

# River Club

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## Rules and Regulations

2026 EDITION



## Foreword

The Rules and Regulations pertain to the use of the Condominium property, the common elements, the limited common elements and the condominium units. These Rules and Regulations shall be deemed to be in effect until amended by the Board of Directors of the Condominium Association. They shall apply and be binding upon all unit owners. The unit owners shall at all times abide by these Rules and Regulations and shall use their best effort to see that they are observed by their families, visitors, guests, lessees and persons for whom they are responsible or over whom they exercise control and supervision. These Rules and Regulations shall not include changes to common elements or limited common element appearances.

Violations of the Rules and Regulations may subject the violator to any and all remedies available to the Condominium Association pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Association, the By-Laws of the Association and the Rules and Regulations. Any ambiguities or needs for interpretation will be determined by the Board of Directors. The Association shall be entitled to recover, in said actions, any and all damages, court costs, attorney fees, etc., from the owner involved in the violation of the Rules and Regulations, or the Declaration of Condominium. The Board of Directors may, from time-to-time, adopt or amend previously adopted Rules and Regulations, and/or any amendments or additions to those Rules and Regulations, as governed by Articles Paragraph 3.2.G.

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## I. DEFINITIONS

**Association:** River Club of Martin County, Inc.

**Owner-Member:** AKA: Unit owner, the person or persons whose name appears on the warranty deed. In case of corporate ownership, the officers of the corporation shall for the purposes of these Rules be designated as owner-member.

**Family Member:** Owner(s) mother, father, son, daughter, brother, sister, grandfather, grandmother, grandson and granddaughter. The names of these individuals must be on the Owner Information Sheet which is on file in the RC Office. It is the responsibility of the owner(s) to ensure the information is updated as needed.

**Single Family:** Shall mean one or more persons related by blood, marriage, or adoption, or no more than two unrelated people living and residing together as a single housekeeping unit; as shown on the condominium documents, warranty deed, or lease.

**Adult:** Anyone of or over the age of eighteen (18).

**Teen:** Anyone of or between the ages of thirteen (13) and seventeen (17).

**Child:** Anyone of or between the ages of three (3) and twelve (12).

**Infant:** Anyone under the age of three (3).

**Resident:** Any person who is a current legal occupant of a unit.

**Lessee:** Any person who is an authorized and approved renter as is identified on the lease application and rental documentation submitted by the owner-member.

**Guest:** One who is granted the use of a unit for up to fourteen (14) days by the owner-member in their absence and is not listed on the documents as a resident. The Board of Directors must have a guest form or letter from the owner-member granting the guest permission to occupy the unit. This guest form or letter must include the dates of guest occupancy. Any extension of this privilege must be approved by the Board of Directors prior to the end of the original period.

**Visitor:** One who is given use of a unit by the owner-member while they are present.

**Unit:** Each of the units shall be occupied as a single-family residence and for no other purpose. No unit shall be divided or sub divided into a smaller unit nor may any portion of any unit be sold or otherwise transferred.

**Common Property:** Any element not otherwise within a condominium unit.

**Limited Common Elements:** means and includes those elements which are reserved for the use of a certain unit or units to the exclusion of the other units. The balconies and patios abutting a unit are limited common elements appurtenant to that unit to which they are abutting.

**Passenger Vehicle:** A passenger car, station wagon, sport utility vehicle, van with windows all around that can be seen through, or pickup truck. Restrictions apply see **Declaration Amended Paragraph 10.6** and **Section VIII Parking and Vehicle Restrictions** in these rules and regulations.

**Prohibited Vehicles:** Any vehicle registered as commercial and/or recreational, motor homes, motorcycles, trailers, boats, boat trailers, cargo vans, and all trucks of any type other than pick-up (Some short-term exceptions allowed, see section VIII below and/or contact the office.)

## **II. RULES ENFORCEMENT**

It is the duty of the owner-member to inform their family members, lessees, guests and visitors of the Rules and Regulations and to ensure they obey them. It shall be the responsibility of all owner-members to report any unresolved infractions of the Rules and Regulations to the Board of Directors in writing with the complainant's signature, building and unit number. Enforcement action will be in three parts as follows:

1. In the event an owner observes another person or group of people in violation of a rule, that person should either verbally inform the violator in a civil manner of the violation, or put the details of the violation in writing, sign and date the complaint and submit it to the Board of Directors so that they may inform the violator verbally. In either case a witness must be present.
2. In the event the violator does not conform to the Rules and Regulations after verbal notification, the Board of Directors will then send a letter informing the violator(s) and/or the responsible **owner-member** of the violation and the consequence they may face in the case of non-conformance within the stated time period. The time period may vary depending on the type of violation.
3. In the unlikely event the violation is still on-going after written notice has expired, the following may occur:
  - a) In the case of a vehicle violation the vehicle will be towed at the owner's expense.
  - b) In the case of an owner-member violation, they will be brought before a Review Board made up of other unit owners and be fined in accordance with Florida Statue CR 718.
  - c) In the case of family members, lessee, visitor, or guest violation, their rights to remain at River Club will be terminated and the owner-member will be held responsible for all legal expenses.

## **III. GENERAL RULES**

1. There shall be no changes to the common property without prior written approval. To have proposed changes considered, a written plan, along with neighbor consensus, must be submitted to the Board of Directors. These changes cannot be started before written approval is received.
2. No unit owner shall install or cause to be installed any electrically powered appliance, light or wiring on the exterior of their unit or in the adjacent lawn or landscaped areas.
3. There is no smoking, vaping, electronic cigarettes, etc. use allowed in or on any of the recreational areas of River Club, including but not limited to, the club house, pool and patio areas, billiards room, exercise room, work shop, shuffle board court, etc. In addition, there is no smoking, vaping, electronic cigarettes, etc. use in the common elements adjacent to the buildings, i.e., the front or rear entrance areas of the condo units.
4. Hurricane shutters that are installed for a period of more than forty-eight (48) hours must be bronze in color. Any shutters other than bronze that are installed on a temporary basis must be removed within forty-eight (48) hours after the storm passes. If the owner's form of hurricane protection is removable panels, the panels must be stored inside the unit, or outside in such a manner that they are not visible from the roads or in plain view of other residents. Any outside storage option must be approved by the Board of Directors prior to storage. It is the Board's intent that all owners obtain shutters. The board will work with owners that have panels to store.

5. Maintenance fees are due on the first day of each and every month. If signed up for auto debit, your common charge will be deducted from your account automatically; otherwise remit by check made out to River Club of Martin County, Inc., 1600 NE Dixie Highway, Jensen Beach, FL 34957. **Be sure to put your building and unit number on the check.** Cash will not be accepted. The common charge will be considered late if it is not received by 12:00 Noon on the 10th of the month. In cases where weekends and/or holidays come into play, the common charge will be late if not received by 12:00 Noon on the last business day on/or prior to the 10th of the month. A delinquent fee of \$25.00 or 18 percent interest depending on whatever is higher (see attached fee schedule) will be assessed against the owner-member per Paragraph 6.2 of the Declaration of Condominium if late.
6. **RIGHT TO ENTER** – As deemed necessary, and in case of emergency, regardless of whether the owner-member is present at the time of such need, the Board of Directors or any person authorized by them shall have the right to enter any unit and such right shall be immediate. The owner-member will be notified by letter, which will include details of entry. If the key to the unit is unavailable, all costs incurred will be billed to the owner-member.
7. **LIABILITY** - Under no circumstances shall River Club of Martin County, Inc. be responsible for any loss or damage to property kept or stored on the premises by any owner-member, lessee, guest, or visitor.
8. No occupant of a unit shall make or permit any disturbing noises any place upon the Condominium property, which will interfere with the comfort of other unit occupants. This applies in particular to, but not limited to, any musical instrument, stereo, television, radio, washer/dryer and dishwasher between the hours of 10:00 P.M. and 8:00 A.M. The Board of Directors will address complaints on a case by case basis.
9. **REQUIRED SOUNDPROOFING** – When installing new flooring other than carpet in second floor units, an approved soundproofing material must be installed between the subfloor and finished floor. All flooring to be installed in a second floor unit other than carpet must be approved in writing by the Board of Directors prior to installation.
10. No person under the age of eighteen (18) shall stay in a unit overnight without an adult in attendance.
11. No contractor activities before 8:00 A.M. or after 5:00 P.M. without written permission from the Board of Directors.
12. **ROOF** - No person shall be permitted on the roof except authorized licensed maintenance personnel.
13. **SIGNS** - The display of signs is restricted to bulletin boards located in the Clubhouse and at entranceways of all buildings. Official condominium notices will be posted on these boards when appropriate and necessary. No political notices or solicitation of any nature are to be displayed. Any other notices or signs must be approved by the Board of Directors.
14. **SOLICITATION** - There shall be no solicitation permitted anywhere on or about the Condominium property for any cause whatsoever.
15. **VANDALISM** - Anyone tampering with or vandalizing Association property, common elements or limited common elements, shall be prosecuted. Owner-member will be responsible for any damage caused by their family, guests, visitors, or lessees.
16. The following activities are prohibited anywhere on the grounds, including the lawn areas at River Club: skate boarding, playing of football, baseball, or Frisbee, etc., bouncing of balls or objects off any building, the operation of any automotive and/or aerial models whether manually, gas, or electrically operated or controlled.

17. No employee of the Association is permitted to do any work for a resident during the employee's assigned working hours. Residents utilizing employees during off-hours are responsible for any remuneration and liability insurance. Residents will refrain from supervising or interfering with Association employees or their contractors performing their duties. Any complaints, suggestions or comments should be directed to the Board of Directors in writing.

18. **REFUSE** - Garbage shall be enclosed in plastic bags, tied and placed in the green dumpsters. All recyclable items must be placed in appropriate bins next to the GREEN dumpster.  
Please note:  
- No plastic bags can go in recycle bins  
- All boxes must be broken down  
- You can only recycle portions of pizza boxes that do not have food/oil residue on them  
- Cans and jars must be rinsed clean  
- Orange Juice cartons are not recyclable  
  
In addition, construction debris is not allowed to be placed in the green dumpsters or the recycle bins. Reimbursement of any fines applied by Waste Management for this infraction will be made the responsibility of the offending unit owner.

19. Use of the red dumpster next to the maintenance building is free for smaller project (i.e., vanity replacements, tiling showers, etc.) construction debris for the personal use of unit owners. Single furniture items, old TV's, carpet, etc. can also be disposed of. Any cabinetry must be broken down to save space.  
  
For unit owners doing their own work, use of the dumpster for larger projects such as wall to wall remodeling of your bathroom, multiple furniture items, or up to full scale unit renovation, prior board approval and a pick-up, haul, and dump fee of \$50-\$250 per load is necessary. Otherwise, the debris will need to be disposed of by other means.  
  
Use by unit-owner licensed General Contractors is prohibited without prior Board approval. Infractions will generate a \$250 unit owner fine to reimburse your neighbors for the pick-up, haul and dump fee.  
  
No temporary construction dumpsters or PODS will be placed in unit parking places without prior board approval. Infractions will generate a unit owner fine of \$250 to reimburse your neighbors for the pick-up, haul and dump fee.

20. Owner-member rights to facilities shall be negated (eg.: pool, exercise room, workshop) during the time that their unit is occupied by a lessee.

21. Requests for planting around your condo unit must be submitted via a Work Order to the Landscape Committee. A Landscape Committee member will meet with the owner regarding plant selection and placement based on the RC approved plant list and coordinate Board Approval. If needed, after approval by the Board, the Landscape Committee will assist the owner with the planting. ALL landscaped areas around your unit are considered common area and do not belong to the owners of the building. There are circumstances where the owner may be required to assume some or all of the costs for plantings. Additional information is available on the RC Website (Landscape Committee button, FAQ's).

22. Affixing anything to the exterior stucco within the common, or limited common elements is not allowed without Board approval. This includes hanging planters, shelving, hose reels, bird feeders and anything that penetrates the stucco.

23. For safety reasons, feeding wild animals on ground or in feeders is strictly prohibited. While we love the wild life in our community, feeding birds and other animals also attracts rats, squirrels, snakes and other animals that can cause health issues and damage to the buildings.

24. Any rule that is declared void shall not nullify any other rule as written in this document.
25. If any of these Rules and Regulations are in conflict with the By-Laws, the Articles of Incorporation, or the Declaration of Condominium or the Association, that rule shall be subservient to them.
26. These Rules and Regulations are the result of regular review of the previous Rules by the Board of Directors and the Rules Committee and of action of the Board of Directors in accordance with the documents.
27. To minimize damage to the unit and/or the neighbors', reducing your liability for damages, the Board recommends the following maintenance:
  - have the air conditioner serviced annually including algae preventive maintenance
  - install metal reinforced washing machine hoses
  - install toggle shutoff valve for washer
  - have dryer vent cleaned annually if full time resident; every 2 years if seasonal resident
  - check that toilet remains tightly secured to floor to help ensure no leakage from damaged wax ring
  - replace toilet float valves and flappers when necessary to ensure the toilets do not run continuously
  - inspect drainage and water heaters regularly

#### **IV. UNITS UN-OCCUPIED FOR AN EXTENDED PERIOD OF TIME.**

1. Shut off water when the unit is unoccupied for more than 48 hours. The shut-off valve for phase one units is located behind and above the hot water heater. Phase Two unit's shut-off valve is outside, adjacent to lower unit's front door. The valve handle can be locked to guard against turning the water back on accidentally. Water damage to the unit and any other parts of the building deemed to have been preventable if the shut off had occurred as recommended, may be the responsibility of the owner-member of the unoccupied unit.
2. If unit's patio or balcony is not enclosed with glass, remove all furniture, plants or other objects from the patio or balcony or designate in writing another resident to act in the resident's behalf. Any damage to the unit and any other parts of the building deemed to have occurred due to non-compliance with this recommendation shall be the responsibility of the owner-member of the unoccupied unit.
3. Set the temperature on the air conditioner to no higher than 80 degrees.
4. If there is a humidistat, set to a humidity level no higher than 60 percent.
5. Have a current key in the office lock box to allow for emergency access to the unit.
6. Arrange for someone to check on the unit at a minimum interval of every two weeks.
7. Have the air conditioner checked to ensure proper operation. Have the condensation drain inspected to insure that it is clear of algae growth.
8. A ceiling fan should be left running to keep the air in the unit circulating.
9. To avoid incurring potential cost for cleaning up food spoilage mess it is suggested that you remove all food from your refrigerator and freezer.

#### **V.a SALE/TRANSFER/LEASING OF UNIT - SALES**

1. No owner-member may dispose of a unit or any interest therein without the approval in writing of the Board of Directors.

2. Fees (see attached fee schedule) from the buyer for the processing of all paperwork must accompany the application for sale/purchase/transfer of a unit. In addition, once approved an Estoppel fee (see attached fee schedule) will be due at closing.
3. The following forms must be submitted to the Board of Directors before written approval can be obtained:
  - a) Copy of the sales agreement
  - b) Personal information form. List all family members who may use unit. (See "I. Definitions Family Member" to compile list)
  - c) The buyer must submit evidence showing that the unit has up to Miami-Dade county code hurricane protection installed for the protection of all openings of the unit. One form of evidence would be if all shutters were recently installed by a licensed contractor with a permit and inspected by the county. Another form would be to hire a licensed contractor to do the inspection.

If the unit does not have hurricane protection or if the units' protection is found not to be up to code, the buyer must enter into contract with any licensed contractor to install the hurricane protection. If the work cannot be completed prior to the closing date, the amount equal to the cost of protection based on the signed contract must be placed in escrow to be released when the work is completed.
  - d) Signed interview form from the Screening Committee. (The Screening Committee will ensure that the prospective new owner-member has received copies of the Rules and Regulations and other Condominium documents and that they understand them and agree to abide by them)
4. When all the necessary forms and moneys have been submitted, a period of fifteen (15) days is allowed for processing and interview with the Screening Committee.

#### **V.b SALE/TRANSFER/LEASING OF UNIT - LEASING**

1. No owner-member may dispose of a unit or any interest therein by lease without the approval in writing of the Board of Directors.
2. A unit may not be leased for a period of one (1) year after purchase. The lease term shall be for a period of not less than two (2) consecutive calendar months and not more than twelve (12) consecutive calendar months, and not more than two (2) times in any calendar year. A unit owner who may own more than one (1) unit is limited to leasing one (1) unit at a time. Owners must fill out the appropriate paperwork in the office.
3. Occupancy is only by the lessee and those listed on the approved lease. A lessee may have visitors, but not guests.
4. Subleasing a unit or part of a unit is not allowed.
5. The following forms must be submitted to the Board of Directors before written approval can be obtained:
  - a) A copy of the completed and signed lease.
  - b) An initial processing fee (~~see attached fee schedule~~) is paid by the owner for a first time lease. (see attached fee schedule)

- c) Current personal information form.
- d) Signed interview form from the Screening Committee. (The Screening Committee will ensure that the prospective new lessee has received copies of the Rules and Regulations and that they understand them and agree to abide by them).
- e) Notification for an extension of a lease must be submitted to the Board of Directors fifteen (15) days prior to the expiration of the current lease period.

6. When all the necessary forms and fees have been submitted, a period of fifteen (15) days is allowed for processing and interview with the Screening Committee.

7. Units cannot be rented or leased if the Owner has an outstanding balance to River Club, or if the unit is not compliant with wind mitigation (effective November 8, 2025), or any other non-compliances defined in these Rules and Regulations and other condo documents.

## VI. PETS

1. The Association enforces a **NO PET** policy, with the exception of service animals and owners with emotional support animals. Violations will be assessed to the unit owner.

## VII.a BALCONIES, PATIOS AND STAIRWAYS - FRONT

1. Front balconies, stairways and all walkways will be kept clear of all obstructions (e.g. chairs and tables and pots) when not actively in use by owners and their guests or licensed contractors. The area under Phase 1 stairwells is not considered a walkway.
2. No bathing suits, towels, clothing, etc. shall be hung on balcony or stairwell railings.
3. The use of a clothesline or drying racks is prohibited anywhere outside the unit.
4. No article shall be shaken from the second floor.
5. Bicycles and personal dock carts may be kept under the stairwells. When leaving for an extended period, these items must be stored inside your unit.
6. When entering and exiting a unit, use of the sidewalk is encouraged. Stepping stones and landscape edging blocks are allowed in areas for the landscaping. Prior written approval from the Board of Directors is required. They cannot be installed in a grass area.
7. Signage or decorative wall hangings can be placed on the unit's door or to the left or right of the door. These items must be removed and stored in your unit if you are leaving for an extended period of time.
8. All storm doors installed on the outside of the front door must be dark bronze in color (Phase One). A storm door installed on the inside of the front door (Phase Two) can be dark bronze, white or almond color.
9. **UNIT DOOR REPLACEMENT:** When it is necessary to replace the unit's entrance door, either a flat panel, an optional half-light, or 6 panel door unit may be installed. Note that the original wooden flat panel doors no longer meet current Martin County Florida hurricane impact code. All replacement door assemblies must meet all current Miami-Dade County hurricane impact codes as well as meeting insurance mitigation discount requirements that include ASTM E1996 (HVHZ) impact ratings. A replacement door assembly consists of a door and new jamb. The glass panel for the optional half-light

door shall be rectangular in shape and be located in the top half of the door. All replacement door assemblies must be accompanied by a sticker on the hinged side of the door indicating that it is impact certified and includes the ATSM E1996 (Miami Dade) requirements.

All replacement door assemblies must be approved by the Board.

The Fire Marshal has established that, once all wind mitigation materials have been positioned, there be at least one door sized ingress/egress point left available for each unit.

**PHASE 1 UNITS:** These units have an inward swinging entry door. To meet HVHZ standards, accordion shutters mounted exterior to the door frame are an alternative to door replacement if the shutter can be opened from inside the unit.

10. **WINDOW REPLACEMENT:** When it is necessary to replace the units' windows, they must be of the same size and configuration as the original window and contractor must pull the permit. The replacement windows frames must be aluminum or vinyl, dark bronze in color on the outside, and may have tinted (reflective to 15%), insulated or HVHZ impact rated glass. All replacement windows openings must meet current Miami-Dade County (HVHZ) impact code, meet all insurance mitigation requirements (ATSM E1996), and be approved by the Board of Directors before installation.

The Board of Directors has the final approval and authority on a case by case basis. This is to be used as a guideline only.

## **VII.b REAR BALCONIES AND PATIOS**

1. Balconies and/or patios may **not** be enclosed in any manner without meeting the standards of the Association and without written approval of the Board of Directors. When a balcony or patio is enclosed by any means other than the original screen enclosures on Phase 2 units only, the unit owner then becomes responsible for inside maintenance of the balcony or patio and the enclosure. The Association will still consider these enclosed areas as wet areas and, therefore, will not be responsible for any leaks. Enclosure means any screen walls, window walls, awnings, rain shutters, hurricane shutters, etc.
2. In the event repairs are necessary to the common or limited common elements of the balcony or patio that is enclosed, the unit owner will be responsible for any costs incurred for the removal and re-installation of any enclosure. If after the unit owner is notified in writing to remove his enclosure by the Board of Directors, and he does not, the Association will not be responsible for damage caused during the maintenance procedure.
3. Phase Two ground floor units may have a walkway that extends from the edge of their patio slab, out to the edge of the junction of landscape bed and lawn area. This dimension could vary somewhat but should not exceed four (4) feet. The width cannot exceed the width of the patio plus (3) three feet beyond to be used for grill and hose rack storage if desired. The intent here is to allow for a walk out area that will prevent mulch and sand from being splashed onto windows and from filling the tracks of sliding door and hurricane shutters. The owner must have written approval from the Board of Directors before work can begin and the work will be done at the owner's expense. This area should not be considered a patio so therefore there is no storage allowed other than a grill and hose reel. Any furniture should be brought inside when not being actively used.
4. Stepping stones, aka pavers, are allowed in mulched areas. No stepping-stones in grass areas.
5. Cooking on enclosed balconies or patios is prohibited.

6. Outdoor cooking must be done in such a way that it is not offensive to the neighbors and grease from the cooking will not deface the painted building. Arising issues will be handled on a case by case basis. No charcoal or wood grills allowed.

## **VIII. PARKING AND VEHICLE RESTRICTIONS**

1. Each owner has an assigned parking space with a number corresponding to the unit number for their passenger vehicle. The owner's vehicle will be parked in their assigned parking space before utilizing an unnumbered guest parking space. Owners may use a guest parking space for a second personal vehicle if their first vehicle is occupying their assigned parking space. If an owner is leaving for longer than 48 hours and leaving only one vehicle parked at River Club, this vehicle will be parked in the owner's assigned parking space.
2. No resident shall park in a numbered space other than their own without the permission of that unit owner.
3. If a resident owns a second passenger vehicle, it shall be parked in a guest space. No more than two passenger vehicles allowed per unit without written permission from the board. Owners leasing or renting a unit, must release the designated parking spot to the renter. The owner cannot leave a vehicle at River Club.
4. There shall be no repairs of motor vehicles or boats except for maintenance such as changing of a flat tire, charging a dead battery, wash and wax, etc. No oil changes allowed.
5. No vehicle shall be left running while parked in assigned spaces and/or visitor spaces at any time.
6. Unlicensed or inoperable motor vehicles are not allowed for more than thirty (30) days.
7. All residents' vehicles such as boats, trailers, and RVs (motor homes, 5<sup>th</sup> wheels, campers), except passenger vehicles as defined, shall be prohibited forty-eight hours after entering the premises, and must be removed before the expiration of that period. This grace period is limited to a one time per calendar month period per vehicle. While on the premises these vehicles must be parked in the vicinity of the maintenance building. Any exceptions beyond the forty-eight hours must be approved by the Board.
8. All authorized visitors with vehicles that meet the "passenger" definition must park in a guest parking space. The vehicle must otherwise be moved to the vicinity of the maintenance building and a short-term exemption must be obtained from the Board of Directors.
9. Delivery, repair, construction vehicles, etc. are permitted to park in guest parking spaces during normal business hours, but must be removed from the premises daily unless written permission from the Board is obtained.
10. Pickup truck beds must be covered by either a factory cap designed for the truck that does not exceed the height of the cab or an installed tonneau or truck bed cover. If the bed of the truck is not covered, it must be empty of all contents while parked at River Club.
11. All vehicles parked legally on River Club property need to be registered with the Office. All covered vehicles need to be registered with the Office to include cover description and location. In case of an emergency which would require the vehicle to be moved, the Office would attempt to notify the owner by phone and/or email leaving a message if necessary. If the vehicle is not moved within 24 hours, the vehicle will be towed at the owner's expense.

12. All passenger vehicles as defined shall:

- a) Conform to the following maximum dimensions: Height 82", Width 80" and Length 230".
- b) Have no more than two axles, with four wheels maximum.
- c) Be in good repair, intact and in presentable condition as determined by the Board. Tailgates must be installed and closed when not in use. All vehicles leaking fluid of any type are prohibited. Repair costs for any damage to common elements and or limited common elements will be paid by the unit owner who is responsible for the vehicle leaking fluid.
- d) Not be visibly modified beyond OEM manufacture, i.e., no raised suspension, etc.
- e) Not display any type of commercial sign or advertising other than OEM logos.

**The Board, after being notified of a vehicle violation, will follow the Board approved notification and eventual removal process.**

## **IX. GUESTS & VISITORS**

- 1. Any guest occupying owner-member's unit is required to register at the office. The Board of Directors must have a guest form or letter from the owner-member giving the guest permission to occupy the unit; not to exceed fourteen (14) days. This guest form or letter must include the dates of guest occupancy.
- 2. Guests cannot have guests but can have visitors.
- 3. Total occupancy of a unit, including guests and visitors is not to exceed seven (7) people, without written approval from the owner-member and the Board of Directors.
- 4. Visitors must be escorted by the resident in order to use the common areas. This includes, but is not limited to, use of pool, pool deck area, clubhouse, exercise room, billiard room, card room, shuffleboard courts, leased dock area, etc.

## **X. RECREATION AREAS AND BUILDINGS – CLUBHOUSE**

- 1. The Clubhouse is available for your use from 8:00 A.M. to 11 P.M. daily. Any variation from these hours must be approved in writing by the Board of Directors.
- 2. Only owner-members and approved lessees may utilize the Clubhouse for private parties, provided that they accept full responsibility for any damages and any costs of repairs and/or clean up.
- 3. The owner-member or lessee must demonstrate agreement to the following by signing the Board of Directors approved reservation form:
  - a) The Clubhouse cannot be reserved more than thirty (30) days in advance, unless approved by the Board of Directors. Once a reservation is approved it cannot be rescinded by the Association.
  - b) A security deposit (see 3.d. below) must be made with the reservation for use of the Clubhouse for other than open events. It is to be refunded after the Clubhouse is inspected by the Board of Directors and found to be undamaged and clean. The deposit is not required if the party is open to all residents of River Club.
  - c) A fee (see attached fee schedule) for private events will be charged to help defray the operational costs of the Clubhouse.
  - d) If a catering service is contracted, an additional kitchen security deposit (see attached fee schedule) is required to ensure the kitchen is cleaned properly and no River Club property is missing. The catering service is not authorized to use any of the River Club utensils, flatware, dishes, pots & pans,

glasses, paper or plastic goods, coffee pots, etc. They must use all of their own equipment and supplies.

- e) A maximum of 80 persons is permitted.
- f) A 12:00 Midnight curfew is imposed. Written permission from the Board of Directors is required to extend this time limit.
- g) No one is allowed in the Clubhouse with a wet bathing suit or bare feet.
- h) The Clubhouse shall not be used by anyone under the age of eighteen (18) unless accompanied by an adult.
- i) No smoking. This is per Florida State law.

4. The kitchen cannot be reserved for preparation of food that will not be consumed in the Clubhouse/deck area.
5. The grill/deck/pool areas cannot be reserved for private functions.

## **XI. GAME ROOM**

1. Must be vacated by 11:00 P.M. except for approved activities.
2. A scheduled event (e.g., card party) on the social calendar takes precedence over a Billiards or Ping Pong game.
3. No one under the age of ten (10) is allowed to use the pool table.
4. Children under sixteen (16) years of age must be accompanied by an adult to enter or to use any equipment in this area.
5. Wet bathing suits and bare feet are not allowed in the game room.
6. Beverages, other than bottled water, and food are not allowed except at Board of Directors approved activities.
7. Before leaving: open blinds on sliding door, turn off TV, turn off lights and then be sure to lock the door.
8. If there are people in a queue to play Ping Pong or Pool, players must relinquish the table after one hour.
9. No smoking, vaping or electronic cigarettes, etc.

## **XII. Workshop, Crafts, Maintenance Building Area**

1. While personal equipment may not be stored in the workshop, equipment may be donated with the approval of the Board of or a Board appointed committee. Any unapproved materials or equipment will be disposed of at the discretion of the Board of Directors.
2. A liability release form (see Forms section on the RC Website), must be signed and a one time membership fee must be paid (see attached fee schedule) before using any Workshop equipment or tools. Owner-members over the age of 18 (visitors/guests are not permitted to use the Workshop) must

abide by all additional rules set up by the Workshop oversight committee to govern whatever activities may take place. No liability is assumed by the Association or the Workshop oversight committee.

### **XIII. EXERCISE ROOM**

1. Owner-members must abide by all additional rules set up by the various oversight committees that may be established from time-to-time to govern whatever activities may take place. No liability of any kind is assumed by the Association or any of its oversight committees
2. Children are not allowed use of any equipment at any time and otherwise must be accompanied by an adult.
3. Teens must be accompanied by an adult when using the equipment in the exercise room.
4. All equipment used must be sanitized after your use. Wipes and sanitizer will be on hand for this purpose.

### **XIV. SHUFFLEBOARD COURTS**

1. The shuffleboard courts are open from 8:00 A.M. until dark.
2. Sweep the courts before playing.
3. Do not walk on the courts.
4. Do not play on wet courts.
5. Handle cues carefully; use handles to move discs in the playing area. Do not use the yoke to stop discs.
6. All equipment must be returned neatly to the storage locker after use.
7. Children must be at least eight (8) years or over to play and at least one (1) adult must be present.

### **XV. SWIMMING POOL AND PATIO**

1. There is no lifeguard on duty. All persons using the pool do so at their own risk. The Association shall not be responsible to anyone for personal injury, or the loss or damage to any property of any kind. No liability of any kind is assumed by the Association.
2. Children must be accompanied and supervised by an adult.
3. A shower must be taken before entering the pool to remove body oils and suntan lotion.
4. Swimsuits are required. No cut-offs or street attire is permitted.
5. The pool is available for use from dawn to dusk.
6. No smoking, vaping, or electronic cigarettes etc., or food is permitted in the pool or on the pool deck. Liquid refreshments are permitted on the deck area with the use of plastic containers or cans only. No glass containers allowed. Drinking in the pool is limited to water in an unbreakable container.

7. When groups of people gather at the pool or patio area for parties, all trash generated must be removed from the area when leaving.
8. All wheeled vehicles are prohibited on the pool and patio decks, except wheel chairs, baby carriages, electric scooters for those with mobility issues and walkers.
9. Footwear and cover-ups must be worn to and from the pool area.
10. Pool and patio furniture must be protected from sunscreen with towels.
11. Umbrellas must be closed when not in use.
12. All persons, regardless of age, wearing diapers must wear protective plastic or rubberized pants.
13. Running, screaming, yelling, boisterous conduct, unnecessary splashing and throwing of objects in or around the pool is prohibited.
14. The use of rafts and scuba gear (e.g. tanks) are prohibited.
15. Persons with infectious or contagious health conditions such as colds, skin diseases, etc. are **not** permitted to use the pool.
16. Bathing capacity of the pool is thirty-eight (38) people.
17. Lounges, tables and chairs cannot be reserved when leaving the pool area.
18. Florida law requires that tables, lounges and chairs be kept at least four (4) feet from the edge of the pool.
19. Gates to the pool must be latched shut at all times.

## **XVI. VENDOR/CONTRACTOR/OWNER OPERATIONS ON RCMC PROPERTY**

1. Vendor registration form to be filled out, submitted and board approved prior to work start.
2. All construction debris is to be hauled off property, RCMC dumpsters are not to be used.
3. Any framing anchors/screws are to be non-corrosive and holes sealed with epoxy.
4. A COI noting River Club of Martin County, Inc. as additional insured is to be supplied.
5. Working hours are from 8:00am to 5:00pm Monday – Saturday excepting holidays or Board approval.
6. All efforts will be made to ensure minimal disturbance to adjoining units.
7. All ingress/egress pathways are to be kept clear of clutter and otherwise safe.
8. Work vehicles are not to be parked in numbered spaces other than the unit owners'.
9. Temporary debris dumpster to be placed in owners or unnumbered parking spaces only after Board Approval.

10. Unapproved operations will require a Vendor to exit property pending immediate inquiry for extenuating circumstances.

### **River Club of Martin County Fee Schedule**

#### **Section III.4 – General Rules**

Delinquent Assessment Fee ----- \$ 25.00 /18% interest, whichever is more.

#### **Section V.(a) (b) - Sale/Transfer/Leasing of Unit**

Buyer Application Fee -----	\$100.00
Common Key Replacement Fee -----	\$ 50.00
Estoppel Fee -----	\$ 276.00 (rush + \$100)
Lease Application Fee -----	\$ 100.00
Lease Renewal Fee -----	\$ 0 (within 30 days prior to lease renewal)
Finance Application Fee -----	\$100.00

#### **Section X.3(b)(c)(d) - Clubhouse**

Club House Rental (Private) -----	\$200.00 per calendar day
Refundable (Private) Party Security Deposit -----	\$500.00
Refundable Catering Deposit -----	\$300.00

#### **Section XII – Workshop, Crafts Maintenance Bldg.**

Workshop Membership Fee ----- \$ 50.00

#### **Section XIII – Violations and Fines**

Red Construction Dumpster/Green Dumpster – dumping of non-acceptable debris (tires, paint etc.)	\$ 250.00
Non-compliance – Declaration 5.4 regarding hurricane protection -----	\$ 100.00/day/yr to max \$1,000.00
Not picking up ESA animal waste or following ESA or Parking Rules, etc.-	\$50.00/day/yr to max \$1,000.00
Failure to submit appropriate paperwork for new Leases -----	\$100.00/day/yr to max \$1,000.00
Failure to submit appropriate paperwork for Lease renewal -----	\$25.00
Failure to submit appropriate paperwork for an emotional support animal --	\$50.00/day/yr to max of \$1,000.00

#### **Section XIV - Fining Process**

Once a violation is noted, a letter will be sent out to the violator stating that they will have 15 days to comply. A second notice is sent if no resolution has been reached by 30 days of the violation and fines will be assessed as noted in Section XIII. Once Fines are assessed, the Fining Committee will be notified to verify the violation.

## Rules and Regulations Chronological History

Section	Change/Addition/Deletion	Activity	Date Approved by BOD
III.18a	Change	Red construction dumpster usage	July 22,2018
III.8a	Addition	Soundproofing Approval by BOD	July 22,2018
VII.12	Addition	Window Replacement Approval by BOD	July 22,2018
ALL	Changes	Document Formatting	November 14, 2018
V.2	Change	Sale of unit fees moved to fee schedule	November 14, 2018
V.5.b.e	Changes	Leasing Unit fees moved to fee schedule	November 14, 2018
X.3.e	Changes	Catering Security Refundable Deposit changed to \$200	November 14, 2018
XII.4	Changes	Referral for one time membership fee for use of the workshop to fee schedule	Voted no
XIII.1	Delete	Delete the requirement of signing a liability form to use the Exercise Room	November 14, 2018
IV.1	Change	Water shut off valve after 48 hours vacant	February 6, 2019

VIII.5	Change	Remove vehicles front only parking	February 13, 2019
XV.5	Change	Pool is available sunrise until 10 p.m.	February 13, 2019
V.	Addition	Common Key fee added to fee schedule	February 27, 2019
V.	Addition	Deed transfer fee added to fee schedule	June 25, 2019
ALL	Restated R&R for 2021	R&R Committee Revamped entire R&R Board Meeting Review and approved	November 23, 2020
ALL	Legal Review	Final Board approval with legal mods	April 14,2021
ALL	Addition/Clarification	Added 6 panel door as acceptable per Board vote March 6, 2023, clarified the Declaration Door Amendment 5.2.b.1 and Window Amendment 5.2.b.2	March 17, 2023
VII.a XVI	Addition	Adopt Miami-Dade County (HVHZ) code as standard and require new Vendor operation rules and registration requirement	September 27, 2023

All	Fee Schedule Change	Removed Deed Xfer Fee, Finance Fee Estoppel Fee from \$200 to \$276 Lease Application Fee from \$75 to \$100 Removed Guest Application Fee	July 22, 2024
All	Recommendation Change	Removed Board recommendation to replace water heaters with tankless type	July 22, 2024
All	Removed Fax #	We no longer have a dedicated fax number	July 22, 2024
All	Many changes as approved by the Board	Revamp, added fees, fines. By a committee of 12 owners and the Board	Dec 19,2025