

RIVERVIEW APARTMENTS RULES & REGULATIONS

This agreement is an addendum and part of the rental agreement between Owner and Resident. New rules and regulations or amendments to these rules may be adopted by Owner upon giving 30 days notice in writing. These rules and any changes or amendments have a legitimate purpose and are not intended to be arbitrary or work as a substantial modification of Resident rights. They will not be unequally enforced. Resident is responsible for the conduct of guests and the adherence to these rules and regulations at all times.

GENERAL

1. No management, security or any other person will respond after business hours to requests to unlock apartment doors.
2. All garages are pre-assigned and reserved for specific apartments. Garages and carports are for the sole purpose of parking vehicles in regular use on a daily basis. The storage of operable or inoperable vehicles, or any other items in lieu of operating, regularly utilized vehicles is prohibited at all times.
3. Two car garages must be used for two vehicles at all times.
4. Automotive maintenance and repair is not permitted on the property. Oil leak removal is the responsibility of the Resident. Washing of vehicles is not permitted on the property at any time.
5. The storage of operable or inoperable vehicles, RV's, boats, campers, camper shells, trailers, jet skis, personal property, etc., is prohibited at any time, anywhere on the property.
6. The Covenants, Conditions and Restrictions of this area prohibit the parking and/or storing of any recreational or commercial vehicles on the public streets (Vehicle Code #225238).
7. Residents must notify Management if they plan to have long-term guests or additional occupants. All occupants residing in the apartment must apply for residency and/or be registered on the Rental Agreement contracts.
8. Each licensed resident per apartment is permitted one operable vehicle on the property. In apartments with more than three licensed drivers, the maximum number of vehicles permitted shall not exceed three.

RIVERVIEW APARTMENTS RULES & REGULATIONS

NOISE AND CONDUCT

1. Residents shall not make or allow any disturbing noises in or around the apartment by Resident, family or guests, nor permit anything by such persons which will interfere with the rights, comforts or conveniences of other persons at all times.
2. All musical instruments, television sets, stereos, radios, etc., are to be played at a volume, which will not disturb other persons.
3. The activities and conduct of all Residents and guests outside of the apartment, on the common grounds, parking areas, or any recreational facilities must be reasonable at all times and not annoy or disturb other persons.

HOUSEKEEPING

1. The apartment must be kept clean, sanitary and free from objectionable odors.
2. Residents shall assist Management in keeping the outside common areas clean.
3. No littering of papers, cigarette butts or any trash is allowed.
4. No trash or other materials may be accumulated which will cause a hazard or be in violation of any health, fire or safety ordinance or regulation.
5. Garbage is to be placed inside the containers provided and lids and gates should not be slammed. Garbage should not be allowed to accumulate and should be placed in the outside containers regularly. Cartons should be broken down before being placed in or on the side of the containers. Please do not discard large items such as furniture, tires, etc., in or by garbage containers.
6. Furniture must be kept inside the apartment or patio. Unsightly items must be kept out of vision.
7. Articles are not to be left in entryways or other common areas.
8. Clothing, towels, rugs, etc., shall not be hung outside of any window, ledge or patio.
9. No signs, signals, advertisements shall be inscribed, exposed on or placed at any door or window. Also, no aluminum foil or similar coverings are to be applied to glass or other areas of the apartment.

RIVERVIEW APARTMENTS RULES & REGULATIONS

SAFETY

1. The speed limit within the complex is 5 miles per hour. Please drive carefully and safely at all times.
2. If someone is to enter Resident's apartment during Resident's absence, Resident shall give Management permission beforehand to let any person in the apartment and/or provide the name of person or company entering.
3. The fireplace is not to be used for the burning of papers or other such materials.
4. The apartment complex has restrictions on the use of bar-b-ques and grills in and around building structures. In order to reduce the risk of fire, gas and charcoal grills, BBQs or similar devices used for cooking, heating or any other purpose, should not be used on any balcony, patio, entryway, under any overhanging portion, or within 10 feet of any structure.
5. No personal belongings, including bicycles, play equipment or other items may be placed in the entryways, stairways, about the buildings or in any common areas.
6. In the event of an emergency, resident shall notify Management as soon as possible during normal business hours. If after hours, resident shall call the answering service 445-3698 so that the manager on call can be paged.

MAINTENANCE, REPAIRS AND ALTERATIONS

1. The apartment is supplied with smoke detector device(s) and it shall be the responsibility of the Resident to regularly test the detector(s) to ensure the operable condition. The Resident will inform Management immediately of any defect, malfunction or failure of such smoke detector(s). All smoke alarms are wired through main electricity to the building and all alarms have battery back-up. Alarms should be tested monthly by holding the button until the alarm sounds. If there is ever a problem with any alarm, please contact the rental office.
2. Resident shall notify Management of any items requiring repair. Notification should be immediate in an emergency or for normal problems within business hours. Repair requests should be made as soon as the defect is noted.
3. Service requests should not be made to maintenance people or other such personnel. Please contact the rental office.
4. Costs of repair or clearance of stoppages in waste pipes or drains, water pipes or plumbing fixtures caused by Resident negligence or improper usage are the responsibility of the Resident. Payment for corrective action must be paid by Resident on demand.

RIVERVIEW APARTMENTS RULES & REGULATIONS

5. No alterations or improvements shall be made by Resident without the consent of Management. Any article attached to the woodwork, walls, floors or ceiling, etc., shall be the sole responsibility of the Resident. Resident shall be liable for any repairs necessary during or after residency to restore premises to the original condition.

ENTRY GATES

You may enter the property through 3 residential entry gates for autos with the use of you remote gate opener. These locations are:

- Both of the 2 gates located on Poplar Avenue.
- The 1 gate located on Glenn Avenue.

Note: *Two entrances are no longer available for resident use. They are designated only for emergency vehicle access (fire department, police, etc.). These gates will remain locked at all times; you will not be able to enter or exit through them. These locations are:*

- The entrance located on Lexington Avenue
- The entrance on Nees Avenue (closest to Poplar Avenue).

Note: *Due to restrictions involving construction and proper traffic flow conditions, the small parking area, between buildings 230 and 216 will not be gated.*

EXIT GATES

You won't need to use your remote to exit the property. The gate will automatically open as your vehicle approaches.

PEDESTRIAN GATES

You may open any pedestrian gate with your pedestrian gate key only. ***It is extremely important that these gates remain closed and locked at all times in order to achieve the purpose of gating and fencing this property. Please check to make sure you close these gates securely and quietly each and every time.***

GUEST/VISITOR ENTRY

All guests and visitors will enter the property through the main gate located at the 2nd driveway on Poplar Avenue, north of the Rental Office. At this main entrance gate they will approach a keypad/ phone box, scroll through a listing of resident's last names then push a "call" button when they have made a name selection. The resident's home phone will ring and the visitor will announce their arrival at the main gate. The resident may open the gate from their apartment by pushing the "9" key

RIVERVIEW APARTMENTS RULES & REGULATIONS

on their phone. Rental office personnel, maintenance staff or courtesy patrol **WILL NOT** be available after hours to allow residents or anyone else into the property.

POOL RULES

1. The Pool is to be used only between the hours of 7:00 A.M. and 10:00 P.M.
2. The Pool is reserved exclusively for use of residents of the building and their guests.
3. Children under the age of fourteen (14) shall not use pool without an adult in attendance.
4. No food may be served or eaten in or around the Pool area at any time without Owner/Agent's consent. Refreshments must be served in unbreakable containers.
5. No alcoholic beverages shall be served or consumed in or around the Pool area at any time. No person under the influence of alcoholic beverages is permitted in or near the Pool.
6. Running and jumping, "horseplay," fighting, boisterous or dangerous conduct, and/or any noisy behavior disturbing to the other residents, is forbidden in or around the Pool area.
7. No radios, record players, or other musical instruments may be used in or around the Pool area without the consent of Owner/Agent.
8. Residents and their guests are required to be properly attired at all times, going to and from and in or around the Pool area.
9. Showering is required prior to using the Pool. Those using the Pool shall dry themselves off before leaving the Pool area.
10. Residents and guests will place their own towels over Pool furniture when using suntan oil or other lotions.
11. No toys, inner tubes or any other objects whatsoever will be allowed in the Pool at any time.
12. Safety equipment is not to be used except in case of emergency.
13. **NO LIFEGUARD WILL BE ON DUTY.**
 - **Persons using pool facilities do so at their own risk.**
 - **Owner/Agent is not responsible for accident or injury.**
 - **Owner/Agent is not responsible for articles lost, damaged or stolen.**