

RIVERWIND HOMEOWNERS ASSOCIATION INC.

RULES AND REGULATIONS

MOTOR VEHICLES

The types, use, and storage of vehicles in Riverwind are governed by the Riverwind Rules and Regulations, as amended. The purpose of these documents is to ensure that all residents enjoy an environment that is noise- and pollution-free, yet accommodating the residents' needs for transportation.

Emergency vehicles must always have complete access to properties within Riverwind.

The maximum speed limit for all vehicles throughout Riverwind is **20 (twenty) miles per hour**. Drivers must modify their speed to ensure that walking residents and pets are always protected from vehicle danger. The RHOA BOD will install and maintain all signage and traffic control fixtures as necessary to protect residents or Riverwind roadways.

Residents that wish to use electric "golf" carts, NEV's (neighborhood electric vehicles), or other "Segway" type devices must have a valid driver's license. When not in use, these vehicles must be stored in the resident's driveway, garage, or carport.

No overnight parking of any vehicle is permitted in the Clubhouse parking lots in Riverwind. Vehicles in violation will be towed at the owner's expense. Parking in the Clubhouse parking lot is permitted with prior permission of the Board.

All residents need to be aware of vehicles that are leaking fluids on the Riverwind streets. The RHOA BOD must be notified if any vehicle is causing damage to the streets so that precautionary measures may be taken.

Motor vehicles, such as cars, trucks, and motorcycles may be kept on an Owner's property provided they are fully operational, roadworthy, licensed, insured, inspected and are maintained within the boundaries of the resident's garage, carport, and/or driveway.

No overnight parking of vehicles in yards or on streets is permitted within Riverwind. No repair work lasting more than eight (8) hours may be performed on any vehicle on any property unless within the confines of an enclosed garage. When working on vehicles in their driveway, owners must take precautions to protect against fluids leaking onto their driveway, yard, neighbor's yard, roadways, or rights-of-way.

Utility trailers and boat trailers must be stored in the RV lot unless they are being used.

Motorcycles, motor scooters, or other two- and three-wheeled motorized vehicles entering or leaving the community must be driven by the most direct route to the Community's entrance/exit and the Owner's property and may not otherwise be driven on any other streets in the Community. All such vehicles shall be equipped with mufflers or other necessary noise suppressing devices.

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RULES AND REGULATIONS

MOTOR VEHICLES (cont.)

NO ATVs (all-terrain vehicles), UTVs (utility task vehicles), SxSs (side-by-side vehicles), or ORVs (off road vehicles, i.e., dirt/trail bikes) may be ridden in Riverwind.

Upon written request by the owner of a vehicle to the RHOA stating reasons therefore, the BOD may grant a temporary variance or exception from these Rules and Regulations in writing and may attach conditions thereto.

RV PARKING AREA AND RVs

Violation of RV Parking Area Rules and Regulations may constitute cause for removal of RV Parking Area privileges by the RHOA BOD.

RV, an abbreviation for Recreational Vehicle, refers to Motor Homes, Travel Trailers, 5th Wheels, Utility Trailers, Boats and their Trailers, etc.

The RV Parking Area is a common area available to all residents of Riverwind. This area is owned, managed, and maintained by the RHOA as an extended parking area for residents and their guests. Visitor parking shall not exceed 30 (thirty) days. All vehicles, boats, and trailers parked in the RV Parking Area shall be properly tagged, in good condition, and must display a current identification sticker (which is obtained from the RHOA Board Director assigned to the RV Parking Area) upon presentation of current registration. Utility trailers must display a current identification sticker and current license plate.

Riverwind owners of recreational vehicles parked in the RV Parking Area are responsible for keeping the area surrounding their vehicle in a neat and orderly condition. Mowing, weed control, and the perimeter of the parking area is the responsibility of the RHOA.

In no case will residents' recreational vehicles, or those of any visitor, be used to live in, by anyone, while in Riverwind.

When resident-owned RVs or camping vehicles are removed from the RV Storage Area, they will be allowed to park temporarily in the owner's driveway, or on the Riverwind street right-of-way in front of the owner's residence where emergency vehicles and resident traffic **will not be impeded**, for a maximum of 48 (forty-eight) hours for the purpose of cleaning, loading, unloading or minor repairs only. No recreational vehicle shall be parked in the side or rear yard of any residence unless the rear yard faces a Riverwind street or right-of-way. The use of warning reflectors, both front and back as applicable, is required for parking said vehicles where the vehicles extend into any Riverwind street or right-of-way after dark. "Pop-outs" or "Slide-outs" may not be extended into any Riverwind street or right-of-way at any time.

The RHOA does not provide liability insurance for, or assume responsibility for, the security of any vehicle parked in the RV Parking Area or elsewhere in Riverwind.

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RULES AND REGULATIONS**

RV PARKING AREA AND RVS (cont.)

The RV Parking Area is a common area for parking, storage and minor maintenance of stored vehicles. This area is not to be used for repair of other motorized vehicles nor used as an extended garage area for repair of cars, trucks, motorcycles, non-operational vehicles, etc.

The RV Parking Area is a “limited space” area, and no resident should store more than 2 (two) licensed units in the Area. Other local storage businesses are available for any excess units greater than the 2 (two) allotted spaces.

No resident should access stored units during the hours 8:00 pm-8:00 am, so as not to cause a disturbance for residents living close to the RV Storage Area.

Upon written request by the owner of a vehicle to the RHOA stating reasons therefore, the RHOA Board may grant a temporary variance or exception from these Rules and Regulations in writing and may attach conditions thereto. One such exception would be allowing a vehicle to remain in the owner’s driveway for 72 hours.