



Riverside Condominium of DeBary, Inc.
Rules and Regulations
Effective 11/01/2013

General Conduct

1. Residents and their guests may not make noise or vibrations that can be heard or felt in another unit ***at any time of the day***. This includes noise generated by vehicles. Musical instruments, stereos, radios, televisions, loudspeakers and other similar devices, shall not be played or operated in a loud manner between the hours of 11:00 pm and 10:00 am. No owner, guest, or tenant shall create noise which disturbs the other occupants of the buildings at any time.
2. Drug dealing and other illegal uses of the property are prohibited, and will be prosecuted to the fullest extent of the law. No unit may be used for any unlawful purpose, and no unit owner may permit any unlawful act in or upon his/her unit. Violation of this rule shall result in eviction, fines, and criminal prosecution.
3. Loitering on walkways, stairways, or in parking areas is prohibited.
4. Littering in the common areas of the complex is prohibited. **Discarding cigarette butts is considered littering.**
5. Do not dispose of junk mail or other trash at the mailboxes, except in the trash cans provided.
6. Throwing objects off of balconies and common walkways is prohibited. Nothing is to be swept or allowed to flow off of a balcony or walkway. Owners are responsible for damage caused by debris falling from their balcony.
7. Children may not play or congregate in any common area unless they are under the supervision of their parent or guardian.
8. Owners are responsible for ensuring that the guests and tenants who use their units are familiar with the rules and regulations of the Association. Ultimately, each unit owners is responsible for the conduct of any persons occupying their unit.

9. The agents of the Board of Directors, the property manager, or any contractor or workman authorized by the Board of Directors or the property manager, may enter any unit in the Buildings during emergencies and at any reasonable hour of the day. Examples of the purposes for entering a unit would be to investigate water damage, electrical or other hazards, infestations, etc. Reasonable care will be taken to protect and secure any unit entered for emergency purposes.
10. Owners, guests, and tenants may not direct, supervise or in any manner, or attempt to assert control over, any employees of the the Association nor shall he/she attempt to use any employees for private purposes.

Vehicles

11. Owners, residents, and guests may only park in their assigned space or in unmarked guest spaces. Parking is prohibited in front of buildings "D" and "E" unless assigned. Violators will be fined and towed at the owner's expense.
12. The speed limit at Riverside Condominiums is 5 mph.
13. Oil changes and vehicle maintenance (other than the changing of flat tires) is prohibited in the parking lot. The washing of vehicles is prohibited. Abandoned or disabled vehicles are not permitted. Vehicles with expired or invalid tags will be towed at the owner's expense.
14. Boat parking is reserved for resident boat owners only. All boats and trailers must have current vehicle registration or they will be towed at the owner's expense. Guests may not park boats or trailers on the premises.
- 15.** Moving trucks and trailers (U-Haul etc.), may only be parked on the property overnight. Permission to park moving vehicles in excess of 48 hours will require written approval from a Riverside board member.

Animals/Pets

16. Except for service animals, no pets weighing over 15 pounds will be permitted on the premises.
17. Pets may only be walked in designated areas. Pets must be on a leash and under your control anytime they are outdoors, and may not roam freely. Free-roaming pets will be reported to Volusia County Animal Control for pickup.
18. Pet owners are responsible for cleaning up any mess left by their animal. Pets shall not disturb any owner, guest, or lessee.
19. Feeding of stray cats or other wild animals on the property is prohibited.

Common Areas

20. The common walkways, stairways, and stairway landings of the buildings shall not be obstructed or used for any purpose other than passage to and from the condo units.

21. No furniture, appliances, or construction debris may be placed in or adjacent to the dumpsters. You are responsible for arranging pickup and disposal of these items at your own expense.
22. Residents may not decorate, furnish, alter, or tamper with, any of the common elements of the buildings. This includes but is not limited to, the area outside of front doors, exterior doors, railings and patios. Items placed in these areas will be removed and discarded.
23. Nothing may be stored in the common areas without the prior consent of the Board of Directors, except as provided in these regulations or in the Bylaws. Nothing may be stored at the unit entrances. Beach furniture, toys and shoes must be kept inside the unit. Items left on the walkway are subject to impound. A door mat, in good condition, may be kept at the entrance of the unit.
24. Cooking is not permitted on balconies, patios, walkways or in common areas of the property. Outdoor cooking is only permitted at the gazebos, not in them.
25. Installation or the use of clotheslines is prohibited on balconies.
26. Balcony railings shall be kept free of items at all times, including towels, bathing suits, clothing etc.
27. Beach chairs, beach equipment, toys, bicycles, scooters, skateboards, baby carriages/strollers, and similar articles may not be left in or on the common walkways, passageways, or courtyards of the buildings.
28. Signs, notices, and advertisements may not be posted on any part of the buildings, except for those approved by the Board of Directors. No sign, notice, or advertisement, may be placed in unit windows or on entry or balcony doors.
29. "For Sale", "For Rent" or "For Lease" signs and other displays or advertising, are not permitted in the windows of any unit or on any of the common elements in front of the building or elsewhere. "Open House" signs for a particular unit may be posted on the grass by the walkway on the north side of the building on days when Open Houses are being held.
30. Only white window treatments may show to the outside. Tinting of windows is prohibited unless it complies with Florida Statute 163.04 Section 2. Painting of windows is prohibited.
31. The unit owner is financially liable for any damage to other units or common areas resulting from failure to properly maintain decks, lanais, storage areas or to properly maintain or replace dishwashers, washing machines, or interior plumbing, such as toilets, faucets, and accompanying valves.

For other rules and regulations please refer to your condo documents. These Rules and Regulations may be amended from time to time as deemed necessary by the Board of Directors as set forth in the bylaws. The Board of Directors holds the authority to levy a fine of \$50.00 per infraction against a unit owner for failure of the owner of the unit or its occupants or guests to comply with any provisions of the condo docs or rules and regulations of the association.

