" or the equivalent, as well as swim suit must be used. White t-shirts may be worn as a covering. Persons with a contagious skin condition or open sore are prohibited from using the pool.

No wet bathing suits are permitted in the kitchen or the recreation room of the clubhouse. Tops and shoes are required.

TENNIS COURT RULES

The courts are to be used for tennis and pickle ball only. The courts are not for bike riding, rollerblading, roller-skating or skateboarding. A key for the court may be purchased for \$5.00 (refundable) at the management office. The key holder is responsible for keeping the tennis court area locked

CLUBHOUSE

The clubhouse is a non smoking area.

The clubhouse is for the enjoyment of all residents. Any private function held at the clubhouse should be kept inside and in the back patio area only. Third party functions are prohibited. Functions that include all of the community do not have to rent the clubhouse.

To reserve the clubhouse for a function, please call 335-2566 or visit the office

In order to confirm a reservation of the Clubhouse, owner's assessment must be up-to-date. A payment of a **non-refundable fee** of \$100.00 and a security deposit of \$100.00 are due 30-days prior to the event. Both of these fees are made payable to *Rivergreen Villas*, by check or money order. If any damages are incurred in excess of the 100.00 deposit, the renter of the clubhouse is financially responsible. Doors will be unlocked when an employee is on the premises.

STRUCTURES

Air conditioner equipment screen enclosure specifications: Purpose – to shield air conditioner from view. Sole screen material allowed will be lattice 45" x 32" each side. Must be secured in the ground. Must be painted Gambrel Brown.

Proposed changes for buildings, fences, screen enclosures, etc., must be recommended by the Architectural Committee and approved by the Board of Directors before the changes are made. Plans must be submitted in writing on an Architectural Change Form (available in the office lobby) along with any drawings, photos, etc. of the alterations.