



RIVERVIEW REVIEW – MAY 2017

NEWSLETTER STAFF

Editor: *Louise Laughlin*

Layout & Graphics: *Jon Laughlin*

Production: *Stephanie Zuccarelli*

BOARD OF DIRECTORS

Nancy Willson, President

John Montgomery

Linda Hixon

Phyllis Wilburn

Gerry Hartman

Doreen Hansen

Terry Oberst

OFFICE STAFF

Administrator: *Jennifer Myers*

Office Manager: *Stephanie Zuccarelli*

Admin. Assistant: *Keith Tarzian*

Office Assistant: *Suzie Thurston*

Our Web Page: riverviewrvresort.net

Mission Statement: To provide monthly information to the residents on resort operations and activities, including articles from; board of directors, management, standing committees and recognized clubs, reflecting a positive nature of the resort and its activities.

NOTES FROM NANCY, Board President

Just a few things for everyone to consider this summer.

This year there are two (2) openings on the Board of Directors. If you are interested in running for a seat on the Board, the candidate packets will be available the first part of November.

The following rule changes are ready for comment. Occupancy Rules, Resident Conduct Rules, Contractor Vendor/Service Vendor Rules and RV/Motor vehicle Rules.

Hard copies of the Rule Changes and the Rule Change Comment Forms are available at the Association office, the Newsletter, and the Riverview Resort Website.

You have until Tuesday October 3, 2017 to return the comment forms. On Friday October 6, 2017 at 9 a.m. there will be a Board of Directors Workshop to discuss the comments. Everyone is welcome.

I would like to take this time to thank, all of the committee members and volunteers for all the hard work you have done this past year. Thanks to all of you it has made the Board of Directors job a lot less stressful.

Wishing everyone a healthy and happy summer, see all of you back here this Fall.

TREASURER'S REPORT

By Phyllis Wilburn

March month end reports are in. HOA income was over budget by \$11,300 and again the resident internet income was the largest factor. Legal expenses are still under budget by \$2,825. Office equipment is under budget by \$1,957 and office supplies is over budget by \$2,947. Landscaping is under by \$1,056 and signage is over by \$968. Utilities are over budget \$24,366. Water, sewer, natural gas, cable tv and internet modems are the main factors in that overage.

Our reserve balance is \$684,802. Our monthly assessment of \$9,967 and interest of \$260 were added and the two loan payments for the golf course equipment of \$2,616 and \$1844 and the \$4,200 for the billiard room door and \$858 for the final payment for the grand room door were deducted to make that balance.

Our golf course income was over budget by \$35,299. Resident memberships, resident punch cards, resident and non-resident greens fees and non-resident riding rental carts make up the overage.

Personnel expenses were under budget by \$4,411 and utilities are over budget by \$ 7,335.

The outside auditors are scheduled for April 24th thru 26th.

Thank You

ADMINISTRATORS REPORT

By Jennifer Myers

Summer is upon us and the heat will be here soon. Remember to hydrate when going outside.

The palm tree skinning has begun! This will take approximately a month to a month and a half to complete. Please be patient with the crews as they do their work.

Shortly after the skinning is complete, the palm tree trimming will begin. If you haven't paid for your owner trees yet, be sure to do so by May 19th to avoid a late charge. All trees will be trimmed and if you haven't paid for your tree, we will send you an invoice that will include the late fee. There is no charge for the developer trees.

The mail room parking lot project is scheduled to begin this week. The parking lot will be closed for the duration of the work.

Make sure the office has your correct phone number for the directory. Stephanie will be working on getting those printed this summer. We have found several in our system that has been changed or is no longer in service. If we could make the corrections now, instead of after printing it would help tremendously.

Other projects on tap for this summer are several landscaping projects, one of which will be the pool area. The pool may be closed at times, so I apologize for the inconvenience in advance. We will post notices as soon as we find out about any closures.

There have been questions regarding why the golf course grass is brown. This transition happens every year when the Rye grass is dying and the Bermuda grass is coming in. In a month or so, the grass will be beautiful again.

At some point in May, the golf course will be closed for the concrete work to be done. We do not have the actual dates yet, but we will post notices as soon as we find out.

Wishing everyone a safe and enjoyable summer!

MAY – SEPTEMBER 2017

ACTIVITIES CALENDAR

By Linda Sommerville

Every Tuesday – Potluck and Mexican Poker – Social Hour 4 p.m. Dinner 5 p.m. and Mexican Poker at 5:30 p.m.

May

Bingo – May 10th – 6:30 p.m.

Mother's Day – Sunday, May 14th, 2 – 3 Free to all - Pie Ala Mode -followed by Mexican Poker

May 20 – Social Hour – Taco Salad \$4 Strangers 5 - 7:30 p.m.

Memorial Day – Monday, May 29th – 11:00 a.m. Service and Snacks following

June

Bingo Wednesday, June 14th – 6:30 p.m.

Father's Day – June 18th – 1 – 2 p.m. – Hot Dogs/Ice Cream Social - Games (free)

Social Hour - June 24 Chicken Salad Croissant Entertainer TBD 5 – 7:30 p.m. \$4 Mark Crough

July

July 4th – Potluck Tuesday, – Smith Chicken provided and Dish to pass 5 p.m. Games to follow free

Bingo – July 12th 6:30 p.m.

Social Hour –Saturday, July 22nd - Baked Potato Bar – \$4

Strangers 5 – 7:30 p.m.

August

Bingo - Wednesday – August 9th – 6:30 p.m. Kay

Social Hour Saturday, August 19th – Sloppy Joes \$4

Strangers 5 – 7:30 p.m.

September

Labor Day – September 4th Ice Cream Social – 2 p.m. – 3pm – Free Followed by Mexican Poker

September 13th – Bingo - 6:30 p.m.

Champagne Breakfast – Saturday, September 16th 8 – 9:30 a.m. \$4

September 30 – Social Hour – Pizza/Salad \$4

Mark Crough 5 – 7:30 p.m.

RCCTP NEWS

By Doreen Hansen

The production of “The Butler Did It, Again” written by Tim Kelly, is next on tap at the River Cities Community Theater. One of our residents, Doreen Hansen, is reprising her lead role as Miss Maple – the hostess of the murder mystery weekend.

Spanish Moss is a decrepit old house in New Orleans that Miss Maple has rented for the weekend. Some of her writers return for this party, with a few surprising and fun guests are added. Watch out for the alligator!

Performance dates are May 5, 6, 12, and 13 at 7:00pm and May 7 and 14 (Mother’s Day) at 2:00pm - TWO matinees!!

Ticket prices are \$12.00 each. We now have a website, www.RCCTP.org. You can order tickets online, or call Susann at 928-444-3712, Nancy at 928-542-8064, or Doreen at 928-542-6905.

MILITARY OUTREACH

By Sally Barrow

A sincere "thank you" to all of you who have dropped off items in the box under the table near the office door for the annual "Christmas Outreach" for the military. We have a great number of items to put into the 2017 Christmas sox made here at Riverview during the summer. If you are traveling this summer, be sure to slip any unopened shampoo, soap, toothpaste, etc. furnished by your hotel/motel into your travel bag and bring them with you on your return to Riverview. Our soldiers will be happy to see them in their Christmas sox and know they are not forgotten. In addition to personal items, anything else that can be slipped into a sock will be welcome: i.e. playing cards, individually wrapped hard candy, etc. A sample sock pattern will be posted on the bulletin board.

Anyone interested in helping in making and decorating the sox for Christmas 2017 is welcome to join our summer seamstresses group on Wednesdays from 1:00 to 3:00 pm in the Craft Room, beginning the first Wednesday of June, which is June 7th. Two sewing machines are furnished. Material, scissors and glue guns are needed. Watch for Christmas/Holiday theme material on sale, preferably sturdy cotton (not flimsy) and/or felt. Sometimes items can be found at thrift stores and Yard Sales, we can always use material and red, green, and white cotton thread. We have a variety of trimmings, so come join us and let your creative side go to work!

If you have questions, please call me at 763-9075.

PENDING APPROVAL

RIVERVIEW RESORT OWNERS’ ASSOCIATION

Regular Board Meeting Minutes

Tuesday, April 18, 2017

CALL TO ORDER: Nancy Willson called the meeting to order at 9:00 am by President Nancy Willson.

ROLL CALL: Present at the meeting: Board of Directors: Nancy Willson, John Montgomery, Phyllis Wilburn, Linda Hixon, Terry Oberst, Gerry Hartman and Doreen Hansen. Administrator Jennifer Myers.

Approximately 57 Association members were in attendance.

CORRESPONDENCE: Two letters from Jim Naccarato, Lot 492, have been received.

REPORTS: Administrator's Report by Jennifer Myers: Developer palm trees are being marked this week and the skinning is scheduled to begin on April 24th. Do not remove the ribbons. For \$150 you can have your owner palm tree skinned. Trimming palm trees will begin immediately after the skinning. If you did yours, it may have been done too soon. The spears, or pods, must sprout before trimming or it will have to be done again. If you haven't paid for your tree, deadline is May 19th at the cost of \$35 for the first tree and \$25 for additional trees on your lot. There is a \$10 late fee if not paid by deadline. The landscaper will trim all trees so if you have not paid for your tree and they trim it, you will be sent an invoice, plus late fee. Mail room parking lot will have asphalt removed and concrete put down. It will be an inconvenience so please be patient during this time. Still time to bid on golf cart. Deadline is 3:30 pm on April 27th and minimum bid is \$300. Highest bidder announced on April 28th. Website being worked on to make it more user friendly and will be completed by end of summer. Stephanie is working with Caliber to get the phone directory prepared. Make sure we have your correct number and if you do not want your number listed, we must be notified. Please fill out the exit form if you're leaving for the summer and think of us here in the sweltering heat!

Treasurer's Report by Phyllis Wilburn: HOA income was over budget by \$11,300 and resident income was largest factor. Legal expenses are still under budget by \$2,825. Office equipment is under budget by \$1,957 and office supplies is over budget by \$2,947. Landscaping is under by \$1,056 and signage is over by \$968. Utilities are over budget \$24,366. Water, sewer, natural gas, cable tv and internet modems are the main factors in that overage. Our reserve balance is \$684,802. Our monthly assessment of \$9,967 and interest of \$260 were added and the two loan payments for the golf course equipment of \$2,616 and \$1,844, the \$4,200 for the billiard room door and \$858 for the final payment for the grand room door were deducted to make that balance. Our golf course income was over budget by \$35,299. Resident memberships, resident punch cards, resident and non-resident green fees and non-resident riding carts make up the overage. Personnel expenses were under budget by \$4,411 and the utilities are over budget by \$7,335. Auditors are scheduled for April 24 – 26th.

Board Updates/Reports: Doreen Hansen read a prepared statement .

Committee Reports: Ken Dahle, Pro Shop Committee: Concrete for next phase of cart paths will be installed in next few weeks. Thanked everyone for their support of their activities, donations and fundraisers to make this possible. Committee raised in excess of \$40,000 for our cart paths. Next BBQ is October 27th.

Traci Dahle, Activities: Officers elected. Purchased a computer to ensure consistency of reports and access to historical financial information. Approved \$4000 for repair and/or upgrade of sound system in Grand Room to be completed during the summer. Summer activities were outlined.

Club Reports: None

APPROVAL OF AGENDA:

Motion by Terry Oberst and seconded by Doreen Hansen to approve the Agenda. Passed unanimously.

APPROVAL OF THE CONSENT AGENDA:

1. Approve the Minutes of the March 21, 2017, minutes
2. Approve the Minutes of the March 17, 2017, Workshop on Rule Changes
3. Add Grace Proffer to the Activities and Safety Awareness Committees and Linda Hixon to the Finance Committee

Motion by Doreen Hansen and seconded by Terry Oberst to approve the Consent Agenda. Passed unanimously.

UNFINISHED BUSINESS:

Agenda Item 17.02.17 Swap MPR/Billiard Rooms: Motion made by John Montgomery and seconded by Phyllis Wilburn to approve switching the MPR and Billiard Rooms. Motion failed with Gerry Hartman voting in favor.

NEW BUSINESS:

Agenda Item 17.04.01 Approve Document Change Procedure: Motion by Doreen Hansen and seconded by Linda Hixon to approve the Document Change Procedure. Passed unanimously.

Agenda Item 17.04.02 Resolution for Removal of Two Palms for Water Leak: Motion by Linda Hixon and seconded by Terry Oberst to approve the Resolution of March 25, 2017, for removal of two palm trees for water leak repair. Passed unanimously. Motion then made by Nancy Willson and seconded by Doreen Hansen to utilize John Core's plan to use matching rock with a centerpiece to protect the valve box and possibly large rock and/or art to finish area where trees were removed. Passed unanimously.

Agenda Item 17.04.03 Awning at Olive Trees at Kobe Stairs: Motion by John Montgomery and seconded by Terry Oberst to approve an awning to cover stairs at Kobe not to exceed \$8600 with the purpose to maintain the environment of the steps and reduce impact of olive trees. Motion failed with Gerry Hartman voting in favor. The Administrator will place this project into the budget process for 2018.

Agenda Item 17.04.04 Removal of Developer Palm Tree on Lot 65, Howe: Motion by Linda Hixon and seconded by Terry Oberst to approve removal of the developer palm on lot 65. Motion passed with Phyllis Wilburn and Doreen Hansen voting against.

Agenda Item 17.04.05 Approve Common Area Limited License Agreement for Lot 125, Gordley: Motion made by John Montgomery and seconded by Doreen Hansen to approve the Common Area Limited License Agreement for Lot 125. Passed unanimously.

Agenda Item 17.04.06 Approve Common Area Limited License Agreement for Lot 191, Wucherer/Inman: Motion made by Nancy Willson and seconded by Doreen Hansen to approve the Common Area Limited License Agreement for lot 191. Passed unanimously.

Agenda Item 17.04.07a Define Scope of Work at Mail Room Parking Lot: Motion by Nancy Willson and seconded by John Montgomery to remove bushes, trees and foliage outside MPR in order to make ramp for golf cart parking and relocate lights to wall, cost not to exceed \$4000. Passed unanimously.

Agenda Item 17.04.07b Define Scope of Work at Mail Room Parking Lot: Motion made by Nancy Willson and seconded by Doreen Hansen to remove olive trees, grass and curb to add more parking spaces, cost not to exceed \$9000. Failed unanimously.

Agenda Item 17.04.07c Define Scope of Work at Mail Room Parking Lot: Motion made by Nancy Willson and Phyllis Wilburn to cut off approximately 10 feet of the island, remove foliage, possibly to include a palm tree, replace curb and concrete for a cost not to exceed \$2000. A motion to amend was made by John Montgomery and seconded by Terry Oberst. This motion passed. The amended motion was to cutoff 10 feet of the island, remove foliage, replace curb and concrete with the stipulation that a resolution be done if necessary to remove the palm tree in an emergency situation. Passed unanimously.

Agenda Item 17.04.08 Concrete on #9 Cart Path: Motion made by Linda Hixon and seconded by Terry Oberst to approve funding for concrete on the #9 hole from the tee box area to connect with existing concrete at the Pro Shop not to exceed \$13,400. Motion passed with Gerry Hartman voting no.

Agenda Item 17.04.09 New Pots and Plants on Golf Course: Motion made by Doreen Hansen and seconded by Phyllis Wilburn to replace planter pots and flowers on the golf course with concrete pots and succulent plants, cost not to exceed \$1500. Motion passed unanimously.

Agenda Item 17.04.10 Bushes at Casablanca Gate: Motion made by Doreen Hansen and seconded by John Montgomery to plant bushes at the Casablanca gate entrance along the fence, cost not to exceed \$500. Motion passed unanimously.

Agenda Item 17.04.11 Removal of 3 Olive Trees at North Side of Pro Shop: Motion made by Doreen Hansen and seconded by Nancy Willson to remove olive trees near the north side of the Pro Shop parking lot and replace with desert landscaping, cost not to exceed \$2500. The motion failed with Doreen Hansen and Gerry Hartman voting in favor.

OPEN COMMENTS:

Members: None

Board: Nancy Willson discussed the four new rule changes that have been submitted for the resident's review and comment. They are Conduct, Occupancy, Motor Vehicle and Vendor Rules. Copies are available in the office and will be published on the website and in the next Newsletter. End of comment period is October 3, 2017. There will be a Board of Directors Workshop on October 6, 2017, at 9:00 a.m. in the Grand Room to discuss any resident comment forms received.

EXECUTIVE SESSION: Adjourned to Executive Session at 11:39 a.m. on motion by Doreen Hansen and seconded by Gerry Hartman.

ADJOURNMENT: Motion to adjourn made by Terry Oberst and seconded by Doreen Hansen to adjourn at 2:24 p.m.

Minutes attested to and respectfully submitted by:

Linda Hixon, Association Secretary

DOCUMENT CHANGE PROCEDURE

Purpose: To develop a method to process any change to a Governing Document to ensure no conflict exists with current Governing Documents and to allow for input by all owners.

1. Definitions

- a. Primary Documents – the Declaration, commonly known as the CC&Rs, the Articles and the Bylaws which require a vote of the owners in order to be modified.
- b. Governing Documents – all documents necessary for the governance of the Association.
- c. Document Advisory Committee – committee to oversee the documents of the Association and draft or modify said documents as needed for approval by the Board of Directors.

2. **Initiation of Document Change.** Any request for a change to an Association document may be initiated by any owner, the Administrator, or the HOA attorney by fully filling out and submitting to the Administrator a written Document Change Request form.

3. **Procedure.** The procedure set forth shall be the exclusive method of effecting a change to an Association document.

- a. Upon the receipt of a Document Change Request form, the Administrator shall promptly forward it to the Chair of the Document Advisory Committee and the Board Secretary.
- b. The Documents Advisory Committee will verify what document is affected by the change request. All document change requests will be handled by the Document Advisory Committee.
- c. The Document Advisory Committee will review the request and draft a proposed change to the document if deemed necessary.
- d. The Document Advisory Committee will then send their proposed document change to the Board of Directors.
- e. Any proposed document or rule change will be read by the Board of Directors at the next regularly scheduled meeting, copies will be provided to all owners at said meeting and the proposed change will be published on the Resort's website and published in the Resort newsletter for all owners to review and comment.
- f. At the next regularly scheduled Board of Directors meeting following the reading of the change and publication, all submitted comments will be reviewed by the Board and the proposed change will either be approved by the Board of Directors and adopted or sent back to the Document Advisory Committee for further action pursuant to this Document Change Procedure.
- g. Any change to a Primary Document will follow guidelines set forth to obtain a vote of the membership.

TO BOARD OF DIRECTORS MEETING 4-18-17

ASSOCIATION MEMBERS' COMMENT PERIOD ENDS 10-3-17

A. RESIDENT CONDUCT RULES

1. No nuisance shall be permitted to exist or operate upon any such lot so as to be offensive or detrimental to any other lot in the vicinity thereof or its occupants. ~~No exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any lot.~~
2. Quiet hours are from 10 PM to 6 AM. Every effort must be made to avoid disturbing property owners by loud talking, high volume radio, television or other loud sounds. Quiet hours' restrictions DO NOT APPLY to heat pumps and/or air conditioners.
3. ~~All lots shall be used solely for Park Models, Recreational Vehicles and Travel Trailers; it being the declared intention to exclude mobile homes and dwelling houses and to create and maintain the Property as an area for the leisure-time dweller-s residents. No gainful occupation, profession, trade, or other nonresidential use which generates non-resident traffic shall be conducted on any lot.~~
Soliciting or peddling is not permitted within the Resort by anyone at any time. (# 4 combined with #3)
~~(Was #5...Vehicle repairs and maintenance are not permitted within the resort except in case of emergency minor repairs).~~
4. ~~(was #6) Clotheslines and/or hanging of laundry, including beach towels, are not permitted within the Resort. Dryers are available in the resort laundry.~~
5. ~~(was #7) Garbage and trash must be placed in plastic bags and deposited regularly in dumpsters provided throughout the Resort. No garbage or trash shall be placed or kept on any lot. except in covered containers. In no event shall containers be maintained so as to be visible from neighboring property.(CC&R 2.2.8)~~
 - a. ~~Household garbage must be placed in plastic bags.~~ Recyclable items, such as metal, glass, plastic, broken down cardboard and newspaper must be loose and not in plastic bags.
 - b. Aluminum cans must be loose. There are specially marked bins for aluminum and plastic bags located in the recycle area.
 - c. All garbage must be placed in designated bins. Green bins are for recyclable items, blue bins are for household garbage. There is are ~~only one~~ recycle bins and it is located directly across from the tennis courts.
 - d. Large items and landscape debris ~~are to~~ can be placed in the large item bin located next to the horseshoe area. Do not place household garbage in this bin.
6. Residents are responsible for the conduct and behavior of all visitors, house guests, caregivers, caretakers, property custodians, contractors and maintenance personnel, invited or hired, while they are visiting or working at the resident's property.
7. ~~Washing your principal residence is permitted only twice a year.~~

TO BOARD OF DIRECTORS MEETING 4-18-17

ASSOCIATION MEMBERS' COMMENT PERIOD ENDS 10-3-17

F. RV/MOTOR VEHICLES RULES

1. NUMBER OF ~~RV's~~ UNITS PERMITTED

- a. Only one (1) Park Model ~~Home~~, Travel Trailer or Recreational Vehicle (along ~~with-with~~ Architectural Control Committee approved additions) ~~is allowed on a lot. No more than two (2) roadlicensed motor vehicles of any combination of cars, motorcycles, or any other licensed vehicles plus one (1) non public roadway vehicle (e.g. golf cart) shall be parked or maintained on any lot. Any other vehicles~~ ~~may must be parked within the Resident's lot boundaries.~~
- b. All licensed vehicles shall be registered with the Association Office. ~~The one (1) golf cart permitted shall have the Owner's lot number attached.~~
- c. ~~Storage of vehicles, RV's, or golf carts on another Owner's lot shall require written permission from the lot Owner(s) and filed with the Association Office. This can be in email or written letter form.~~
- c. Nothing shall be stored under an RV ~~or Travel Trailer~~ so as to be visible from neighboring property, unless the unit is skirted. Permanently located RVs (one that does not have a current license) shall be skirted. ~~(Under Property Improvement Rules RECREATIONAL VEHICLES. Item 3.)~~

2. COMMON AREA PARKING

- a. No ~~Park Models,~~ Travel Trailers or Recreational Vehicles shall be parked or located on the Common Area or ~~any public roads or streets~~ within the ~~property~~ Resort.
- b. No cars, motorcycles or other motor vehicles shall be parked or located on the ~~Common Ground or any roads or streets~~ within the ~~Property~~ Resort overnight. ~~except in designated parking spaces or parking areas.~~
- c. ~~No street parking within 25 feet of any intersection.~~
- c. Vehicles should not extend onto the sidewalk. If any hitch extends onto the sidewalk, it must be removed from the vehicle.
- d. No watercraft of any type, ~~including car top carried boats~~ or utility trailers, are permitted permanent parking within the Resort.
- e. ~~Short term guest 48 hour parking is available at the clubhouse on a space available basis in designated areas with a pass from the gate. Overnight parking is allowed in designated areas for a maximum of 48 hours and must have a permit issued by gate Safety Officer. An extension may be granted at Administrator's discretion.~~

3. LOADING AND UNLOADING

- a. RVs, ~~boats~~ watercraft and utility trailers shall be loaded and unloaded during daylight hours only. If a unit can be parked within lot boundaries, it may remain on the lot for a maximum of 48 hours. A permit for such loading and unloading shall be issued by gate ~~Safety Officer~~ or

~~office~~ for a maximum ~~two (2) days~~ of 48 hours in a given weekly period.

- b. Large commercial trucks will not be permitted in the Resort except for pickup, delivery or by permission of the ~~Association Office~~ gate Safety Officer. Commercial tractor-type recreational tow vehicles are exempt from this restriction.

4. OTHER VEHICLES

- a. Motorcycles, mopeds, motorized scooters, ~~under, 75cc that are equipped with street tires,~~ ATVs, UTVs and golf carts may be driven on streets within the Resort. ~~Children under age 15 ARE NOT permitted to drive any vehicle within the resort even if accompanied by an adult. Teenagers aged 15 through 18 ARE allowed to drive golf carts within the resort if accompanied by an adult. Children under 18 are not allowed to drive "Off Road Vehicles in the Resort. Teenagers~~ Non-residents must be licensed drivers to drive ~~non-public roadway vehicles or golf carts~~ within the Resort, to include non-public roadway vehicles and golf carts.
- b. Skateboards and similar conveyances are not permitted within the Resort.
- c. Bicycles are to be ridden on streets only and, if ridden after dark, must be equipped with lights and reflectors.

TO BOARD OF DIRECTORS MEETING 4-18-17

ASSOCIATION MEMBERS' COMMENT PERIOD ENDS 10-3-17

D. OCCUPANCY RULES

- 1. No ~~Lot or Travel Trailer or Recreational Vehicle-Primary Residence located thereon~~ shall be used or occupied unless its use or occupancy is by at least one person 55 years of age or older **who is physically residing on the lot**, and no person **under** 35 years of age shall use or occupy any lot.
- 2. ~~Resolution P002-005 allows a~~ An owner or owners under the age of 55 ~~is allowed,~~ but **over** age 35, **must** apply for permission to perform maintenance and/or clean the unit or lot they own. Upon approval, a Temporary Pass for the vehicle shall be issued for no longer than seven (7) days in any twelve (12) month period. ~~No permanent Gate Passes shall be issued to an owner under 55 years of age. Owners shall NOT be allowed to bring any relatives or guests under the age of 22 with them for use or occupancy of their property and/or any facilities of Riverview RV during the period of temporary occupancy. If underage owner appoints a person to assist with maintenance/clean up of the lot or unit, that appointee must be over 35 years of age. If any rules are violated, another pass shall not be approved in the future.~~
- 3. Occupancy Rules
 - a. ~~Whereas the Federal Law under the Fair Housing Law amended to allow restriction of occupancy for communities designated as 55 years of age or older must maintain at least 80% of the lot occupancy by persons 55 years of age or older,~~ In accordance with Federal Fair Housing Law, Riverview the Resort is designated as a 55 plus community and as such, will comply with applicable statutes.

- b. ~~Whereas, Persons over 35, but under 55 years of age are approved for occupancy when there is another occupant 55 years of age~~ **physically residing** on the lot.
 - c. ~~Whereas, those lots which have one person 55 years of age or older and other approved occupant(s) under 55 years but over 35 years of age are counted in the 20% category for purpose of monitoring the required 80% occupancy by persons aged 55 years of age or older.~~
 - d. ~~b~~ Therefore, the Board of Directors has determined that In the event of the absence, **other than death**, of the only person 55 years of age or older on a lot, the other **remaining** occupant may continue to live on the lot **upon Board of Directors approval**. However, application by that remaining occupant for a subsequent occupant will not be approved unless that person is 55 years of age or older. (~~Approved Resolution by the Board of Directors on 11/18/03~~).
4. Single family shall be limited to one common household consisting of one or two individuals with additional occupants permitted upon written approval of the Board of Directors. (~~CC&R 1.1.18~~)
The guidelines for approval of a third person are as follows:
- a. Recommendation by a licensed physician for the need of current occupant for a caregiver.
 - b. Parent or child of an occupant that meets the age requirements. (~~CC&R 2.2.2~~) (~~Approved by Board Resolution #P-008-2004~~)
5. **In order to remain FHA/HUD compliant, owners/occupants must submit ID every two years.**

Approved by Document Advisory Committee 4-11-17

CONTRACTOR/ VENDOR RULES

Definitions:

1. Contractors are defined as persons or companies performing remodeling or new construction ~~on the exterior~~ of a residence or any structure on a lot.
2. Contractor vendors are defined as suppliers of materials or equipment for contractors or owners.
3. Service vendors are individuals or companies who provide a service other than a contractor.

1. All ~~General~~ Contractors performing maintenance or new construction or remodeling work for lot owners shall require the appropriate gate pass to permit entry to the Resort ~~be licensed, bonded and insured. Proof shall be given to the office in order to be an approved construction contractor within the Resort. Fines will be assessed to the lot owner for any contractor not following vendor rules and the contractor being banned from the Resort.~~ It is the owner's responsibility to notify the gate of the approximate time and duration of the appropriate pass. The contractor shall supply a list of current employees and notify the gate of any changes of employees.
2. ~~Vendors delivering finished goods to the Association or its members shall deliver between 7 a.m. and 7 p.m.~~ The owner shall provide to the construction contractor the Property Improvement Guidelines and the Contractor/Vendor Rules. Failure to comply may result in the contractor being banned from the Resort. Fines will be assessed to the lot owner for any contractor not following rules.
3. ~~All contractors and vendors shall comply with the Resort speed limit of 15 MPH or be subject to non-admittance.~~ Contractor vendors delivering finished goods materials to the contractor or the Association or its members shall deliver between 7 AM and 7 PM.
4. ~~Construction contractor performing services shall not enter the Resort before 7 a.m. and work not later than 5 p.m. Summer hours (May through October) vendors may start work at 6 a.m. There is NO work to be done on Sundays or Legal Holidays except in emergency situations. Legal Holidays are: Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.~~ All contractors and vendors shall comply with the Resort speed limit of 15 MPH or be subject to non-admittance.
5. ~~Construction contractors shall keep the work site in order by the end of the workday. All debris shall be disposed of properly and all materials shall be stacked neatly on the side of the lot.~~ ~~Construction~~ Contractor performing services shall not enter the Resort before 7 AM and work not later than 5 PM. During summer hours (May through October), ~~vendors~~ contractors may start work at 6 AM. There is NO work to be done on Sundays or Legal Holidays except in emergency situations. Legal Holidays are: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
6. ~~No contractor is permitted to use Riverview Resort dumpster for disposal of debris. Contractor dumpsters may be used for major construction work but shall be emptied promptly when full. Dumpsters shall fit on the lot.~~ Contractors shall keep the work site in order by the end of the workday. All debris shall be disposed of properly and all materials shall be stacked neatly on ~~the side~~ of the lot. No construction contractor or subcontractor is permitted to use the Resort's dumpsters for disposal of debris.

7. ~~The owner shall provide to his/her construction contractor the Property Improvement Guidelines. Failure to comply with the Guidelines may result in the Contractor being banned from the Resort.~~ Contractors, subcontractors and their workers may supply their own dumpster on major construction projects, provided it safely fits on the lot or other area where work is being performed, as determined by the Board or its designated agents and that it is promptly removed from the worksite when full or work is completed.
8. ~~All vendor~~ contractor vendors, contractors and their employees shall not engage in the act of consuming alcoholic beverages or illegal drugs while working within the Resort. If an employee shows up to work in the Resort "under the influence", the contractor shall have the employee removed. Failure to do so may result in sanctions against the contractor.
9. ~~All vendors and their employees shall have a gate pass.~~ All owners who hire contractors or workers to perform work on their property shall hold the Association harmless from any and all liability arising from any dispute between the owners and their employees.
10. ~~All contractors shall be issued a copy of Vendor Rules.~~ Contractors are not allowed to use any Resort facilities.
11. Contractors are only allowed to solicit business within the Resort by advertising in the Resort newsletter.

SERVICE VENDOR RULES

Definition: A service vendor is anyone providing goods or services to anyone in the Resort.

1. Service vendors will only be allowed entry to the Resort if the person requesting the vendor notified the gate of the vendors name or company name. The gate will issue the appropriate pass. NOTE: A gate attendant is on duty to admit vendors from 7 AM to 7 PM. During other hours, the vendor ~~may~~ will have to follow the rules posted on the gate office window to contact the gate attendant.
2. Vendors must adhere to the Resort speed limit of 15 mph.
3. Vendors are not allowed to use any Resort facilities.
4. Vendors are only allowed to solicit business within the Resort by advertising in the Resort newsletter.

Approved by Document Advisory Committee 4-11-17

