

## RULES AND REGULATIONS FOR USE OF THE COMMON PROPERTY

### I. Access by Residents and Visitors

A. Access to River North property is limited to the front entrance from Arkwright Road and the rear entrance from Upper River Road. Any non-resident accessing River North in any other way will be deemed trespassing.

B. Transponders are available for purchase by residents, Country Club members, **non-members of River North Association or River Communities Association with approved access privileges**, and “Sponsored” vehicles of approved individuals who need access to a resident’s home for medical support on a regular basis. Such “Sponsored” vehicles must be approved by the HOA office before a transponder will be issued.

C. Visitors – All visitors are required to produce a photo ID (Drivers Only) for the Security Officer when entering River North. The camera system at the back gate allows the Security Officer to view photo ID for those visitors gaining entrance through the back gate. Residents must schedule all visitors in the GateKey system in order for the visitor to be allowed access through security.

D. Back Gate – The inside lane at the back gate is designated for residents only and a transponder is required. All vehicles without transponders will need to use the outside lane to produce photo ID when required.

E. Security Gate Arms— Residents and visitors, including contractors and service providers, must use caution when approaching the gate arms at the front and back gates and must avoid coming in contact with the gates. Only one car should proceed through the gate at a time. No tailgating. Any damage to a security gate caused by the action of a resident, visitor, contractor or service provider will result in the imposition of fines and the collection of the cost of repairing any damage.

### II. River North Blvd

A. Passing a moving vehicle on River North Blvd. is strictly prohibited.

B. Parking or stopping on the boulevard (including contractors and service providers), is prohibited. If temporary parking is needed on the boulevard, a permit must be obtained from the HOA office prior to parking any vehicles and if necessary, safety personnel may be required during the time that a vehicle is parked.

### III. Overnight Parking

A. No vehicle shall be parked overnight on any street in the development. However, overnight parking on side streets, other than River North Blvd. will be allowed on a limited basis if a permit is prearranged with the HOA office.

#### IV. Boat and Trailer Parking

A. No boat or trailer shall be parked on any street at any time in the development. Utility trailers may be parked only during the day on streets other than River North Blvd.

#### V. Personal Transportation Vehicles - Golf Carts

A. All Golf Carts and other similar Personal Transportation Vehicles must be registered with the HOA office before operating on any street in River North.

B. Unless otherwise exempted by the HOA Board, all Golf Carts or Personal Transportation Vehicles must comply with the following equipment requirements:

- (1) A braking system sufficient for the weight and passenger capacity of the vehicle, including a parking brake;
- (2) A reverse warning device functional at all times when the directional control is in the reverse position;
- (3) A main power switch. When the switch is in the "off" position, or the key or other device that activates the switch is removed, the motive power circuit shall be inoperative. If the switch uses a key, it shall be removable only in the "off" position;
- (4) Head lamps;
- (5) Reflex reflectors; *optional*
- (6) Tail lamps;
- (7) A horn; *optional*
- (8) A rearview mirror;
- (9) Safety warning labels; and
- (10) Hip restraints and hand holds or a combination thereof.

Vehicles presented for registration prior to 11/01/2024 will be exempt from the above equipment requirements for as long as the registering resident remains the owner of the vehicle.

C. The Country Club vehicles are exempt from the registration and equipment requirements of this rule.

D. Operators of all Golf Carts or Personal Transportation Vehicles must hold a valid driver's license. A non-licensed driver may operate the vehicle only if a licensed individual is on the vehicle with the driver and is responsible for the safe operation of the vehicle.

## VI. GateKey

- A. GateKey Is the online application used in River North to allow for the approval of visitors to enter the community. Residents are given the ability to specify what visitors should be admitted or what visitors should not be allowed to visit. The system also allows for the scheduling of special events at a particular residence.
- B. GateKey is not to be used to provide non-residents access through River North for any other purpose other than to visit the designated resident.
- C. Residents are encouraged to record visitors, including service providers, who will be accessing River North by designating the specific dates and times of the visit. Repetitive visitors can be entered as permanent visitors, eliminating the need to enter their name each time they intend to visit.
- D. Residents are responsible for all actions of their designated visitors while they are on River North property.
- E. It is a violation of the Rules and Regulations for any non-resident to access River North property without the intent of visiting the named resident who has that visitor recorded in their GateKey. Repeated violations may result in the suspension of the named residents' GateKey privileges.

## SCHEDULE OF FEES, FINES AND CHARGES

### Transponders:

Residents - \$25.00 one-time charge (replacement of non-defective transponders will result in an additional \$25.00 charge)

Non-Resident Club Members, **non-members of River North Association or River Communities Association with approved access privileges**, and "Sponsored" vehicles - \$100.00 (Annually)

Late Fees for General Assessment not paid by the 7th of the month – 10% of amount due.

Passing on the Blvd. - \$15.00 per violation.

Unauthorized parking on the Blvd. - \$25.00 per violation.

Unauthorized overnight parking on any street - \$25.00 per violation.

Damaging Security Gate Arm - actual cost of repair including labor with a minimum fee of \$50.00.

Unauthorized Boat or Trailer parking - \$25.00 per violation.

Golf Cart or Personal Transportation Vehicles:

Registration - \$15.00 per vehicle as of January 1, 2025.

Improper Operation or operation of an unregistered vehicle - \$25.00 per violation.

Impact Fees for the construction of new residential units - \$1000.00 per residential unit.

Initial Registration Fee when creating a new account for new residents - \$250.00