

RIVER HARBOR WEST OWNERS ASSOCIATION COMMUNITY RULES  
AS AMENDED (as of August 2020)

DOCK:

- Guests of homeowners may use the dock area without being accompanied by an owner/principal only if they are in possession of the numbered key provided by the association to the owner of whom they are a guest
- No fish cleaning or bait cutting on picnic table
- No refuse is to be thrown into the water
- No bicycles are permitted on the dock
- Clean up before you leave and deposit garbage into bin by the clubhouse

TENNIS COURT:

- Tennis court is open from sunrise to sunset
- Guests of homeowners may use the tennis court without being accompanied by an owner/principal only if they are in possession of the numbered key provided by the association to the owner of whom they are a guest.
- Tennis shoes only may be worn on the court. No street shoes
- Roller skates, skateboards or bikes are not allowed on the court
- Animals are not allowed in the court enclosure
- Beverages, food or glass containers are not allowed in court area
- You must yield court after one hour if other players are waiting
- Horseplay, fighting or nuisance activity is not permitted
- Net jumping is not allowed
- Sitting or hanging on the net is not allowed

POOL:

- Pool and spa hours are dawn to dusk
- Comply with posted rules
- No glass is permitted anywhere in the pool area
- Guests of homeowners may use the pool/spa without being accompanied by an owner/principal only if they are in possession of the numbered key provided by the association to the owner of whom they are a guest
- Children in diapers are not permitted in the pool or spa
- Pool noise must be kept to a minimum
- Running, pushing or shoving is not permitted
- No diving
- No skateboard or bicycle riding is allowed in pool area
- The pool safety equipment must remain in the pool area at all times
- Pool furniture, if moved, is to be replaced before leaving the area
- Children under 12 must have adult supervision
- Turn off Jacuzzi after use
- Bathroom lights should be turned off and doors locked after use
- Bicycles should be placed in the designated bike area at the rear of clubhouse

## CLUBHOUSE:

- The clubhouse is for the exclusive use of the residents of River Harbor West and their immediate guests. Guests of homeowners may use the clubhouse without being accompanied by an owner/principal only if they are in possession of the numbered key provided to the owner of whom they are a guest.
- PERSONS UNDER 21 ARE NOT PERMITTED INTO THE UPSTAIRS CLUBHOUSE UNLESS THEY ARE ATTENDED BY AN OWNER/PRINCIPAL AT ALL TIMES.
- There will be NO underage drinking in the clubhouse. The legal drinking age in Florida is 21 years of age. There will be NO smoking in the clubhouse at any time.
- The clubhouse will close at 10 PM unless otherwise authorized by the Board of Directors. Sleeping or all-night parties are not permitted and transgressors will be reported to the police for trespassing.
- Moderate music is permitted; however, no blaring or loud music will be tolerated. Should any owner complain that the music is too loud, you are expected to comply and turn down the volume.
- The principal owner is responsible for the actions of all his/her guests and all consequences related thereto.
- It is the responsibility of the users of the clubhouse to clean it and leave it in good condition after use. If the area has not been adequately cleaned and restored to its former condition, the costs will be charged to the homeowner.
- The air conditioner, lights and fans should be turned off before leaving and all windows and doors should be secured.
- Any resident wanting to use the clubhouse should post a notice 5 days in advance (with the exception of New Year's Eve). That date is for a general RHW event.
- All owners/principals are responsible for the proper use and issuance of their clubhouse key. Clubhouse keys are not to be duplicated nor provided to unauthorized persons, except that guests of homeowners may use the clubhouse without being accompanied by an owner/principal only if they are in temporary possession of the numbered key provided by the association to the owner of whom they are a guest.

## SIGNS

- Each unit is permitted one political sign per candidate or cause. Political signs may not be larger than 2 feet by 2 feet each in size. Each sign must be ground-mounted not less than 5 feet from the edge of the roadway. The top of the sign cannot be higher than five feet from the ground. The sign cannot have balloons, flashing lights, or any other appendage or attachment that would distract passing drivers.
- No political sign may be placed on a unit's property more than 60 days before a primary, general, or special election. All political signs must be removed within 3 days after each election.

## ARC Committee

Pursuant to Article 12.1 of the River Harbor West Condominium Association Bylaws, the Architectural Review Committee is appointed by the Board of Directors and may have 3, 5, or 7 members, at the discretion of the Board. The remaining provisions of Article 12.1 remain in effect.