

Riviera Condominium Owners

Abbreviated Covenants

The following rules and regulations are designed to make living in our association a pleasant and comfortable experience. The restrictions which the board chooses to impose upon the members are for the mutual benefit of everyone. The cooperation and consideration of each member is vital. For a complete list of Riviera HOA Bylaws and Covenants, contact any Riviera HOA board member, or KMB Property Management.

1. **General Common Elements:** The general common elements include, without being limited thereto, (i) the land, the structural elements of each building, private drives, paths, landscaping, plantings, sidewalks, gutters, downspouts and all outside parking areas, common lighting system and common water systems and meters. *(See Article IV of the full bylaws for more information)*
2. **Dues:** Monthly dues of \$150 are to be paid by the 1st of the month and are considered late after the 3rd of the month. A notice will be sent to the homeowner if a payment is not received by the 5th of the month stating that a \$25.00 late fee will be assessed starting on the 10th of the month and for each month thereafter that the payment is not received. If, after 3 months, we have still not received payment, including the late fees, the HOA attorney will be notified and appropriate action will be taken.
3. **Alterations:** Prior to any exterior alterations (including grounds), color changes, additions, or interior structural changes, a request must be submitted in writing to the board of directors for approval. The board, at its sole discretion, may or may not approve any changes.
4. **Parking:** No boat, trailer, motorhome or recreational vehicle shall be parked on the common elements for more than 48 hours during any consecutive 14-day period. Any vehicle parked on the street is subject to city parking rules.
5. **Automobile Repairs:** Minor vehicle repairs, such as oil/tire changes, spark plug repairs, etc. are allowed; however, major repairs, such as engine overhauls, transmission repairs, etc. should be contained to garages and not common grounds. Any damage, such as oil spills, will be the sole responsibility of the homeowner.
6. **Damage:** Any damage to the exterior of any building or common area will be charged to the responsible party. Breakage and maintenance of exterior glass, doors, door casings, door sills, door thresholds, windows, window casings, windowsills, screens, and locks are the responsibility of the homeowner.

7. Grilling/Cooking: If you grill outdoors, it should be on your patio, sidewalk or driveway no less than 10' from the structure. Charcoal grills should not be used on wood decks. Gas grills are allowed as long as the hot part of the grill isn't touching any wood.
8. Insurance: The Association provides insurance for the buildings and common elements. This insurance does NOT cover personal contents of the units. Homeowners need to carry their own insurance, such as a homeowners' policy or a policy specifically designed for condominium owners.
9. Rentals: All renters must comply with the rules, regulations and bylaws of the Association and should be properly informed of these responsibilities by the owner of the unit. Any damage done by the renters to the exterior of the unit or any common areas will be charged to the respective owner. *(See Article X, Part 11 and 15(amendment) of the full bylaws for more information)*
10. Recreational Equipment: Bicycles, skateboards, basketball hoops, swimming pools, lawn furniture, fire pits, playground equipment (such as swing sets and sand boxes), bird feeders and baths, benches, dog stakes are not allowed to be left out in common areas.
11. Watering: During warm weather, the homeowner could be asked to water lawn areas near their unit where needed.
12. Pets: Two pets weighing 110 pounds or less each are permitted to reside in each unit. The Association, acting through its Board of Directors, may prohibit certain types of pets entirely. All pets must be leashed when outside and never left outside unattended. All pet waste must be picked up and disposed of immediately. *(See Article X, Part 5 of the full bylaws for more information)*
13. Hazards: The discharge of firearms, discharge and storage of fireworks, any other noise making or explosive devices, and drones are not permitted at any time within the boundaries of The Riviera community.
14. Satellite Dishes: Satellite dishes are not permitted to be installed on the exterior of any unit. They can be installed on the wood deck, or on a pole in the rock landscape area adjacent to the unit with written approval from the board.
15. The use or storage of fireworks shall not be permitted on the condominium property.
16. Drones. The use of any device, commonly referred to as a drone, and including any other device which is capable of movement in the air, is prohibited in the airspace above the boundaries of the Riviera Condominium property.