

## ***Riverside Council of Co-Owners***

128 Prince Street, #3  
Tappahannock, VA 22560  
Fax & Tel. (804) 443-2190

### **“Summer List” of House Rules**

***Residents, tenants and guests are bound by these House Rules. Please observe them for the good of all.***

Swimming Pool – A sign with the pool regulations is posted on the fence surrounding the pool.

- ✓ The pool is open from 10:00 a.m. to 10:00 p.m.
- ✓ Children under 12 years of age must have an adult in attendance within the pool enclosure. Parents shall assume full responsibility for their children when using the pool. Bathers must use caution when swimming alone.
- ✓ Play equipment and / or floats should not be used if they interfere with other swimmers.
- ✓ Activities such as running, wrestling, sport balls and Frisbee throwing are not permitted in the pool area.
- ✓ No pets are allowed in the pool enclosure.
- ✓ Plastic cups or break-proof liquid containers should be used to carry drinks to the pool enclosure. No glassware is permitted. If you bring food inside the pool enclosure, you are required to clean up any food and / or liquid waste prior to leaving. Please use the trashcan provided.
- ✓ Only greaseless suntan lotion should be used. Long hair should be tied in a ponytail.
- ✓ Bathers are requested to use the shower adjacent to the pool enclosure when coming in from the beach and before entering the pool enclosure. Please dry off sufficiently so that wet bathing suits are not dripping in the halls and elevator.
- ✓ Shoes (slippers / sandals) and suitable attire are required when moving to and from the pool area. Please wear t-shirts or cover ups in the elevator and halls.
- ✓ Guests should be limited to a reasonable number commensurate with pool activity. With permission from the unit owners, relatives and guests may use the pool and dock facilities when the unit owners are away from the property.
- ✓ The safety rope is for use only as a life saving device and is not to be used as a seat or a launching point for stunt activities. The rope must be in place when leaving the pool.
- ✓ Chairs and lounges shall be covered with a towel or robe when suntan lotion is used. Chairs and lounges shall be returned to their proper place and umbrellas lowered by the person responsible for setting them up.
- ✓ When leaving the pool enclosure, please take your belongings with you to allow for other people to use the pool furniture.

Beaches and Pier – The rules applicable to the swimming pool concerning behavior apply to the beach and pier areas as well.

- ✓ The pier and all boat slips are available on a first come basis. They should be used for a reasonable period of time only and not for long-term storage. Boats using the pier are limited to those belonging to residents or guests. Small boats may be left on the beaches only for a limited time and not for long-term storage.
- ✓ Ball and Frisbee throwing are not allowed.
- ✓ Beverages in plastic or similar shatterproof material containers are permitted. Food may be taken to the pier; however, all using the pier shall take responsibility to insure the area is left clean. Crabs, fish, etc. must be removed from the pier in closed containers to avoid stains and other damage to carpet in the hallways and the elevator.
- ✓ Balconies are not to be used as clotheslines for drying swimsuits / towels.

Trash and Recycling – The trash and recycling enclosure is located in the Duke Street garage. All are encouraged to carry their recycling to this area.

- ✓ The trash chute on each floor is to be used for bagged trash. Glass, kitty litter, and any wet trash, such as watermelons, cannot be disposed of in the garbage chute and must be carried to the trash enclosure.
- ✓ All are encouraged to use the garbage disposals in each unit for food waste.
- ✓ There is a recycle bin in the trash room on each floor, to be used for glass, plastic and metal.
- ✓ A newspaper and magazine recycle bin is located on each floor in the center stairwell opposite the elevator.

Parking - One automobile space in the garage is assigned to each unit.

- ✓ No one is permitted to use an assigned automobile space, even if that space is unused, without consent of the owner to which that space is assigned.
- ✓ Guest parking is provided in the reserved spaces facing the fence on Duke Street.
- ✓ Assigned spaces in the building and guest spaces on Duke Street are for the use of motor vehicles only and not for the storage of boats, campers, motor homes, jet skis, or other mode of transportation for use on the water or land.

Doors – Entrance to the building is controlled by security doors systems using a key fob system. Additional key fobs may be purchased from the Property Manager at a cost of \$20.00 each.

- ✓ To ensure the integrity of our building security, no residents or guests shall take any measure to prop open any entryway at any time except to facilitate the moving of furniture and large articles to and from units.
- ✓ Doors from the hallways to individual units shall not be propped open to ensure we contain our energy use in the common area hallways. Failure to keep doorways closed will result in a fine assessed by the Board.
- ✓ Smoking is not permitted in any of the common areas of the building.

Storage Areas – Each unit has been allocated two storage areas: one on the floor on which the unit is located, and the other on the ground floor.

- ✓ The storage of personal items, which extend beyond the area of the assigned interior spaces, is prohibited.
- ✓ There is a rack for grocery carts in the storage area on each floor. Grocery carts / wagons shall not be left in the hallways or stairwells, as they block egress from the building in case of an emergency.

Pets – Each unit is allowed to have one dog or one cat.

- ✓ Pets must be on a leash, hand carried or in a pet carrier when taken to and from the building.
- ✓ Pets may not be exercised in or around the campus facing the river, including the lawn, pool enclosure, beach or promenade deck. Pets may be walked, however, on the concrete sidewalk between the building entrance and the pier.
- ✓ Pets are allowed in the elevator when either on a leash and under full control, carried, or in a pet carrier.
- ✓ Pets must not be nuisances to other residents. Barking dogs must be controlled or be removed.
- ✓ Guests are also restricted to one dog or one cat per unit, for which the same rules apply.
- ✓ Any excretion caused by a pet in the common area hallways, stairwells and surrounding lawn, must be cleaned up immediately by the owner. The unit owner will be financially responsible for professional cleaning or necessary replacement of carpeting damaged by their pet or the pet of a guest.
- ✓ Pet feeding devices, housing or litter boxes are prohibited on balconies.
- ✓ Cat owners may NOT deposit excrement or other animal waste or litter down the garbage chute. This waste must be carried to the trash enclosure in the Duke Street garage.

Campus – The Riverside Condo goes to great expense to maintain our landscaped campus.

- ✓ Please respect the condition of the campus facing the river if using this area for games, and, if you see a weed, pull it.