



Property Owners' Association

Rules and Regulations

Including:

General Rules & Regulation

SPC Rules & Regulations

Tennis Rules & Regulations

ARB Rules & Regulations

Community Maintenance

Golf Cart Rules & Regulations

Paperwork/Documentation Required of New
Owners & Tenants

Approved POA Resolution Covering Fines at POA Meeting May 18, 2019

Approved Modified Rule for Article IX, Section #5, pg. 113, at POA Meeting, September 26, 2020.

Approved Modified Rule for Architectural Review Board (ARB) Part IV, Item J, Section #5, covering plywood at POA Meeting, September 26, 2020.

RIVER BRIDGE PROPERTY OWNERS' ASSOCIATION, INC.

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RULES & REGULATIONS

ALL POSTED SIGNAGE MUST BE OBEYED

I. INTRODUCTION

The Board of Governors of the River Bridge Property Owners' Association, Inc. (RBPOA or Association) adopted the following Rules and Regulations, which apply to River Bridge. They are designed to ensure, insofar as possible, the protection of the rights, privileges, privacy, safety, comfort, convenience, well being and property of our owners and residents and for good housekeeping in general. It is anticipated that these Rules and Regulations will promote decency, courtesy, and consideration among all River Bridge residents, and their guests and visitors.

For clarification, the following terms used herein are defined:

- An owner is one or more record holders of any parcel, lot or residential unit. Builders, who are record holders of a parcel, lot or residential unit, will also be considered owners.
- A resident is one who lives in a residential unit whether or not he is an owner.
- A renter is one who rents or leases a residential unit from an owner. A renter is also a resident if he or she lives in the residential unit. A renter cannot be a Section 8 recipient**
- A guest is one who is staying in a residential unit on an over-night or longer basis.
- A visitor is one who is invited into the community for a brief social visit.
- A vendor is one who is invited into the community by a resident to perform a service.

The comfort and facilities of the River Bridge common area are primarily for the use of residents. Guests are permitted to use the facilities only with the approval of a resident. **A visitor may use the facilities only when accompanied by a resident.** Owners will be responsible for the actions of their renters, guests, and visitors, and must advise them of these Rules and Regulations adopted by the Board of Governors.

The Board of Governors and the Property Manager has the authority to enforce these Rules and Regulations.

Several forms and agreements are referenced in these Rules and Regulations. These forms and agreements are available at:

**Property Manager's Office
100 River Bridge Boulevard
Greenacres, Florida 33413-2029
Phone (561) 968-6054
Fax (561) 968-1389**

* Definition of a vendor approved at the April 28, 2012 Board of Governors Meeting

* Definition of a renter modified to preclude Section 8 recipients at the 9/29/2012 Board of Governors Meeting

II. **GENERAL RULES**

1. Residents, their guests and visitors must not make or commit any disturbing noises, nor do or commit any act, which will interfere with the rights, comforts, safety, or convenience of the others in the community. Residents, their guests, and visitors may not play any musical instruments or operate audio equipment, television, or radio on any RBPOA common area if such operation disturbs or annoys others in the River Bridge community.
2. River Bridge common area maintenance work will be done upon authorization and instruction of the Property Manager. Residents may not give direction to maintenance or other employees. All requests for maintenance or other services must be directed to the Property Manager.
3. All Residents share the responsibility for seeing that our Rules and Regulations are followed. Residents are directed to advise the Property Manager or Security of violations of our rules and regulations.

**Property Manager's Office
100 River Bridge Boulevard
Greenacres, Florida 33413-2029
Phone (561) 968-6054
Fax (561) 968-1389
Security (561) 969-2626**

4. Signs, advertisements and posters of any kind are not permitted in or on any common areas except as authorized by the Board of Governors. Signs for use as Sub-Association Board Meeting notices are permitted.
5. Any damage to buildings, recreation facilities or other common areas or equipment or injuries to persons caused by an owner, resident, renter, guest, visitor or vendor* will be paid for at owner's expense.
6. The speed limit is 25 miles per hour throughout the River Bridge Community except where otherwise posted, and will be strictly enforced by the Property Owners Association and The Palm Beach County Sheriff's Office.
7. Shirts, cover-ups and shoes must be worn at all times in all facilities, no wet attire is allowed.
8. Service Animals are permitted at all River Bridge Facilities.
9. Smoking is **not** permitted in any of River Bridge Buildings including the lavatories.
10. "Suspension of rights of use of common areas for violations of the Association Rules and Regulations may include deactivation of transponders. This action does not impair the ingress or egress of the owner, renters, guests or visitors in violation."
11. Repossession Admission - No admittance to the Community of River Bridge shall be allowed for the purpose of repossessing a vehicle, motorhome, or boat.

III. RULES REGARDING GATE ACCESS FOR VEHICLES AND PEDESTRIANS

1. The following rules shall apply for Owner(s), Renter(s) and Resident(s) residing within a unit in River Bridge.
 - a. Owner(s) and Resident(s) residing with the Owner(s) shall be issued gate entry transponders upon presenting a current and legal drivers license and a current vehicle registration from any State within the USA.
 - b. Should an Owner rent/lease his/her unit all Residents including the Owner(s) gate access transponders shall be deactivated. The Renter(s) and Resident(s) residing with the Renter(s) may be issued transponder(s) upon providing the required documentation in paragraph below.
 - c. Renter(s) and Resident(s) must provide the following:

The prospective River Bridge occupant must bring to the POA office a copy of their drivers license listing their address in River Bridge, along with a copy of the applicable vehicle registration and a letter from the owner stating that this person will be residing in their house. This letter must be approved by the HOA President prior to a transponder being issued. Renter(s) must provide a copy of the rental agreement and an approval form signed by the President of the Sub-Association and one (1) other Board Member. A fee will be charged for each transponder issued. The fee is to be determined by the POA Board of Governors.
- 1.2. Transponders are not transferable from vehicle to vehicle. When a member purchases and or acquires a different vehicle they must bring the new vehicle registration to the office and purchase a new transponder
- 1.3. When transponders begin to malfunction members may bring their vehicle registration to the office and may purchase a new transponder
- 1.4. Members found in violation of the rules and regulations regarding the use and installation of vehicle transponders will have their transponders deactivated until such time as updated vehicle registration is provided to the POA and a new transponder is purchased.
2. Pedestrian Gate Cards may be issued to residents for entry and exiting of the community through the walk-in gates. These access cards cannot be used for vehicular access to the community. Walk-in access cards are available for school aged children. These cards are available for a fee which has been established by the POA Board of Governors. Access cards are also available for entry use to the Fitness Center and the Billiards Room. The fee for these cards is the same as for walk-in cards.
3. Lost or damaged access cards may be replaced. A fee established by the POA Board of Governors will be charged for each lost or damaged card.
4. If a residential unit is leased or rented, the owner of the unit must turn over all pedestrian gate, billiards room and fitness center entry cards to the Property Manager. Unit owners will continue to have access to the property through the manned gate. Entry by an owner whose unit is leased or rented is limited for the purpose of inspection of the property.

Once a unit is leased, the owner(s), their family and their guest(s) may not use the association facilities, such right having been relinquished to the renters and his/her guest(s) and visitors. The Property Manager will issue the new Resident vehicle transponders in accordance with item 1 listed above.

5. Vehicle transponders will not be issued for any reason to anyone other than an Owner, Renter or Resident.
6. Any suspension of rights of use of the common areas for violations of the association documents other than the failure to pay assessments will require prior notice and an opportunity for a hearing before the Association Covenants Compliance Committee. If the suspension of rights is approved, vehicle entry transponders may, at the discretion of the Board be deactivated. Such action will not impair the ingress and egress of the owner in violation, his/her renters, guests or visitors, but will limit access only through the manned gates. Suspension resulting from the failure to pay assessments in a timely manner will be treated pursuant to the Florida Statutes as provided in the River Bridge Documents.
7. All new residents of River Bridge must supply the POA office with the following in order to receive a vehicle transponder: a letter of approval from the HOA in which the home is located; a copy of the lease agreement, warrantee deed or settlement statement; a copy of the individual driver's license, indicating a River Bridge address; a copy of the vehicle registration. If as a tenant an additional person will be occupying the premises the landlord must approve said additional person in writing.
8. Renter/Lessee Admission- For admittance to the Community of River Bridge the following policy shall be adhered to:
 1. The Rental/Lease agreement shall not have expired.
 2. Should the Homeowner be delinquent in paying the maintenance assessment, the Renter/Lessee shall have made their rental payment(s) directly to the Sub-Association in which they rent/lease.
 3. Should the Homeowner be delinquent in paying the maintenance assessment and the Renter/Lessee not have paid their rental payment(s) to the Sub-Association, it shall be the responsibility of the Sub-Association to take action for the eviction of the Renter/Lessee.
 4. Renters/Lessees whose rental/lease agreement has expired and who have vacated the property shall not be allowed access into River Bridge regardless of being in possession of a driver's license with the previous rented property as the address.

IV. USE OF RECREATION FACILITIES

1. The following persons are permitted to use the recreation facilities:

All Residents, owners, renters, guest and visitors should be aware that owners are responsible for the safety of their residents, renters, guests and visitors when using the recreation facilities. Any damage caused to the facilities or equipment by a resident, renter, guest or visitor is the responsibility of the owner. All costs of repair such damage shall be the responsibility of the owner.

2. Only residents and sub-associations may use recreation facilities when available for personal social functions. Usage is on a first-come, first-serve basis. See rental rules herein.
3. Billiard players who wish to use the POA pool table equipment must provide a photo ID and the name and address of the owner/renter that they reside in or are guests or visitors of. Users of the billiard table and the equipment must be knowledgeable on proper use of the equipment. Any damage shall be the responsibility of the unit owner, who shall be responsible for cost of repairs.
4. Use of exercise equipment:

As a condition of using the exercise equipment, an owner, an owner's tenant, guest, or family member, must be knowledgeable on the proper use of the exercise equipment they are using and be physically able to properly use the equipment. The owner shall be responsible for the cost of repair for damages to any exercise equipment or the facility caused by the owner, the owner's tenant, guest, or family member. The POA shall not be liable for any injury occurring to anyone from improper use of any of the exercise equipment.
5. In no case, will guns or weaponry of any sort be permitted on the common property or in any of the facilities of River Bridge

V. USE OF RECREATION FACILITIES BY RIVER BRIDGE CLUBS

1. All POA clubs sanctioned by the River Bridge POA who wish to use any common property or facility must have their membership open to any and all River Bridge Property residents.
2. Scheduling use of any common properties and/or facilities by clubs must be done through the Social Director's office. (See Social Program, page 16).
3. Any clubs wishing to display posters, flyers or notices must obtain approval of the Social Director, and in his/her absence, from the Property Manager. Administrative Center personal ads which are approved by the Property Manager may be posted for a maximum of thirty (30) days.

VI. RENTAL OF THE ASSOCIATION FACILITIES

Administrative Center, Fitness Center and Billiards Room cannot be rented.

1. Premises that may be rented must be approved by the River Bridge Social Director. Premises are to be vacated by 1:30 am. All Rental Guidelines must be adhered to.
2. For Activities Center there is a prepaid, non-refundable rental fee of \$250.00 and a refundable security deposit of \$350.00, total of \$600.00. For the Performance Center, a prepaid non-refundable rental fee of

\$700.00 and a refundable security deposit of \$1000.00, total of \$1700.00. A signed contract ninety (90) days in advance must be provided for any rental. Rentals are on a first-come, first-serve basis and must be confirmed by the Social Director. Rental fees include the cost of reasonable clean-up and set-up. (Fees subject to change)

3. The security deposit is fully refundable within four (4) weeks. Inspection by the Property Manager or designated House Committee Member, to ascertain any damages will be made by the next day (next work day if the next day is on a weekend) following the rental date. The renter is responsible for bagging all garbage and litter. Then renter will be responsible for any building and/or equipment damage, which will be deducted from security deposits if sufficient. Renter agrees to pay any additional costs for damages incurred.
4. If the rental agreement is for a Sub-Association, no fee or deposit will be required, but the name of the particular Association and signatures of two officers must be provided prior to the rental date. Any extraordinary expenses will be charged to the Sub-Association responsible.
5. Functions deemed by the Board of Governors or Social Director to be a business, commercial, political or religious function or outside organization, will not be permitted. Only River Bridge residents in good standing, renting for family functions of a social nature will be permitted.
6. Catered food may be brought into the Activities Center and Performance Center. All kitchen facilities except for the freezer or proofer (food warmer) may be used.
7. Renters must supply all utensils, paper goods, pots, and pans, etc.
8. Use of other facilities, i.e., main pool, tennis courts or other areas is prohibited.
9. Disturbances or unruly guests will not be permitted and will be dealt with by security or The Palm Beach County Sheriff's Office.
10. No tables, chairs or supplies are to be removed from the premises.
11. A liability insurance certificate or a current homeowner's liability policy must be presented.
12. Renter must provide prior notice of the use of alcoholic beverages. Supplying alcoholic beverages to minors is strictly prohibited.
13. Renter must sign a hold harmless agreement.

VII. RESIDENTIAL USE GUIDELINES

1. Commercial Activities

The entire property will be used only for residential purposes and purposes incidental thereto as defined by Article XIII of the Amended and Restated Declaration of Protective Covenants and Restrictions for River Bridge.

A. The Purpose of the above, and the following guidelines, is to limit commercial activities in residential areas.

- i. Construction Workers:
Monday – Friday 7am to 7pm
Saturday – 8am to 7pm
Sunday's & nationally recognized Holidays – No Construction
- ii. Workers are not allowed in before normal starting times. Workers must be off property by the ending time and not just getting ready to leave.

B. Examples of activities which are residential in nature and considered incidental to residential purposes and not commercial activities, will be those which do not:

- i. Result in any increase in traffic on the subject property.
- ii. Require use of any commercial vehicles.
- iii. Result in any solicitation on the subject property.
- iv. Require any potential increase in insurance; either on the subject property or on an unimproved lot.
- v. Require the use of any materials, which may be considered hazardous or toxic, and may cause a potential nuisance on the property or potentially increase insurance rates.
- vi. Result in any increase in noise on the property, which may be considered a nuisance.
- vii. Include any signs on the lot or in the dwelling or any other exterior evidence that the property is being used for any potential non-residential purpose.

C. Permitted residential activities or uses, which do not violate any of the above examples and are incidental hereto, may include, but are not limited to the following:

- i. Artists and sculptors
- ii. Authors and composers
- iii. Dressmakers, seamstresses and tailors
- iv. Home crafts, such as model making, rug weaving, and lapidary work
- v. Office facilities, i.e., use of a home computer, telephone or telecopier (fax)

D. Only the residents of the Property may practice the above approved activities.

2. Activities Requiring Association Approval

No estate sales, auctions or real estate open houses may be held without prior arrangements and permission of the River Bridge Board of Governors and the appropriate Sub-Association directly involved. Ten (10) days written notice must be given to the Board of Governors. Authorization will be granted on a case-by-case basis. The exception to the ten (10) days notice requirement includes estate sale due to a death in the family or a liquidation of a home and/or contents necessitating immediate action. Prospective buyers will be admitted by appointment only, with a maximum of four (4) cars per hour. Sale time is limited from 8:00 am to 5:00 pm. No signs or exterior advertising attractions may be used. All merchandise must be within the interior of the building. The peace and quiet of the community must be preserved at all times. The Master and/or Sub-Association may require a security guard to enforce community regulations. The guard, if required, will be paid by the resident conducting the sale. "Garage Sales" will not be permitted.

3. Irrigation and Use of Waterways (see additional ARB) rules

A. Irrigation

The installation of irrigation equipment for pumping water from the lakes or a well is permitted under certain guidelines, is approved by the ARB.

B. Waterways

Pursuant to Article XIII, Section 4, of the Declaration of Protective Covenants and Restrictions for River Bridge, all gasoline engine motorboats and other such vehicles are expressly prohibited from use in the waterways at River Bridge. Electrically powered motorboats may be used. Swimming or wading in any waterways within River Bridge is strictly prohibited.

C. Fishing is not permitted in our lakes. It is illegal to catch and remove the grass eating carp from the lakes.

4. Pet Rules – Service animals are permitted at all recreation areas

A. Customary house pets are permitted within River Bridge only if the owner files a River Bridge Property Owners' Association Revocable Registration Agreement for Pets and agrees to the terms and conditions set forth in the Agreement. Agreement forms may be obtained from the Property Manager's office. Proof of pet license from the City of Greenacres must be provided

B. Pets must be kept on leashes and in the company of an individual exercising full and complete control over the pet(s) at all times. Pets will be permitted on pet walk area as defined on the map available at the POA Office.

C. Pets are not permitted in recreation areas or in the recreation facilities at any time.

D. The individual accompanying the pet(s) must have necessary pick up and disposable paraphernalia in his/her possession at all times while on or about the pet walk areas. Pet feces must be picked up immediately and properly disposed of from all areas.

E. Resident pet owners accept full responsibility for any damage or clean-up incurred by the actions or the presence of their pet(s).

F. Pet owners should refer to the rules and regulations of the specific Homeowner's Association within River Bridge, in which they will be residing, since more stringent restrictions may apply.

5. Home Use of Outdoor Play & Athletic Equipment

The affixing of any athletic or play equipment to the outside of any structure (including the garage) of any unit is prohibited. The permanent installation of any type of support such as a basketball pole between the roadway and a residential unit is likewise prohibited.

Athletic and play equipment is defined but not limited to: *Basketball hoops, hockey nets, skateboard and roller blade ramps, badminton or volleyball nets, trampolines, kiddy pools.*

Athletic or play equipment may be used during daylight hours on the front driveway of any unit so long as it does not impede access to any easement which requires access when work is being done.

All athletic or play equipment in use in this manner must be stored indoors during night-time hours.

The permanent installation of athletic or play equipment in the rear or side property of a unit requires the unit owner to submit a modification request to the POA Architectural Review Board (ARB) and receive written approval prior to the installation of any such equipment. (See ARB Rules XI).

VIII. ADDITIONAL RECREATIONAL FACILITY USE

1. Pool Area

- A. Animals are not permitted within the clubhouse or pool area or within the common areas, except as may be specifically authorized by the Board of Governors. Service animals are permitted.
- B. Wet bathing suits are not permitted within the Performance Center, Activities Center, Administration Center, Billiards Room, and Fitness Center. Shirts, cover-ups and shoes must be worn at all times when entering into any one of these facilities.
- C. Intoxicated persons will not be permitted in the clubhouse or pool area or other recreation facilities.
- D. Skateboards, roller skates, roller blades, bicycles or basketballs are not permitted in the pool area.
- E. All persons using the pool and other recreation facilities do so at their own risk. The POA and the Association Management Company will not be responsible for accidents or injuries occurring at the pool area.

2. Barbecue Area

- A. Residents may use the grills located near the bike parking area and on the grass area behind the spa and tennis courts on a first-come first-serve basis.
- B. The stainless steel grill will be available for use only by authorized Clubs and Sub-Associations as scheduled by the River Bridge Social Director.
- C. Any resident using the authorized grills, who also serves alcoholic beverages, must confine such use to the grill picnic area.
- D. The barbecue area behind the spa and tennis courts is available for private parties as scheduled by the River Bridge Social Director.
- E. Residents will be responsible for cleaning the grill and surrounding area.
- F. Only adult residents will be permitted to use the grills.

3. Sports Equipment

Residents wishing to use sports equipment such as shuffleboard or Billiards must present a valid ID to the Security Guard at the Forest Hill entrance. The ID will be retained by Security until the equipment is returned.

4. Tennis Court Rules

- A. Tennis Courts are to be used for tennis only. No skateboards, roller skates, roller blades, or bicycles are permitted on the courts.
- B. Players are responsible for the observation of tennis rules and court courtesy.
- C. REGULATION TENNIS SHOES are required for play on River Bridge Tennis Courts.
- D. Appropriate tennis attire is required. Shirts must be worn at all times.
- E. Owners are responsible for their renters, guest and visitors proper use of the tennis facility. Any damage to the courts and court equipment shall be that of the unit owner, who shall be responsible for all repair costs.
- F. Players, spectators and tennis instructors are requested not to make excessive noise when a match is being played.
- G. Players should not cross a court while play is in progress. They must wait until play has stopped and the request for a crossover has been acknowledged.
- H. No Food is allowed on the courts. Glass containers shall not be used for water or drinks.
- I. Smoking is not allowed on the courts.
- J. Pets are not allowed on the courts.
- K. Non-tennis players are not allowed on the courts. Anyone wishing to watch tennis (match/clinic/lesson) shall view the action from outside the courts.
- L. Players are to place all trash in receptacles provided and remove personal property from the courts upon completion of play.
- M. Players are requested to leave the courts upon completion of playtime.
- N. Lights are to be turned off when play is completed.
- O. River Bridge guests may use the courts only if authorized by a resident. All applicable rules pertaining to court availability, time, etc. will be in effect. All residents will be responsible for the actions of their guests and their adherence to all rules.

See Section III Page 300 For Additional Tennis Regulations

5. Use of Pools and Hot Tub (Spa)

- A. No lifeguard is on duty at the main or south pools. All persons using the pools do so at their own risk. The Master Association and the Management Agent will not be responsible for accidents or injuries.
- B. Main pool hours and South pool hours are as posted.
- C. Except for service dogs, animals are not allowed within the clubhouses or pool areas.
- D. Guests or visitors using the Main pool will be limited to six (6) persons, per residence unit. Guests or visitors using the South pool will be limited to four (4) persons, per residence unit.
- E. Pool Parties at ALL POA Pool(s) are prohibited. No balloons, streamers, confetti, alcohol or decorations of any sort other than those used for POA related events are to be used by any Resident, Guests or Visitors within the pool(s) area. In accordance with State and County Health Departments, no glass containers of any kind shall be used within the pool(s) area.
- F. Balls, tubes, boats, scuba equipment, swim fins, and floats, etc., are not allowed in the pool except at Association approved functions. Noodles and safety vests are allowed.
- G. Diving, running, jumping into the pool and rough play is not allowed in the pool area. Ball playing in the pool or pool area is not permitted except for Association authorized activities.
- H. Possession and/or consumption of alcoholic beverages are not permitted except at Association approved functions. Intoxicated persons will not be permitted within the pool or pool areas.
- I. Glass containers of any kind are prohibited in the pool areas. Any food or drink in the pool areas must be kept at least four (4) feet or greater from the pools edge. Persons bringing food into the pool areas are responsible for cleaning up.
- J. Persons entering the pool must shower prior to entering.

- K. Any person who is incontinent or not fully toilet trained must wear appropriate waterproof clothing when entering any of the Association Pools or Hot Tub. No one under the age of 12 is allowed in the Hot Tub unless accompanied by an adult. Any unskilled swimmers or non-swimmers must be accompanied by a responsible swimmer.

NOTE THAT NO LIFEGUARD IS ON DUTY AT ANY OF THE ASSOCIATIONS POOLS. SWIM AT YOUR OWN RISK. OWNERS SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE CLEANUP OF THE POOL OR SPA CAUSED BY FAILURE TO COMPLY WITH THE RULES.

REVIEW THE FOLLOWING INFORMATION FROM THE CENTER OF THE DISEASE CONTROL (CDC) WEB SITE.

“Some research has looked into how well swim diapers and swim pants are able to keep feces (poop) and infection-causing germs from leaking into the pool. Even though swim diapers and swim pants might hold in some solid feces, they are not leak proof. Swim diapers can delay diarrhea-causing germs like, Cryptosporidium, from leaking into the water for a few minutes, but swim diapers do not keep these germs from contaminating the water. No manufacturers claim these products prevent leakage of diarrhea into pools. All swimmers should stay out of the water when they are ill with diarrhea, even if they are wearing swim diapers or swim pants. They risk contaminating the pool with feces and germs, which can make others sick. It is recommended that swim diapers and swim pants are not a substitute for frequent diaper changing and bathroom breaks. It is recommended that swim diapers and swim pants are checked frequently and changed away from the poolside.

Please insure that:

- *You understand the importance of NOT swimming when ill with diarrhea.*
 - *Caregivers/users frequently (approximately every 30 to 60 minutes) check swim diapers and swim pants and change them away from the poolside (for example, in the bathroom). This will allow for washing hands after diaper/pants changing and reduce the chance of fecal and germ contamination of areas around the pool. It can also reduce the amount of urine in the pool that binds with disinfectant and creates irritants in the air (see Irritants (Chloramines) & Indoor Pool Air Quality).*
1. *Maas RP, Patch SC, Berkowitz JF, Johnson HD, Determination of the solids retainment effectiveness of disposable swim diapers. J Environ Hlth. 2004; 66:16-20.*
 2. *Amburgey JE, Anderson JB. Disposable swim diaper retention of Cryptosporidium – sized particles on human subjects in a recreational water setting. J Water Hlth. 2011; 9:653-658.”*

6. Tot Lot Playground Rules

- A. Children under the age of eight (8) must be supervised by an adult.
- B. Proper shoes are to be worn.
- C. Hours are from 8:00 a.m. to Sunset

7. Basketball Court Rules

- A. The half court is open from 8:00am to 10:00 pm unless the area is being used for overflow parking.
- B. Proper shoes are to be worn.
- C. If the basketball court lights are used at night, they must be turned off when leaving.

8. Shuffleboard & Bocce Court Rules

- A. Hours of use for shuffleboard courts are from 8:00 am to 10:00 pm, and bocce courts are daylight hours only.
- B. Proper shoes are to be worn.
- C. If the shuffleboard court lights are used at night, they must be turned off after play is completed.
- D. Sign out any equipment at the main gate and return when finished.
- E. No skateboard, roller skates, roller blades, or bicycles are allowed on the courts.

9. Bicycle Rules

- A. Bicycle riding is permitted only on the streets or on the sidewalks where provided. Bicyclists riding on the sidewalks must yield to pedestrians at all times. Bicyclists must abide by all traffic rules.

10. Fitness Center Use

- 1. Use of the facility and equipment is at the sole risk of the person using it. No one should use the equipment without medical clearance from his or her physician.
- 2. See Rule IV Use of Recreational Equipment Item 4 for Use of exercise equipment.
- 3. Members must wear appropriate exercise attire at all time. A shirt must be worn to cover the upper body, shorts must be mid-thigh or longer, socks and athletic shoes are required. No open-toed shoes, open backed shoes, boots, sandals, or casual shoes are permitted. Failure to dress properly will result in denial to work out.
- 4. No wet bathing suits permitted.
- 5. Except for water, eating and drinking is prohibited. Please dispose of all trash in the proper bins.
- 6. Members must wipe off all equipment after each use.
- 7. Do not move any equipment.
- 8. Personal music may only be played using headphones.
- 9. During peak hours, or while other people are waiting, please limit your time on a piece of equipment to 30 minutes.

10. Please replace all dumbbells and equipment on the appropriate racks, in the assigned spaces when you have finished using them.
11. Do not drop free weights on the floor or allow weights to crash together.
12. Show respect for the equipment and facilities at all times.

Members who do not adhere to the Fitness Center rules and guidelines may have their use privileges' suspended. River Bridge Property Management reserves the right to refuse service to any member who violates any rule, regulation or guideline, or engages in any verbal harassment.

BASKETBALL RULES

1. Court is open from 8AM to 10PM. Lights on the court will automatically turn off at 10PM.
2. Proper shoes are to be worn.
3. River Bridge residents (owners and renters) have priority in use of the basketball court.
River Bridge visitors and guests may use the court only if accompanied by a resident.
4. Only two (2) visitors and guests are permitted per residence.
5. Unauthorized visitors will be requested to leave River Bridge. If a person cannot provide proof that they are a resident, they too will be asked to leave until they can provide proof. Failure to do so will constitute trespassing by the unauthorized person(s).
6. Basketball court is to be used for basketball only. No skateboards, roller skates, roller blades or bicycles are permitted on the court.
7. Owners shall be responsible for the actions of their renters, visitors and guests for their adherence to all rules.
8. No food is allowed on the court. Glass containers are not permitted.
9. Players will be responsible for placing all trash in designated receptacles.
10. Alcoholic beverages, drugs or narcotics use and intoxicated persons are not allowed in the court area.
11. Domesticated pets must be under control and leashed and are not permitted on the court.
12. Guns and weaponry of any sort are not permitted in the court area.
13. The River Bridge Property Owner's Association and its Management are not responsible for any accidents or injuries which may occur in the court area.

IX. PARKING

1. RV/CAMPER PARKING

RV's and Campers are not permitted to park on River Bridge POA Common Property, this includes but is not limited to the: South Pool, Clubhouse parking lot or POA Roadways. However the POA Property Manager does have the authority to grant parking permits for these vehicles in an emergency not to exceed a 48 hour stay. If a permit is granted the RV or Camper must be able to fit into one parking spot at the South Pool and under no circumstances will a 5th wheel type vehicle be allowed.

If these rules are violated by a homeowner(s) guest(s) or a guest of lessee(s), the Homeowner(s) shall be subject to fine or other disciplinary measures as prescribed by the Master Association's Declaration of Protective Covenants and the POA Board of Governors.

2. Except for sanctioned River Bridge Functions, parking is prohibited overnight in the overflow parking area in the main parking lot. Residents participating in a River Bridge function or trip may park in the overflow parking area from the time the trip leaves until their return.
3. Overnight parking at the South Pool, for guests or visitors will require a permit from the POA office limited to one week. A vehicle without this permit will be towed.
4. Club House & Performance Center Parking
Parking is not permitted in the Clubhouse or Performance Center parking lot after 11pm, except for a scheduled River Bridge function or rental of the facility. Any vehicle parked in the Clubhouse parking lot between 11:00pm and 5:30am is to be towed.
5. A Commercial Vehicle not parked within a garage that is parked on the driveway, roadway, common area, grass or any other outside property in River Bridge is subject to towing. Commercial vehicles being used to service an emergency are exempt from towing until the emergency is cured. Prohibited vehicles may be parked in connection with permitted construction and repairs or for delivery purposes between the hours of 7:00am to 7:00pm. Article IX, Section #5 specifically prohibits commercial vehicles from parking throughout River Bridge, covering of these vehicles in order to hide the fact that the vehicle is a commercial vehicle, shall not prohibit the towing of the vehicle in accordance with these rules.
6. Parking of any vehicle on the common roadways of River Bridge is prohibited at all hours. Any vehicle parked on the common roadways, sidewalks, medians or grass is subject to towing. Exceptions are vehicles used in the performance of maintenance or when permission is given for Sub-Associations to utilize common area access roads for parking (example: Arbor Lake Road, Caribe Court, Waters Edge Circle) etc. due to roadwork within a Sub-Association.

X. FIREWORKS RULES & REGULATIONS

The use (ignition) of "Fireworks" within the community of River Bridge and within all Sub-Associations, either on the common property of the individual Sub-Association or on the property of a Homeowner, is strictly prohibited.

"Fireworks" shall include, but not be limited to, explosive devises and bottle rockets. The use of hand held sparklers will be permitted, if used in a responsible manner. In the case of use of such sparklers by children under the age of fourteen (14), a responsible adult must be present and supervising such use. In the event this rule is violated by a Homeowner(s), Guest(s) of a Homeowner or Lessee(s) of the Homeowner's property, the Homeowner shall be subject to fine or other disciplinary measures, as prescribed by the Master Association's Declaration of Protective Covenants & the POA Board of Governors.

XI. USE OF DRONES

The use of recreational Drones is strictly forbidden within all of River Bridge. Users may be subject to fines and being identified to proper Federal, State, County and City authorities.

SOCIAL PROGRAM - SPC RULES & REGULATIONS PART II

PREFACE

For the purpose of defining competitive type entertainment, the Social Programs Committee has provided the following list (but not limited to) of types of entertainment that fit into the category for SPC events:

- i. Singer
- ii. Comedian
- iii. Dancer
- iv. Magician
- v. Band/DJ (for dancing purpose)

It should be noted that the SPC normally celebrates all holidays, examples include but are not limited to: 4th of July Picnic and Pool party, Easter Egg Hunt, Halloween, Winter Holidays, and New Year's Eve. Therefore, we request Clubs and H.O.A.'s not compete with holiday dates.

GENERAL RULES

1. Prior to consideration for approval, all Sub-Associations/Committees/ Clubs/others must submit a "Facility Reservation Request", as provided by the Social Activities Director, to reserve meeting space which includes, but not limited to, regularly scheduled meeting dates and also to reserve calendar space for an offsite event. All "Facility Reservation Request" forms are subject to approval by the Social Director, which shall not be unreasonably denied.

A Sub-Association officer must submit monthly Sub-Association meeting dates, including block parties, by June 1st to the Social Director for the following year.

2. Sub-Associations/Committees/Clubs/others must present the Social Director with a room set-up plan, detailing seating, serving and any other requirements three (3) days prior to the event.
3. Sub-Associations/Committees/Clubs/others may not post any signs, flyers or sign-up sheets on the Performance Center bulletin board. This board is reserved for the SPC only. Sub-Associations/Committees/Clubs/others may use the bulletin board in the Administration Center and the glass display case on a first-come, first-serve basis, based on availability. Sign size is limited to 8-1/2 x 11 paper and will remain in place for no more than 30 days.
4. Seating for any event will not be reserved before payment is made. For events with table seating, the Social Director reserves that right to fill any vacant seats available at any given table.

5. Unless special circumstances arise, subject to the judgment of the Social Director, refunds will not be given for onsite SPC events. Refunds for offsite events/trips are subject to the policy of the provider.

RELATIONSHIP BETWEEN CLUBS & SPC

The major responsibility of the SPC is to sponsor entertainment events for the entire River Bridge community. Consequently, River Bridge clubs are prohibited from sponsoring on-site entertainment activities for the purpose of club fund raising.

Clubs may offer, during their normal club meeting date and time, on-site entertainment activities to their members under the following guidelines:

1. Clubs must submit an annual calendar of events, whether on or off-site by June 1st, to the Social Director for the following year.
2. The Social Director has reviewed the requested date, time and type of activity.
3. The requested activity is not scheduled during the same week as a planned SPC activity.

Clubs wishing to offer on-site activities at times other than their usual meeting dates must receive approval from the Social Director.

Clubs may sponsor off-site entertainment events. The Social Director must be notified of the dates for these events.

Sub-Associations/Committees, Clubs and Residents may not use River Bridge facilities for any purpose related to the solicitation by outside business entities. Informational programs including multiple non-interaffiliated presenters will be considered on a case-by-case basis.

NEWSLETTER/CHANNEL 63 & CHANNEL 95

1. Only SPC sponsored activities and River Bridge Sub-Associations/Committees/Clubs pictures will be published in the newsletter.
2. Articles for the newsletter must be typed (preferably in Microsoft Word, or PDF format), and presented (preferably by e-mail or disk) to the Social Director, no later than the 10th of each month to appear in the following month's edition.
3. Final approval of all content of the newsletter and Channel 63 is the responsibility of the POA Executive Committee or their designee.
4. Residents may not solicit services in the newsletter unless they purchase an ad.
5. All articles and announcements placed on Channel 63 must be submitted to the Social Director.
6. Items considered to be of a contentious or negative nature will not be allowed in either medium.
7. Priority for the newsletter and Channel 63 is as follows:
 - i. POA
 - ii. SPC
 - iii. Committees/Sub-Association
 - iv. Clubs
 - v. Fillers

SPC COMMITTEE

Committee members must volunteer to help a minimum five (5) events throughout the year.

TENNIS RULES & REGULATIONS – Part III

COURT USE

1. There will be women's open round robin doubles play every Monday, Wednesday and Friday from 8:00 am to 10:00 am.
2. There will be men's "A" player group round robin doubles play every Monday, Wednesday and Friday from 7:30 am to 10:00 am.
3. There will be men's "B" player group open round robin doubles play every Monday, Wednesday and Friday from 8:00 am to 10:00 am.
4. There will be men's "B" player group open round robin doubles play every Tuesday, Thursday and Saturday from 7:30 am to 10:00am on courts 3 & 4.
5. On Monday, Wednesday and Friday, court priorities shall be as follows: Women tennis players shall have courts 3 and 4, the men's "A" players shall have courts 1 and 2, the men's "B" tennis players shall have courts 5 and 6. This is to utilize all or as many courts as possible and to accommodate all round robin doubles players. If play does not commence 15 minutes after the scheduled start time, the court is considered available to any waiting players.
6. All round robin doubles play will have priority on designated days during the times listed in numbers 1 thru 5, above. If round robin doubles play has not commenced within 15 minutes after scheduled start time, the court(s) will revert to open time.
7. During open time, singles play will be limited to one (1) hour, and doubles to one and a half hours (1 ½) if people are waiting to play. The honor system will apply.

NON-RESIDENT PLAY

1. Guests should not play on River Bridge courts, as part of the doubles groups listed above, on Monday through Saturday 7:30 am to 10:00 to the exclusion of River Bridge residents. The honor system will apply.
2. Guests playing without residents cannot play to the exclusion of residents during open court time. Resident players will have the right to request that the court be made available to them.
3. Sanctioned tournaments or inter-club play will take priority over all round robin and/or open court time. Such play must have prior approval of the tennis committee, and requires that a notice be posted, at the courts, at least one week in advance.

TENNIS RULES & REGULATIONS – Part III Continued

PRIVATE LESSONS/GROUP CLINICS

1. Instructors must be sanctioned by the River Bridge Tennis Committee for tennis certification, insurance coverage, background check if required to be supplied by instructor, and must be approved by the POA. Anyone giving tennis instruction on River Bridge courts must have the proper credentials on file in the office. This requirement must be monitored closely by the POA office, and routinely updated for currency
2. Clinics/lessons are only available to River Bridge residents or their guests.
3. Sanctioned clinics/lessons may be scheduled on the following days:
Monday-Friday beginning at 9:00 am
Saturday-Sunday beginning at 7:00 am
4. Scheduled daytime court usage for clinics/lessons must defer to round robin open play, provided that all such play commences prior to 8:15 am (as outlined above).
5. Clinics/lessons participants and instructors shall make every attempt to cause as little interference/disruption, particularly voice volume, when tennis is being played on other courts.
6. Should there be sufficient clinic instruction participants to cause the clinic instruction to be conducted on two courts and there are players waiting for a court, the clinic instruction court usage must be reduced to a single court.
7. Residents have court preference, on courts 1 thru 4. Lessons and clinics can take place on other available courts.

USE OF COURT CLEANING EQUIPMENT

Court cleaning equipment is to be returned to the proper storage area after use

ARCHITECTURAL REVIEW BOARD (ARB) – PART IV

PREFACE

The River Bridge Declaration of Covenants, Article XI Architectural Standards, provides the POA's ARB the vested authority to approve or reject architectural modifications submitted by River Bridge residents with the approval of the Sub-Association. In performing its duties, it shall be the mission of the ARB to provide a timely and reasonable response to the Unit Owner's request while its duties and obligations to protect, enhance and preserve the architectural beauty of both the Sub-Association Communities and the Community of River Bridge.

RULES, STANDARDS, & RESTRICTIONS GOVERNING MODIFICATIONS **Modifications requiring River Bridge POA-ARB approval**

All exterior modifications will be reviewed at the Sub-Association ARB level. If approved by the Sub-Association ARB, the modification application will then be forwarded to the POA/ARB for review and its subsequent decision of approval or disapproval. Should permits from the City of Greenacres be required, the Homeowner/Contractor shall be responsible for obtaining such permits as may be necessary, only upon receipt of approved modification.

The work on all exterior modifications approved by the POA/ARB will commence within 120 days of the date of approval, unless applicant notifies the Sub-Association ARB of a pending delay in which case a new time limit will be established. Failure to initiate work in such time period will cause the approval to become null and void and a new modification application will be required. If for any reason, the Sub-Association does not approve a modification application, that request will not be reviewed by the POA/ARB and the modification will be considered not approved. Upon Members request the Sub-Association may choose again to review the modification request. In the event of hurricane damage or other catastrophic related damage occurs to a Member's property and wherein supplies or materials needed for repair or reconstruction are not immediately available, and or the contractor is unable to commence work, proof of such unavailability of supplies and materials and inability of contractor to commence work must be provided in writing by the Member prior to the initial 120 day period. The applicant must commence work within a period of time which does not exceed 365 days from the date of ARB approval of the modification request. Construction must be completed within 90 days of its commencement to prevent ongoing unsightly conditions within the community. If an extension is needed by the applicant, a request for same must be made to the POA/ARB in writing prior to the expiration of the 90 day period. If such work is not completed within the agreed upon time extension, the POA will be free to complete the project at the applicant's expense according to the procedures in Article XIV, Section 1. Remedies For Violations of the Master Association Declaration of Protective Covenants.

1. **The following exterior modifications are prohibited within River Bridge:**

- A. No above ground pools.
- B. No fences except those required around pools by the City of Greenacres
- C. No artificial grass, plants, or vegetation.
- D. Within a sub-association, living fences (hedges) may not be placed between adjacent properties. (See Item C2 of these rules.)
- E. No sheds or shacks of any kind are permitted on any residential lot. Existing sheds or shacks installed on any residential lot prior to the approval date of these amended ARB Rules are grandfathered in; however in no case shall they be replaced or rebuilt.

NOTE – Existing modifications to exterior property that were made without the Member having followed these Rules and Regulations and have been completed for a period greater than One (1) year will be considered grandfathered and no action may be taken by the POA against such Member for the specific violation.

2. **POA/ARB approval is required, but not limited to the following modification requests:**

All Applications Must Be Made In Triplicate

A. Decks, Patios, Driveways and Walkways

All structural modifications to decks, patios, driveways, walkways and building exteriors must be submitted for approval to the POA/ARB, except as permitted by Article XI, Section 1. Of the Master Association Declaration (POA) of Protective Covenants the following procedure applies for all color selection for exterior painting.

Upon submittal of a modification request, the Sub-Association ARB shall determine if the new selected color meets with their approval. The approved modification with a color swatch of the selected color shall be submitted to the POA/ARB for final review and approval. Only upon receipt of this final POA/ARB approval can the project commence. This procedure applies to single and multi connected units.

B. Screened / Acrylic / Glass enclosures for patios, entrances, lanai, pools, etc.

The frame color of the enclosure must be white or conform to the color of the home's window frames.

C. Fences

1. The City of Greenacres requires fences for all in-ground pools. The strictest regulation between the River Bridge Property Owners' Association Declaration of Covenants and the City of Greenacres building Codes shall prevail for the placement and construction of the pool fence. The color of the fence must be white or conform to the color of the home's window frames. The fence material must be aluminum or PVC. Fences shall be of an open design or style with the open design being sufficiently large enough to withstand category one (1) hurricane force winds. The fence must also meet child safety criteria.
2. In the event a Homeowner (Member) with a Pool wishes to extend an existing patio beyond the original footprint with the addition of either a fence or screened enclosure, the Sub-Association ARB shall be required to submit an approved modification request to the POA/ARB for its ruling on the request. Should approval be granted the Homeowner (Member) must receive a permit from the City of Greenacres prior to proceeding with the modification. In no event shall the fence or screen enclosure be permitted to be installed beyond the footprint of the patio.
3. Living fences are permitted only under the following conditions: if they are used to separate two sub-associations or if they are used to provide backyard privacy from the common area of the POA or backyard privacy from a HOA common area roadway. POA/ARB approval is required prior to planting such living fence in order to insure it does not infringe on an existing easement or not meet other City Codes.

D. Awnings

Only retractable awnings covering patios on residential units are permitted.

- **Solar Heating Panels**

Solar heating panels are permitted with POA/ARB approval and the installation conforms to the City of Greenacres building code.

F. Flags- Is to be consistent with title 36 of the U. S. G. and must meet all City and State requirements.

2. Vertical flag poles are limited to one per residential lot with a maximum height of 15 feet.
2. Flags are limited in size to a maximum as approved by Florida State Statutes.
3. Cantilevered poles require the use of a mounting adapter which may be permanently installed on a building, tree or fixed object. Both fixed and removable poles require base mounting designed to withstand 120 MPH wind velocities.
4. The flag must be lit when left over night, as specified in Florida Statutes.
5. Position and manner of display, time, hoisting, and lowering should follow title 36.
6. The flag is never flown in inclement weather except when using an all-weather flag.

G. Juvenile Play Equipment

1. Appropriate non-corrosive or "approved" pressure treated wood for juvenile play equipment is permitted in the rear yard area of an owner's property in conformance with the City of Greenacres' property line setbacks. Portable units may be placed in the front of the house during the day but must be brought in-doors at night.
2. The homeowner is responsible for maintaining the condition and appearance of this equipment.
3. Permanent rear yard equipment must be anchored in a manner approved by the City of Greenacres in order to withstand hurricane force winds of 120 miles per hour.

H. Removal of Sod and Shrubbery: Alteration of Drainage, etc.

Except for builder's acts and activities in the development of the Property, no sod, topsoil, muck, trees or shrubbery shall be removed from any Sub-Association' common property or any lot thereon. No Homeowner (Member) or Sub-Association is permitted to change the condition of the soil or the level of the land of the property, which may results in any permanent change in the flow or drainage of surface water of such land or of the flow or drainage of surface water within River Bridge, without prior written consent of the POA /ARB.

I. Vegetation or Tree Removal

A modification form approved by the Sub-Association is required for the removal of any tree.

1. Invasive species require identification from either an Arborist, Tree Service Co., or Landscaper. Such identification shall be in writing with a photo of the Tree(s) to be removed. POA ARB approval is required and once given, the invasive Tree(s) may be removed. No City of Greenacres approval is required.

Invasive Species per Section 16-1312 of City code:

- **Australian Pine**
 - **Brazilian Pepper (Florida Holly)**
 - **Carrotwood**
 - **Earleaf Acacia**
 - **Malaleuca (Punk Tree)**
 - **Schefflera (Umbrella Tree)**
2. All Hardwoods, Palm and other trees approved by the City of Greenacres Require City approval prior to being removed. Your POA Modification must state or the removal. Request and photos should be included. Some of the reasons for the request are as follows: dead tree, damaging sidewalk, damaging foundation, Potential danger to property Once the POA has approved the modification, a permit from the City is required prior to removal. Replacement trees may be required by the City.
 3. There shall be no new fruit trees, planted on any residential properties or common grounds. Nor shall any existing plantings or fruit bearing plants be replaced once they have died.

J. Shutters

1. Shutter installation must meet POA /ARB guidelines and the requirements of the City of Greenacres' building code.
2. Bahama type shutters are not permitted.
3. Only aluminum, vinyl or screen type shutters are to remain on a residence in excess of two weeks, they must be either painted the color of the house, be white or be clear in color. All other shutters should be removed within 72 hours after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm.
4. Shutters may be put up 36 hours prior to an impending storm.
5. If a resident is occupying the unit, all shutters must be removed after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm. In no event shall shutters remain up in an occupied unit more than 72 hours after the storm has passed. Plywood shutters must be removed following notification of the storm has passed whether the unit is occupied or unoccupied.

K. In Ground Propane Gas Tanks

1. In-ground propane gas tanks designed to be used to provide emergency power during FPL blackouts are permitted providing that they meet the City of Greenacres' code and are approved by the Sub-Association ARB and the POA/ARB.

L. Irrigation from the Lakes

1. Residents are permitted to irrigate their lawns by pumping water from the lakes or by sinking a well. Applicants must complete the modification form indicating that the system includes the ability to switch to city water in times of drought (as declared by Florida agencies) or when ordered by the POA Board of Governors. A permit from the City of Greenacres is required prior to the installation of pumping equipment. (Forms available at POA Office)
3. Duck Floats are not permitted. All new irrigation intake lines from the lake or repair to an existing lake intake line, SHALL BE A 45 DEGREE UPWARD ANGLED PVC SCREENED PIPE.
4. When sinking a Well, the installation of a Rust Preventative System must be included and installed in the ARB Modification Application and applicant sign an agreement stating they will use and maintain such system.

M. Shoreline Erosion

Sub-Associations and Homeowners (members) planning to correct Shore line erosion must obtain approval first from HOA then POA ARB. The following Are the requirements that must be met to conform SFWMD'S 4.1 slope and the drop off not to exceed 9 inches.

1. Re-grading the slopes with clean fill dirt and install sod on all exposed dirt as required above.
2. Install geo tubes and must meet the above requirements. In addition to geo tubes, storing or protecting the shore edge of the lakes at River Bridge from erosion may be accomplished by littoral plantings.

Modifications requiring only approval by the Sub-Association ARB

- A. Landscape around the house in the existing beds may be replaced
- B. Installation of roof gutters and drains
- C. Change or addition of light fixtures on the exterior of the house or garage
- D. Installation of exterior motion detectors
- E. Installation of mailboxes
- F. Exterior colors of houses, roof surfaces and driveways including other driveway materials

4. Modifications Not Requiring any ARB Approval

Satellite Dishes

1. Satellite dish not exceeding 1 meter in diameter.
2. It is recommended that satellite dishes not be mounted on the roof unless that is the only location in which a signal can be received.

5. Response to Violations of the Rules herein

1. Violations of these approved POA Board of Directors rules will be handled according to the procedures under Article XIV, Section 1. Remedies for Violations of the Master Association Declaration of Protective Covenants.
2. In the event the ARB fails to approve or disapprove submitted modifications plans within 45 days of submission said plans shall be deemed approved

COMMUNITY MAINTENANCE - Part V

Inspections of the member's property by the POA

It is the responsibility of each Owner to maintain his/her home in compliance with the standards promulgated by the Architectural Review Board.

1. To maintain, protect, repair and replace, at their own expense, all portions of their Parcel or Residential Unit together with all Improvements, including landscaping and equipment located thereon, except any portions to be maintained, repaired and replaced by the Master Association, or Sub Association. Such maintenance, protection, repair and replacing shall be done without disturbing the rights of Owners.

Individual HOA's will maintain their own schedule of property inspections. On a routine basis the POA Property Manager will inspect each island with its President or an appointed HOA Board Member. The HOA and POA will work together to ensure that all units are in compliance.

In accordance with both River Bridge POA and each individual community's documents, each unit owner is responsible for maintaining their property. This responsibility includes but is not limited to the following:

1. Driveways and walkways free from mildew, dirt spots, extensive tire marks, oil stains and mildew.
2. Swales free from rust stains and dirt accumulations.
3. External walls should be free from mildew, rust stains, dirt spots, faded or discolored or peeling paint, rotting weed, ripped screen covering windows or patios, or boarded up, broken, or rusted windows or doors.
4. Lawns free of extensive bare areas and extensive weed areas.
5. No dead trees, palms or bushes.
6. Roofs should be free of observable dirt and or mildew and free from broken, loose or missing shingles/tiles. All roof repairs should be made with material similar in color with the balance of the roof. If that is not possible due to lack of material the replacement shingles/tiles shall be painted to match the existing roof.

In the event that both the Owner and HOA fail to address an issue, the POA has the authority to enforce the restrictions of the sub-association.

Maintenance of Berms

Maintenance of the grass, shrubs and trees which are a part of the landscape on the major roads, i.e. River Bridge Blvd. Arbor Lake Rd., Meadow Lake Rd. And all other POA roads shall be the responsibility of the POA. The POA shall maintain the berm landscaping as follow:

1. The grass on the side of the berm facing the roadway shall be cut, edged, fertilized and weed controlled.
2. The shrubs shall be trimmed on the side facing the road and the shrub height shall be maintained consistent with all adjacent shrubs of the specific sub-association berm.
3. Trees will be trimmed only on the roadside and maintained consistent with the specifications for trimming recommendations for each specific species.

Maintenance of the property on the house side of the berm shall be the responsibility of the Homeowner/Sub-Association. The trimming of trees on the house side shall be the responsibility of the Homeowner and or the Sub-Association.

Shrub height and tree height shall be controlled by the POA. The Homeowner or the Sub- Association shall not take any action to trim the shrubs or trees to a different height, without first obtaining approval from the POA.

Replacement of diseased or dead trees or shrubs shall be responsibility of the POA. If damage occurs to any tree(s) or shrub(s) caused by the Homeowner or the Sub-Association or their contractors, replacement of damaged or dead tree(s) or shrub(s) shall be the responsibility of the Homeowner and or the Sub-Association. (See Vegetation or Tree Removal on Item I, page 403).

Resolution on POA Fines

Approved by POA Board at Meeting held on May 18, 2019
Fines Approved by the POA Covenant Compliance Committee (Fining Committee) Shall be \$100.00 per day until the violation is cured or a signed Contract with dates certain for completion is presented to the POA.

Golf Carts – Part VI

The River Bridge POA as owner of the roads within the community and as the party responsible for the safety and welfare of the residents has established the following regulations regarding the use of golf carts.

Regarding motorized vehicle use. All motorized vehicles operated in River Bridge must be properly licensed and insured. The only exceptions are golf carts and they can only be operated if the following regulations are adhered to:

- 1) Drivers of golf carts must be at least 16 years old and have a valid driver's license.
- 2) All golf carts should be equipped with the following. Failure to meet the following minimal standards may result in Greenacres Public Safety issuing a citation to the operator of the golf cart
- 3)
 - a) Efficient brakes
 - b) Reliable steering apparatus
 - c) Safe tires
 - d) Rear view mirror
 - e) Red reflector warning devices on the front and back of the cart
- 4) If the golf cart is going to be operated after dusk or before dawn in addition to the above, it must be equipped with the following:
 - a) Headlights
 - b) Taillights/brake lights
 - c) Turn signals
 - d) Windshield
- 5) The POA will issue a permit that will be affixed to the golf cart
- 6) Golf cart operators must follow all traffic laws
- 7) Golf carts are to follow the same rules for parking as automobiles
- 8) Golf cart operators must pull to the side to allow cars to pass
- 9) Golf carts should not be operated on the sidewalk
- 10) Permission to operate a golf cart is non-transferrable

Members operating golf carts in River Bridge are required to complete a Golf Cart Registration Form. These forms are available on line and at the River Bridge POA Office

PART VII - Paperwork/Documentation Required of New Owners & Tenants

The following documents **MUST** be provided to the River Bridge Property Owners' Association administration office **PRIOR** to moving into a home in River Bridge.

New Owners:

1. **Sub-Association approval letter signed and dated by the Sub-Association President or Secretary in which the home that is being purchased is located.**
2. **A River Bridge General Information Form completed by the new owners**
3. **A copy of a Warranty Deed or Closing Statement.**
4. **Affidavit of Receipt of POA Documents.**
5. **A completed and signed Telephone Directory Consent Form.**
6. **Pet License Agreement – If Applicable.**
7. **Golf Cart Registration Form – If Applicable.**
8. **A copy of your vehicle registration(s) – Please see Section III of this document for additional regulations regarding transponders and gate entry.**
9. **The vehicle must be present for the installation of a transponder.**
10. **If River Bridge is your primary residence the address on your registration must be changed within 30 days of your moving into River Bridge**
11. **A copy of your driver's license.**
12. **If River Bridge is your primary residence the address on your license must be changed within 30 days of your moving into River Bridge.**

Tenants:

1. **Sub-Association approval letter signed and dated by the Sub-Association President or Secretary in which the home that is being rented is located.**
2. **A River Bridge General Information Form completed by the new tenants.**
3. **A fully executed lease and a signed affidavit for receipt of POA documents.**
4. **Minimum lease term is determined by the individual Sub-Association, except that the minimum term can be no less than 90 days in accordance with the POA Declaration of Protective Covenants.**
5. **Maximum lease term is one year.**
6. **It shall be the responsibility of the POA to notify the President of the Sub-Association and the Homeowner within a minimum of 30 days that the lease is about to expire. If it is the intent of the Sub-Association and the current Tenant to renew the lease, or an addendum to the original lease must be provided to the POA office. The addendum must include the new dates for which the lease is being extended.**
7. **The new Lease or the Addendum provided to the POA along with an approval letter from the Sub-Association shall serve as the Sub-Association's approval of the lease renewal.**
8. **It is the responsibility of the Sub-Association to notify the POA in writing of any lease expiration.**
9. **It is the responsibility of the Tenant to notify the POA office if they wish to opt out of the phone directory.**
10. **Pet License Agreement – If Applicable.**
11. **Golf Cart Registration Form – If Applicable.**
12. **A copy of your vehicle registration(s) – Please see Section III of this document for additional regulations regarding transponders and gate entry.**
13. **The vehicle must be present for the installation of a transponder.**
14. **The transponder will be active for the term of the lease only.**
15. **The address on the registration must be changed to the River Bridge address within 30 days of your moving into River Bridge – this does not apply to seasonal tenants.**
16. **A copy of your driver's license.**
17. **The address on the license must be changed the River Bridge address within 30 days of your moving into River Bridge – this does not apply to seasonal tenants.**

LEASING A HOME IS THE RESPONSIBILITY OF THE SUB-ASSOCIATION. KEEPING THE POA NOTIFIED OF THE STATUS OF A LEASE IS SOLELY THAT OF THE SUB-ASSOCIATION. THE POA ACCEPTS NO RESPONSIBILITY FOR THE FAILURES OF THE SUB-ASSOCIATION TO INFORM THE POA OF ANY LEASE RENEWAL OR LEASE EXPIRATION.