

RIVERGATE OVERVIEW OF RULES

GATES: A clicker can be obtained from our management company, Vesta for \$60 each.

POOL: Fobs are \$15 each and only one per household. Pool rules are posted and must be followed. The pool and/or pavilion cannot be reserved by anyone other than the SOCIAL GROUP for Community wide events. The facility is open to all residents.

ROADS: Posted 25 MPH speed limit must be followed. These are private roadways, but subject to enforcement of Palm Coast rules. No overnight parking is allowed.

LANDCARE: Lawn service cuts, trims, and blows the yards and driveways. Trees and shrubs are cut on a schedule that is posted on our web site and as the weather permits. Herbicides and Pesticides are applied annually as needed and as weather permits.

HOA RULES: These are provided to all owners and are posted on our website. No exterior work on the home or the yard can be started unless the ARC approved. Flowers and decorative plants in an existing bed are permitted. There is no permission needed for interior work. ARC permission applications are on line for property owners. HOA inspections are completed twice a year and are posted to provide ample notice to owners.

SPRINKLER STSTEM: LANDCARE sets the outside times to comply with the City of Palm Coast regulations. They check to see if the zones are working, but the responsibility for coverage and operation of the system is that of the property owner. Sprinkler heads are taken care of by the HOA and LANDCARE. System maintenance is the owner responsibility.

SOCIAL GROUP: Our social group is independent from the BOARD but does need permission if they are using Rivergate facilities. The Social Group is the only party that can reserve the Pool Pavilion for Rivergate functions in which all residents, owners and renters can participate in.

TREES: All trees and shrubs are the responsibility of the owner and replacement cost are at the owners expense. If a tree removal is given permission by ARC, then the City of Palm of Coast must also provide a removal permit. Failure to get an ARC or City permit can result in a fine against the property owner. Trees are pruned twice a year weather permitting. All plantings are the responsibility of the owner, as is the maintenance of the beds. Mulch is placed down yearly.

GRASS: Owners are expected to keep the sprinkler systems operational, so the grass does not die. If sprinklers are turned off and there is grass die off, then the owner is responsible. If small area of grass dies LANDCARE, will usually replace these at no charge to the owner.

PETS: All residents are expected to pick up after their dogs and maintain good sanitary conditions. Dogs are to be on 5 foot leashes so they don't go into neighbor's yards. Pick up is expected in an owner's yard

as well as elsewhere. Failure to maintain clean conditions WILL result in a fine. Please read the rules about pets.

ARC: This committee comprised of owners who completes the HOA inspections and oversees the rules of the community. They will inform our management company of violation(s) and a letter will be sent to the property owner and also renter if necessary. If a resident receives a letter about a violation then the violation needs to be remedied and notice given back to the management company the violation has been taken care of. Failure to do this can result in a fine.

COMPLIANCE: This committee reviews fines and either enforces them or if the owner has a valid reason the violation has not been corrected they can rescind the fine. This committee is made up of owners.

FINES: Levied are by the BOARD depending on the violation and past record.

BOARD: Comprised of three elected members of the community. All BOARD members hold certification as required by the state. Sunshine rules govern our association and are followed.

QUESTIONS: Direct to the management company or to a BOARD member.

COMMUNITY RULES are subject to change or modification as conditions warrant Documents however must be approved by owners as directed by Florida Statute 720.