

RiverPlace at Summer Beach Property Owners Association, Inc.

Policies and Procedures

Name of Policy: Good Neighbor Rules

Policy Number: RP6

August 2018

Reference to CCR's: III A 6, IV B, VII C H K T U, XII G

GENERAL- The RiverPlace Good Neighbor Rules are intended to supplement the RiverPlace Covenants, Conditions, Restrictions and Easements ("CCR's") in order to: a) elaborate and extend upon the guidelines for owners and residents contained in the CCRs, b) address additional practical topics such as services that the Association contracts-out, c) address health and safety issues for residents, d) protect the value of owners' investments by maintaining high standards for the appearance and condition of the entire RiverPlace complex and e) provide common sense reminders to residents and owners of the general consensus of our community for standards of behavior and activities.

The RiverPlace Board of Directors reserves the right to enforce these rules with respect to all residents and owners, utilizing the remedies provided-for in the CCRs, including fines. In that regard, owners are responsible for making tenants and guests aware of these Neighborhood Rules, and will be responsible for any costs incurred by the Association and any monetary remedies in connection with their tenants' or guests' non-compliance thereof.

VEHICULAR SPEED LIMIT—The vehicular speed limit within the gates on Spring Tide Lane is ten (10) MPH. Speeds in excess of this level endanger residents (especially children), guests and pets, and can cause significant damage to vehicles and other property. Tenants and Owners shall ensure that their guests and contractors are aware of and comply with the vehicular speed limit. The Association reserves the right to enforce compliance if necessary.

ONE WAY TRAFFIC – Traffic is one way, from North to South, on Spring Tide Lane. Driving the wrong way endangers children and others riding bicycles or walking or playing on Spring Tide Lane, residents who are backing out of their driveways and visitors accessing the dial-up mechanism at the entrance gate. The latter has resulted in near-collisions at the entrance gate. Our security company has been instructed to issue tickets to offenders. From an insurance standpoint, the Board believes that monetary consequences for damages and injuries resulting from violations of this policy would likely exceed both owners' and vehicle operators' primary and umbrella liability limits. In the event of a power outage, if the South gate is disabled, Spring Tide Lane traffic becomes two way. Extra care operating motorized vehicles is required. (For further information on the operation of RiverPlace Gates, including contingency instructions for power outages, see "RiverPlace Gate Operations", Policy number RP5, in your RiverPlace Owner and Tenant Information handbook.)

PARKING ON SPRING TIDE LANE – For safety and access reasons, parking is prohibited on the West (building) side of Spring Tide Lane. Service providers may park on the East side, only, of Spring Tide Lane from the start until the end of the work day. Visitors also may park on the East side of Spring Tide Lane, however no overnight parking is allowed. Because it is important to maintain access for safety vehicles, any vehicles parked overnight on the street will be ticketed and subject to towing at unit owner's expense. Service providers and visitors parking on the East side of Spring Tide Lane should park in locations so as not to block access to Spring Tide Lane for residents coming out of their driveways.

PARKING IN DRIVEWAYS – The CCRs provide that at least two vehicles shall be parked or stored in the garage before any operable vehicle may be parked overnight in the driveway. The current policy of the Association's Board is that up to two personal vehicles may be parked overnight in the driveway if

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garages are otherwise full. However, in order to enhance neighborhood appearance, the Association strongly encourages all residents to utilize unit garages for parking all personal vehicles. If storage space is needed for personal property or additional vehicles, the Association encourages residents to utilize one of several storage facilities in the area, as opposed to storing property in garages resulting in overnight parking in driveways. Parking in neighbors' driveways is subject to agreement among the neighbors. On request, violations of the latter will be noted to offenders and reported to local authorities.

APPEARANCE – Garage doors and front gates should be kept closed except when entering or leaving the residence. Driveways and walkways are to be kept clean and free of debris and oil and other stains.

PETS – In accordance with the CCRs and Nassau County ordinances, all pets must be on leash at all times, including on the dock. Pet waste and litter must be collected immediately and disposed of properly, including on the dock. The Association has placed three pet-clean-up-assist stations on the property, including one at the entrance to the dock walk-way. Uncollected pet waste is a health hazard and unsightly, and increases the cost of landscaping. Violations of this rule will be reported to local animal control officials, and any clean up required will be billed to unit owners.

SIGNS – No signs or advertisements of any kind may be displayed except for small signs indicating that property is covered by a security company.

SALES – Due to parking, traffic, safety, liability, and concerns about allowing unrestricted access by strangers, garage sales, "tag" sales, and estate sales are prohibited within RiverPlace.

TRASH CANS – Must be kept in the garage or in the utility area on days other than trash pickup day (currently Thursday). On trash pickup day, or the prior evening, cans may be placed in the covered walkway behind the parcel gate, in which case the trash collection service will return the cans to the utility area after emptying. Alternatively, cans may be left at the end of the driveway by the street, in which case they must be returned to the garage or utility area by the owner before the end of the day.

RECYCLING CANS - Must be kept in the garage or in the utility area on days other than recycling pickup day (currently Wednesday). On recycling pickup day, or the prior evening, cans may be left at the end of the driveway by the street, and must be returned to the garage or utility area by the owner before the end of the day.

DOCK – The dock is for the use of residents and guests only. Residents are responsible for ensuring that guests follow all dock policies. Guests are permitted on the dock only when their hosts are in residence.

1. Due to strong currents and dangerous bottom conditions (oyster beds, etc.) swimming from the dock is strictly prohibited.
2. For safety reasons, no one under the age of 16 is allowed on the dock unless accompanied by an adult.

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3. The three orange life vests (in the dock box adjacent to the cupola) and two life rings are for owner / resident safety. If you use them, please clean them and put them back where you got them.
4. All trash must be carried with you when you leave the dock.
5. Take all excess fishing and crabbing bait and all fishing equipment with you when you leave the dock. Fishing equipment and crab traps left unattended at the dock for more than 24 hours will be considered abandoned and disposed-of.
6. Fishermen should clean and hose down the pier before leaving, using the hose provided.
7. Leave the hose neatly coiled on the hose rack after use.
8. Pets are allowed on the dock, but must be on leash at all times. Also, any pet waste deposited on the dock must be cleaned up immediately and disposed of properly.
9. No motorized vehicle of any kind is allowed on the dock without an official permit (contact the Property Manager).
10. Report any lights that need replacing or any needed repairs to the Property Manager.

CONSTRUCTION-

1. Dumpsters required for construction work shall be kept in the driveway of the unit having work performed. A tarp must be placed over the dumpster at the conclusion of each work day and throughout weekends. The dumpster must be emptied when full and removed as soon as the work is completed. No dumpster shall be allowed to be installed on the roadway at any time.
2. No construction equipment shall be left on the street overnight or on weekends.
3. We ask that if there are multiple workers, each arriving in separate vehicles, that they carpool their arrival and leave all but one or two trucks outside the Association gates. Multiple vehicles make it difficult for residents to get in and out of their driveways and impede proper passage down our roadway.
4. Porta Pottys are not allowed within the gates of the Association. If the job requires a Porta Potty, it is to be left outside the front entrance, to the far right of the gate.

INSURANCE-

1. In complying with Section VIII(A)(2) of the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Riverplace at Summer Beach, each Owner shall obtain liability insurance with respect to the ownership and use of his Parcel. Such liability insurance may be obtained through an appropriate homeowner's insurance policy and must include liability coverage with loss limits of no less than \$300,000 for damage to persons or property and insure against any and all losses arising from or in connection with any acts or negligence on the part of the parcel owner, guests, invitees or employees on or about the Common Property of the Association, including the Dock.
2. To ensure compliance with Section VIII(A)(2) of the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Riverplace at Summer Beach, each Owner shall provide the Property Manager with a photocopy of the Owner's actual insurance policy (or policies) upon request of the Association or Property Manager.

Please review the Declaration of Covenants, Conditions, Restrictions, and Easements document provided to owners on purchase of their homes, for a more complete listing and description of rules and restrictions. Tenants may request a copy of the CCRs by contacting the Property Manager.