



Property Owners' Association

RULES AND REGULATIONS

Including:

General Rules

Social Programs River Bridge POA

Architectural Review Board

Community Maintenance

Resolution Covering POA Fines

Golf Cart/Motorized Recreational Vehicles

Documentation Required of New Owners & Tenants

[Approved POA Resolution Covering Fines at POA Meeting May 18, 2019](#)

[Approved Modified Rule for Article VIII, Section #5, at POA Meeting, September 26, 2020.](#)

[Approved Modified Rule for Architectural Review Board \(ARB\) Part III, Item J, Section #5, covering plywood at POA Meeting, September 26, 2020.](#)

[Approved Update of the River Bridge POA Rules and Regulations, August 24, 2024](#)

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PART I - RULES & REGULATIONS

ALL POSTED SIGNAGE MUST BE OBSERVED

I. INTRODUCTION

The Board of Governors of the River Bridge Property Owners' Association, Inc. (RBPOA or Association) adopted the following Rules and Regulations, which apply to River Bridge. They are designed to ensure, insofar as possible, the protection of the rights, privileges, privacy, safety, comfort, convenience, well-being and property of our owners and residents and for good housekeeping in general. It is anticipated that these Rules and Regulations will promote decency, courtesy, and consideration among all River Bridge residents, their guests and visitors.

For clarification, the following terms used herein are defined:

An owner is one or more record holders of any parcel, lot or residential unit. Builders, who are record holders of a parcel, lot or residential unit, will also be considered owners.

- A resident is one who lives in a residential unit whether or not he is an owner.
- A renter is one who rents or leases a residential unit from an owner. A renter is also a resident if he or she lives in the residential unit. A renter cannot be a Section 8 recipient.*
- A guest is one who is staying in a residential unit on an over-night or longer basis.
- A visitor is one who is invited into the community for a brief social visit.
- A vendor/contractor is one who is invited into the community by a resident to perform a service.

The comfort and facilities of the River Bridge common area are primarily for the use of residents. Guests are permitted to use the facilities only with the approval of a resident. **A visitor may use the facilities only when accompanied by a resident.** Owners will be responsible for the actions of their renters, guests, and visitors, and must advise them of these Rules and Regulations adopted by the Board of Governors.

The Board of Governors and the Property Manager has the authority to enforce these Rules and Regulations.

Several forms and agreements are referenced in this document and available at the office and on the website.

Property Manager's Office
100 River Bridge Boulevard
Greenacres, Florida 33413-2029
Phone: (561) 968-6054 Fax: (561) 968-1389
Security (561) 969-2626
<https://www.rbpoa.org/>

Definition of a vendor approved at the April 28, 2012 Board of Governors Meeting

* Definition of a renter modified to preclude Section 8 recipients at the 9/29/2012 Board of Governors Meeting

II. GENERAL RULES

1. Residents, their guests and visitors must not make or commit any disturbing noises, nor do or commit any act, which will interfere with the rights, comforts, safety, or convenience of the others in the community. Residents, their guests, and visitors may not play any musical instruments or operate audio equipment, television, or radio on any RBPOA common area if such operation disturbs or annoys others in the River Bridge community.
2. River Bridge common area maintenance work will be done upon authorization and instruction of the Property Manager. Residents may not give direction to maintenance or other employees. All requests for maintenance or other services must be directed to the Property Manager.
3. All Residents share the responsibility for seeing that our Rules and Regulations are followed. Residents are directed to advise the Property Manager or Security of violations of our rules and regulations.
4. Signs, advertisements and posters of any kind are not permitted within River Bridge except as authorized by the Board of Governors.
5. Any damage to buildings, recreation facilities or other common areas or equipment or injuries to persons caused by an owner, resident, renter, guest, visitor or vendor* will be paid for at resident's expense.
6. The speed limit is 25 miles per hour throughout the River Bridge Community except where otherwise posted and will be strictly enforced by the Property Owners Association and The Palm Beach County Sheriff's Office.
7. Shirts, cover-ups and shoes must be worn at all times in all facilities, no wet attire is allowed.
8. Service Animals are permitted at all River Bridge Facilities.
9. Smoking is **not** permitted in any of River Bridge Buildings, including the lavatories.
10. Repossession Admission - No admittance to the Community of River Bridge shall be allowed for the purpose of repossessing a vehicle, motorhome, or boat.
- 11. Under no circumstances will guns or weaponry of any sort be permitted on the common property or in any of the facilities of River Bridge.**

III. RULES REGARDING GATE ACCESS FOR VEHICLES AND PEDESTRIANS

The following rules shall apply for Resident(s) residing within River Bridge.

TRANSPONDERS

1. Resident(s) shall be issued gate entry transponders upon presenting a current and legal driver's license and a current vehicle registration from any State within the USA. A fee is charged for all transponders and determined by the POA Board of Governors.
2. Should a Resident Rent or Lease his/her unit all Residents including the Owner(s) gate access transponders *shall be deactivated*. The Renter(s) and Resident(s) may be issued transponder(s) upon providing the required documentation in paragraph below.
3. Renter(s) and new owner(s) must provide the following:
The prospective River Bridge occupant must bring to the POA office a copy of their driver's license listing their address in River Bridge, along with a copy of the applicable vehicle registration. In addition, the Renter(s) must provide a copy of the rental/lease agreement along with an approval form signed by the President of the Sub-Association and/or one (1) other HOA Officer prior to a transponder being issued. A fee will be charged for each transponder issued. The fee is to be determined by the POA Board of Governors. If River Bridge is your primary residence the address on your vehicle registration must be changed within 30 days of your moving into River Bridge.
4. Transponders are not transferable from vehicle to vehicle. When a resident purchases and/or acquires a different vehicle, they must bring the new vehicle registration to the office and purchase a new transponder. When transponders begin to malfunction, residents are required to bring their vehicle and registration information to the office and purchase a new transponder. Vehicle transponders will not be issued for any reason to anyone other than an Owner, Resident, or Renter.

Residents found in violation of the rules and regulations regarding the use and installation of vehicle transponders will have their transponders deactivated until such time as updated vehicle registration is provided to the POA and a new transponder is purchased.

ACCESS CARDS

Access cards may be issued to residents for entry and exiting of the community through the walk-in gates. These access cards cannot be used for vehicular access to the community. Walk-in access cards are available for school aged children. These cards are available for a fee which has been established by the POA Board of Governors. Access cards are also available for entry to the Fitness Center and the Billiards Room. Lost or damaged access cards may be replaced for a fee.

If a residential unit is leased or rented, the access cards for the Resident owner will be deactivated. Residents/owner(s) will continue to have access to the property through the manned gate. Entry by a Resident/owner whose unit is leased or rented is limited for the purpose of inspection of the property.

Once a unit is leased, the Resident(s), their family and their guest(s) may not use the association facilities, such right having been relinquished to the renters and his/her guest(s) and visitor(s).

IV. USE OF RECREATION FACILITIES

1. All Resident(s) are responsible for the safety of their renters, guests or visitors when using the recreation facilities. Any damage to the facilities or equipment, and costs to repair or replace, is the responsibility of the resident. Disruptive conduct is prohibited in any of our recreational facilities.
2. Only Resident(s) and Sub-associations may use recreation facilities when available for personal social functions. Usage is on a first-come, first-serve basis.
3. Animals are not permitted except for registered service animals.
4. Alcohol consumption is not permitted in or around any of our recreation facilities.
5. Wet bathing suits are not permitted within the Performance Center, Activities Center, Administration Center, Billiards Room, and Fitness Center. Shirts, cover-ups and shoes must be worn at all times when entering any one of these facilities.

Residential Recreational Equipment

1. The affixing of any athletic or play equipment to the outside of any structure (including the garage) of any residence is prohibited. The permanent installation of any type of support such as a basketball pole between the roadway and a residential unit is prohibited.
2. Athletic and play equipment is defined but not limited to: *Basketball hoops, hockey nets, skateboard ramps, badminton or volleyball nets, trampolines, kiddie pools, tennis and pickle ball courts.*
3. Any athletic or play equipment on residential property may be used during daylight hours on the front driveway so long as it does not impede access to any easement which requires access when work is being done. All athletic or play equipment in use in this manner must be stored indoors during night-time hours.
4. The permanent installation of athletic or play equipment in the rear or side property of residence requires the resident owner to submit a modification request form to the POA Architectural Review Board (ARB) and receive written approval prior to the installation of any such equipment. (See ARB Rules Section in this document).

1. POOL AREA/HOT TUB (SPA)

- a. No Lifeguard is on duty at any of the River Bridge Association pools. All persons using the pools do so at their own risk. The River Bridge Association and POA will not be liable for accidents or injuries occurring at the pool or spa area. Resident(s) shall be responsible for the cost of any damage, clean-up to the pool or spa, caused by failure to comply with the rules.
- b. Main and South pool hours are posted and available in the River Bridge monthly Review. It is recommended to shower prior to entering the pool or spa.
- c. Pool Parties are prohibited at all River Bridge Association pools.
- d. Guest or visitors using the Main pool will be limited to six (6) persons per residence. Guests or visitors using the South Pool will be limited to four (4) persons per residence.
- e. Skateboards, roller skates, roller blades, bicycles or balls are not permitted in the pool area. Noodles and safety vests are allowed.

- f. Diving, running, jumping into the pool and rough play is not allowed in the pool area. Ball playing in the pool or pool area is prohibited.
- g. Any food or drink in the pool area must be kept at minimum four (4) feet or greater from the pool's edge. Individual's bringing food into the pool areas are responsible for cleaning up. No glass bottles or glass containers are allowed.
- h. Any person who is incontinent or not fully toilet trained must wear appropriate waterproof clothing when entering any of the Association Pools or spa. No one under the age of 12 is allowed in the spa unless accompanied by an adult. Any unskilled, non-swimmers must be accompanied by a responsible swimmer.

REVIEW THE FOLLOWING INFORMATION FROM THE CENTER OF THE DISEASE CONTROL (CDC) WEB SITE.

For more information: [Tips for Using Swim Diapers | Healthy Swimming | CDC](#)

“Some research has looked into how well swim diapers and swim pants are able to keep feces (poop) and infection-causing germs from leaking into the pool. Even though swim diapers and swim pants might hold in some solid feces, they are not leak-proof. Swim diapers can delay diarrhea-causing germs like, Cryptosporidium, from leaking into the water for a few minutes, but swim diapers do not keep these germs from contaminating the water. No manufacturers claim these products prevent leakage of diarrhea into pools. All swimmers should stay out of the water when they are ill with diarrhea, even if they are wearing swim diapers or swim pants. They risk contaminating the pool with feces and germs, which can make others sick. It is recommended that swim diapers and swim pants are not a substitute for frequent diaper changing and bathroom breaks. It is recommended that swim diapers and swim pants are checked frequently and changed away from the “poolside”.

Please insure that:

- *You understand the importance of NOT swimming when ill with diarrhea.*
- *Caregivers/users frequently (approximately every 30 to 60 minutes) check swim diapers and swim pants and change them away from the poolside (for example, in the bathroom). This will allow for washing hands after diaper/pants changing and reduce the chance of fecal and germ contamination of areas around the pool. It can also reduce the amount of urine in the pool that binds with disinfectant and creates irritants in the air (see Irritants (Chloramines) & Indoor Pool Air Quality).*
- *Anyone who is sick with diarrhea—whether they use swim diapers, swim pants, or not—should stay out of the water. Swimmers sick with diarrhea risk contaminating the pool with germs that can make others sick.*

2. BILLIARDS FACILITY

Individuals must be 18 years of age or older to use the Billiards facility. Individuals under 18 years old must be accompanied by an adult resident. An access card is required to enter Billiard Facility. Users of the billiard table and the equipment must be knowledgeable on proper use of the equipment. Any damage shall be the responsibility of the Resident, who will be held liable for the cost of repairs.

Individuals who require pool table equipment must provide a photo ID and the name and address of the Residence where they reside, or are guests or visitors of. Equipment is available for check-out at the main Gatehouse with the appropriate ID and information.

Equipment must be returned to the main Gatehouse when finished.

3. FITNESS CENTER

- a. As a condition of using the exercise equipment, a resident, a resident's tenant, guest, or family member, must be knowledgeable on the proper use of the exercise equipment they are using. The resident will be responsible for the cost of repair for damages to any exercise equipment or the facility.
- b. Use of the facility and equipment is at the sole risk of the person using it. No one should use the equipment without medical clearance from his or her physician. The POA shall not be liable for any injury occurring to anyone from improper use of any of the exercise equipment.
- c. Individuals must wear appropriate exercise attire at all times. A shirt must be worn to cover the upper body, shorts must be mid-thigh or longer, socks and athletic shoes are required. No open-toed shoes, open backed shoes, boots, sandals or casual shoes are permitted.
- d. Individuals are responsible to wipe off all equipment after each use.
- e. No food is allowed in the Fitness Center.
- f. Do not move any equipment around.
- g. Personal music may only be played using headphones.
- h. During peak hours, or if others are waiting, please limit your time on a piece of equipment to 30 minutes.

Members who do not adhere to the Fitness Center rules and guidelines may have their use privileges suspended. River Bridge Property Management reserves the right to refuse service to any member who violates any rule, regulation or guideline, or engages in any verbal harassment.

4. BARBECUE AREA

- a. Residents over 18 years old may use the grills located near the bike parking area and on the grass area behind the spa and tennis courts on a first-come first-serve basis.
- b. The stainless-steel grill will be available for use only by authorized Clubs and Sub-Associations with pre-scheduling through our River Bridge Social Director.
- c. Resident(s) will be responsible for cleaning the grill and surrounding area after use.

5. SHUFFLEBOARD & BOCCE COURT

- a. Hours of use for the shuffleboard courts are from 8:00 am to 9:00 pm. Bocce courts are open during daylight hours only.
- b. Proper shoes are required on both courts.
- c. No skateboard, roller skates, roller blades, or bicycles are allowed on the courts.
- d. Equipment needed can be signed out at the main gatehouse with a photo ID and the name and address of the Residence where they reside or are guests or visitors of. All equipment must be returned when finished.
- e. If the shuffleboard lights are used at night; they must be turned off after play is completed.

6. PLAYGROUND RULES

- a. Children under the age of eight (8) must be supervised by an adult.
- b. Proper shoes are to be worn.
- c. Hours are from 8:00 am to sunset.

7. BICYCLE RULES

- a. Bicycle riding is permitted only on the streets or on sidewalks.
- b. Bicyclists riding on the sidewalks must yield to pedestrians at all times.
- c. Bicyclists must abide by all traffic rules.

8. BASKETBALL COURT RULES

- a. Court is open from 8:00 am to 9:00 pm unless the area is being used for overflow parking. Lights on the court will automatically turn off at 9:00 PM.
- b. The basketball court is to be used for basketball only.
- c. No skateboards, roller skates, roller blades or bicycles are permitted on the court
- d. Proper shoes are to be worn. Appropriate attire is required on the courts. Shirts must be worn at all times.
- e. No food is allowed on the court. Glass containers are prohibited.
- f. Absolutely no alcoholic beverages, drugs, or narcotic use is allowed in the court or surrounding area.
- g. Players are responsible for placing all trash in designated receptacles.
- h. Pets must be under control of the owner and leashed and are not permitted on the court.
- i. River Bridge Resident(s) and Renter(s) have priority use of the basketball court. River Bridge visitors and guests may use the court if accompanied by a resident.
- j. Only two (2) visitors and/or guests are permitted per residence.
- k. Unauthorized visitors will be requested to leave River Bridge property. If a person cannot provide proof of residency, they too, will be asked to leave until they can provide proof. Failure to do so will constitute trespassing by the unauthorized person(s).
- l. Resident owners shall be responsible for the actions of their renters, visitors, and guests for adherence to all rules.
- m. River Bridge Property Owner's Association (POA) and its management are not responsible for any accidents or injuries which may occur in the court area.

9. TENNIS/PICKLEBALL USE GUIDELINES

Courts are for specific use only; Tennis for tennis, and Pickleball for pickleball only.

- a. Regulation shoes without black soles, and appropriate attire are required on these courts. Shirts must be worn at all times.
- b. A maximum of (6) visitors and/or guests are permitted per residence on both courts.
- c. No skates, skateboards, roller blades, or bicycles are permitted on courts.
- d. Children age 13 and under must be accompanied by an adult.
- e. The following are not allowed on the courts:

- Food or drink except water
 - Glass containers
 - Chairs or benches
 - Alcohol or tobacco
 - Pets
 - Trash must be placed in trash receptacles.
- f. Music/loud noises are not allowed on the courts or around the waiting area. Players, spectators, and instructors are requested not to make excessive noise when a match is being played.
 - g. If extra chairs are needed and brought in, they must be placed outside the court areas.
 - h. Players should not cross a court while play is in progress and ask permission to cross when play has stopped.
 - i. Lights and fans are to be turned off when the last player leaves the courts.

10. PICKLEBALL RULES

- a. The above use guidelines apply to pickleball play. Hours of play 7:00 AM to 9:00 PM.
- b. Players are responsible for knowing and following pickleball rules and etiquette. (Refer to www.USApickleball.org for the Pickleball Rulebook and Sportsmanship Guide.
- c. If all courts are in use and people waiting to play, a rotation system of taking turns after each game is to be implemented.
- d. Players are responsible for damage they cause to the nets, courts, lights, or fences. River Bridge property owners and/or residents are responsible for the actions of their guests/visitors.

11. TENNIS COURT RULES

- a. The above use guidelines apply to tennis court play.
- b. Hours of play are 7:00 AM to 9:00 PM.
- c. Guests should not play on the tennis courts without the approval of a resident.
- d. Players are responsible for the observation of Tennis rules and Court courtesy. All applicable rules pertaining to court availability, time, etc. will be in effect.
- e. Players are requested to leave the courts upon completion of play.
- f. Owners/Residents are responsible for their renters, visitors, and guests to follow rules and any costs incurred for damage to court equipment shall be the responsibility of the resident owner.

12. COURT USE

- a. The Women's Round Robin doubles play every Tuesday and Thursday from 8:30 AM to 10:30 AM.
- b. The Men's Round Robin doubles play every Monday, Wednesday, Friday, and Saturday from 7:30 AM to 9:30 AM.
- c. All Round Robin doubles play will have priority on designated days during the times listed in a. & b above. If play has not commenced within 15 minutes after scheduled start time, the courts will revert to open play.
- d. During open play times, single play will be limited to one (1) hour and doubles play will be limited to one and a half (1 ½) hours if people are waiting to play.

13. PRIVATE LESSONS AND CLINICS

- a. Instructors must be sanctioned by the Property Owner's Association (POA). Tennis certifications, insurance, and background checks, (if required) will be supplied by the instructor. Anyone giving tennis instructions on River Bridge courts must have the proper credentials on file in the River Bridge POA office.
- b. Tennis Clinics and Lessons are only available to River Bridge Residents and their guests.
- c. Tennis Clinics and Lessons should always be done on Courts 5 and 6 Monday through Saturday between the hours of 7:00 AM and 1:00 PM. If those courts are both busy, other courts may be used if the clinics and lessons do not interfere with scheduled Round Robin play.
- d. Courts 5 and 6 may be used by residents and their guests during open times or when any clinics or lessons are completed for the day. These courts have lights for evening play and may be used by residents and guests until 9:00 PM.
- e. The instructors and participants for Clinics or Lessons should cause as little noise and disruptions as possible, if play is on other courts.

Court cleaning equipment is located by the Pickleball Courts and must be returned to the proper storage area after use.

V. USE OF ACTIVITIES OR PERFORMANCE CENTER FACILITIES

1. The POA Performance Center and Activities center are sanctioned by the River Bridge POA. These facilities are common property and must have their membership open to any and all River Bridge Property residents.
2. Scheduling use of any common properties and/or facilities by owners must be done through the Social Director's office.
3. Sub-Associations wishing to display posters, flyers or notices must obtain approval from the Social Director, and in his/her absence, from the Property Manager.

VI. RENTAL FEES FOR THE ASSOCIATION FACILITIES

The Administrative Center, Fitness Center, Billiards Room, and Association Swimming pools cannot be rented.

1. Premises that may be rented (Performance Center and Activities Center) must be approved by the River Bridge Social Director and are available for rental for residents only. Premises are to be vacated by 1:30 am. All Rental Guidelines must be adhered to. ***A liability insurance certificate or a current homeowner's liability policy must be presented. Residents must sign a hold harmless agreement.***

For Activities Center there is a prepaid, non-refundable rental fee of \$250.00 and a refundable security deposit of \$350.00, total of \$600.00. (Fees subject to change)

For the Performance Center, a prepaid non-refundable rental fee of \$700.00 and a refundable security deposit of \$1000.00, total of \$1700.00. A signed contract is required, ninety (90) days in advance for

any rental. Rentals are on a first-come, first-serve basis and must be confirmed by the Social Director. Rental fees include the cost of reasonable clean-up and set-up. (Fees subject to change)

2. The security deposit is fully refundable within four (4) weeks following the event. An Inspection by the Social Director will be performed the next day following the event or (next work day if the event was on a weekend) to inspect and ascertain any damage. The resident who rented the space is responsible for bagging all garbage and litter. Any building, equipment damage, or added maintenance costs will be deducted from the security deposit. The Resident agrees to pay all additional costs for any damage incurred.
3. ***If the rental agreement is for a Sub-Association, no fee or deposit will be required***, but the name of the Sub-Association and signatures of two officers must be provided prior to the rental date. Any extraordinary expenses will be charged to the Sub-Association.
4. Events identified by the Board of Governors or Social Director to be a business, commercial, political, religious or outside organization *will not be permitted*.
5. Catered food may be brought into the Performance Center and/or Activities Center for an event. All kitchen facilities except for the freezer or proofer (food warmer) may be used. Renters must supply all utensils, paper goods, pots, pans, etc.
6. Disturbances or unruly guests will not be permitted and will be dealt with by security or The Palm Beach County Sheriff's Office.
7. No tables, chairs or supplies are to be removed from the premises.

VII. RESIDENTIAL USE GUIDELINES

1. Commercial Activities

The entire property will be used only for resident purposes and purposes incidental thereto as defined by Article XIII of the Amended and Restated Declaration of Protective Covenants and Restrictions for River Bridge.

- a. The Purpose of the above, and the following guidelines, is to limit commercial activities in our residential areas.
- b. Construction/Vendor Workers:
 - Monday – Friday 7am to 7pm
 - Saturday – 8am to 7pm
 - Sunday's & nationally recognized Holidays – No Construction
- c. Workers are not allowed in before normal starting times. Workers must be off the property by 7 pm.

2. Non-Commercial Activities

Activities that are residential in purpose and non-commercial, should not:

- a. Result in any increase in traffic within River Bridge and the Sub Association communities.

- b. Require use of any commercial vehicles.
- c. Result in any solicitation on the resident property.
- d. Require any potential increase in insurance on the resident property.
- e. Require the use of any materials, which may be considered hazardous or toxic, and may cause a potential nuisance on the resident property.
- f. Result in any increase in noise in or around the resident property.
- g. Include any signs on the lot or in the dwelling or any other exterior evidence that the property is being used for any potential non- residential purpose.

3. Activities Requiring Association Approval (Estate Sales, Auctions, Real Estate Open Houses)

No estate sales, auctions or real estate open houses may be held without prior arrangements and pre-approval from the River Bridge Board of Governors and the appropriate Sub-Association directly involved. Estate sale time is limited from 8:00 am to 5:00 pm.

Ten (10) days written notice is required and Authorization will be provided on a case-by-case basis. The exception to the ten (10) days' notice requirement includes estate sale due to a death in the family or a liquidation of a home and/or contents necessitating immediate action.

Prospective buyers will be admitted by appointment only, with a maximum of four (4) cars per hour. No signs or exterior advertising may be used. All merchandise must be within the interior of the residence. The peace and quiet of the community must be preserved at all times. River Bridge POA and/or Sub-Association may require a security guard to enforce community regulations. The guard, if required, will be paid by the resident conducting the sale.

"Garage Sales" are not permitted.

4. Irrigation and Use of Waterways

a. Irrigation

The installation of irrigation equipment for pumping water from the lakes or a well is permitted under certain guidelines, with an approved ARB. (Refer to the ARB detailed section in this document). Duck Floats are not permitted. All new irrigation intake lines from the lake or repair to an existing lake intake line, SHALL BE A 45 DEGREE UPWARD ANGLED PVC SCREENED PIPE.

b. Waterways

Pursuant to Article XIII, Section 4, of the Declaration of Protective Covenants and Restrictions for River Bridge, all gasoline engine motorboats and other such vehicles are prohibited from use in the waterways at River Bridge. Electrically powered motorboats may be used. Swimming or wading in any waterways within River Bridge is prohibited.

c. Fishing

Fishing is not permitted in our lakes.

5. Pet Rules – Service animals are permitted in all recreation areas

- a. House pets are permitted within River Bridge. Residents must provide Proof of pet license and vaccination to the River Bridge POA office. This form can be found in the Welcome to River Bridge packet.
- b. Pets must be always kept on leashes and in the company of an individual exercising full and complete control over the pet(s). Pets are not permitted in recreation areas or in the recreation facilities at any time unless they are registered service animals. The individual accompanying the pet(s) must have necessary pick up and disposable paraphernalia in his/her possession at all times walking their animals. All Pet feces must be picked up immediately and properly disposed of from all areas.
- c. Resident pet owners accept full responsibility for any damage or clean-up incurred by the actions or the presence of their pet(s).
- d. Pet owners should refer to the rules and regulations of the specific Sub-Association within River Bridge, in which they will be residing, since more stringent restrictions may apply.

VIII PARKING

1. RV/CAMPER PARKING

RV's and Campers are not permitted to park on River Bridge POA Common Property, this includes but is not limited to the: South Pool, Clubhouse parking lot or POA Roadways. However, the POA Property Manager does have the authority to grant parking permits for these vehicles in an emergency *not to exceed a 48 hour stay*. If a permit is granted the RV or Camper must be able to fit into one parking spot at the South Pool and under no circumstances will a 5th wheel type vehicle be allowed.

2. Except for sanctioned River Bridge Functions, parking is prohibited overnight in the overflow parking area in the main parking lot. Residents participating in a River Bridge function or trip may park in the overflow parking area from the time the trip leaves until their return.
3. Overnight parking at the South Pool, for guests or visitors, will require a permit from the POA office limited to one week. A vehicle without this permit will be towed.
4. Club House & Performance Center Parking
Parking is not permitted in the Clubhouse or Performance Center parking lot after 11pm, except for a scheduled River Bridge function or rental of the facility. Any vehicle parked in the Clubhouse parking lot between 11:00pm and 5:30am will be towed.
5. A Commercial Vehicle not parked within a garage that is parked on the driveway, roadway, common area, grass or any other outside property in River Bridge is subject to towing. Exceptions: Commercial vehicles being used to service an emergency are exempt from towing until the emergency is resolved. Commercial vehicles may be parked in connection with permitted construction and repairs or for delivery purposes between the hours of 7:00am to 7:00pm. Covering of any commercial vehicles, to hide the fact that the vehicle is a commercial vehicle, shall not prohibit the towing of the vehicle in accordance with these rules.

6. Parking of any vehicle on the common roadways of River Bridge is prohibited at all hours. Any vehicle parked on the common roadways, sidewalks, medians or grass is subject to towing. Exceptions are vehicles used in the performance of maintenance or when permission is given for Sub-Associations to utilize common area access roads for parking (example: Arbor Lake Road, Caribe Court, Waters Edge Circle) etc. due to roadwork within a Sub-Association.

If these rules are violated by a Resident(s) guest(s) or a guest of lessee(s), the Resident(s) shall be subject to disciplinary measures as prescribed by the Master Association's Declaration of Protective Covenants and the POA Board of Governors.

IX. FIREWORKS RULES & REGULATIONS

The use of "Fireworks" within the community of River Bridge and within all Sub- Associations, either in the common area of the Sub-Association or on the property of a Resident, is strictly prohibited.

"Fireworks" shall include, but not be limited to, explosive devices and bottle rockets. The use of hand-held sparklers is allowed, if used in a responsible manner. If using sparklers with children under the age of fourteen (14), a responsible adult must be present to supervise such use. In the event this rule is violated by a Resident(s), Guest(s) or Lessee(s) of the Resident's property, the Resident homeowner shall be subject to disciplinary measures, as prescribed by the Master Association's Declaration of Protective Covenants & the POA Board of Governors.

X USE OF DRONES

The use of recreational Drones is strictly forbidden within all of River Bridge. Users may be subject to fines and will be reported to the proper Federal, State, County and City authorities.

PART II - SOCIAL PROGRAMS- RULES & REGULATIONS

PREFACE

For the purpose of defining competitive type entertainment, the River Bridge POA has provided the following list (but not limited to) of types of entertainment that fit into the category for events:

- a. Singer
- b. Comedian
- c. Dancer
- d. Magician
- e. Band/DJ (for dancing purpose)

Please note our River Bridge POA typically celebrates all holidays, examples include but are not limited to: 4th of July Picnic and Pool party, Easter Egg Hunt, Halloween, Winter Holidays, and New Year's Eve. Therefore, we request Clubs and H.O.A.'s not compete with our planned holiday dates.

GENERAL RULES

Sub-Associations/Committees, Clubs and Residents may not use River Bridge facilities for any purpose related to solicitation by outside business entities. Informational programs including multiple non-affiliated presenters will be considered on a case-by- case basis.

1. Clubs wishing to offer on-site activities at times other than their usual meeting dates must receive approval from the Social Director. Clubs may sponsor off-site entertainment events. The Social Director must be notified of the dates for these events.
2. Prior to consideration for approval, all Sub-Associations/Social POA Committees/ Clubs/others must submit a "Facility Reservation Request", provided by the Social Activities Director, to reserve meeting space which includes, but not limited to, regularly scheduled meeting dates and also to reserve calendar space for an offsite event. All "Facility Reservation Request" forms are subject to approval by the Social Director.
3. Sub-Associations- A Sub-Association director must submit their monthly Sub-Association meeting dates, including block parties, or other planned events to the Social Director for the following year.
4. Sub-Associations/Committees may not post any signs, flyers or sign-up sheets on the Performance Center bulletin board. This board is reserved for the River Bridge POA only. Sub-Associations/Committees may use the bulletin board in the Administration Center and the glass display case on a first- come, first-serve basis, based on availability. Sign size is limited to 8-1/2 x 11 paper and will remain in place for no more than 30 days.
5. Sub-Associations/Committees must present the Social Director with a room set-up plan, detailing seating, serving, and any other requirements three (3) days prior to the event.
6. Seating for any River Bridge POA event will not be reserved until payment is made. For events with table seating, the Social Director reserves that right to fill any vacant seats available at any given table.
7. Unless special circumstances arise, subject to the judgment of the Social Director, refunds will not be given for onsite River Bridge POA events. Refunds for offsite events/trips are subject to the policy of the provider.

RELATIONSHIP BETWEEN CLUBS AND RIVER BRIDGE POA

The major responsibility of the River Bridge POA is to sponsor entertainment events for the entire River Bridge community. Consequently, River Bridge clubs are prohibited from sponsoring on-site entertainment activities for the purpose of club fund raising.

Clubs may offer, during their normal club meeting date and time, on-site entertainment activities to their members under the following guidelines:

1. Clubs must submit an annual calendar of events, whether on or off-site to the Social Director for the following year.
2. The Social Director will review the requested date, time and type of activity to ensure the requested activity is not scheduled during the same week as a planned River Bridge POA activity.

NEWSLETTER/CHANNEL 63 & CHANNEL 95

1. Only River Bridge POA sponsored activities and River Bridge Sub- Associations/ Committees pictures will be published in the newsletter.
2. Articles for the newsletter must be typed (preferably in Microsoft Word, or PDF format), and submitted to the Social Director, no later than the 10th of each month to appear in the following month's edition.
3. Final approval of all content of the newsletter and Channel 63 publications is the responsibility of the *POA Executive Committee* or their designee.
4. Residents may not solicit services in the newsletter; however, they can purchase advertising space. Ad prices vary by size.
5. All articles and announcements placed on Channel 63 must be submitted to the Social Director. Items considered to be of a contentious or negative nature will not be allowed in either medium.

Priority for the newsletter and Channel 63 is as follows:

- a. River Bridge POA
- b. Committees/Sub-Association
- c. Clubs

PART III - ARCHITECTURAL REVIEW BOARD (ARB)

PREFACE

The River Bridge Declaration of Covenants, Article XI Architectural Standards, provides the POA's ARB the vested authority to approve or reject architectural modifications submitted by River Bridge residents with the approval of the Sub- Association. In performing its duties, it shall be the mission of the River Bridge POA ARB committee to provide a timely and reasonable response to the Unit Owner's request while its duties and obligations to protect, enhance and preserve the architectural beauty of both the Sub-Association Communities and the Community of River Bridge.

RULES, STANDARDS, & RESTRICTIONS GOVERNING MODIFICATIONS

Modifications requiring River Bridge POA-ARB approval

All exterior modifications will be reviewed at the Sub-Association ARB level. If approved by the Sub-Association ARB, the modification application will then be forwarded to the POA/ARB for review and its subsequent decision of approval or disapproval. Should permits from the City of Greenacres be required, the Homeowner/Contractor shall be responsible for obtaining such permits as may be necessary, only upon receipt of approved modification.

The work on all exterior modifications approved by the POA/ARB will commence within 120 days of the date of approval, unless applicant notifies the Sub-Association ARB of a pending delay in which case a new time limit will be established.

Failure to initiate work in such time period will cause the approval to become null and void and a new modification application will be required. If for any reason, the Sub-Association does not approve a modification application, that request will not be reviewed by the POA/ARB and the modification will be considered not approved. Residents may request the Sub-Association review the modification request. In the event of hurricane damage or other catastrophic related damage occurs to a resident's property and wherein supplies or materials needed for repair or reconstruction are not immediately available, and or the contractor is unable to commence work, proof of such unavailability of supplies and materials and inability of contractor to commence work must be provided in writing by the resident prior to the initial 120-day period. The applicant must commence work within a period of time which does not exceed 365 days from the date of ARB approval of the modification request. Construction must be completed within 90 days of its commencement to prevent ongoing unsightly conditions within the community. If an extension is needed by the applicant, a request for same must be made to the POA/ARB in writing prior to the expiration of the 90-day period. If such work is not completed within the agreed upon time extension, the POA will be free to complete the project at the applicant's expense according to the procedures in Article XIV, Section 1. Remedies For Violations of the Master Association Declaration of Protective Covenants.

1. The following exterior modifications are prohibited within River Bridge:

- a. No above ground pools.
- b. No fences except those required around pools by the City of Greenacres
- c. No artificial grass, plants, or vegetation.
- d. Within a sub-association, living fences (hedges) may not be placed between adjacent properties. (See Item C3 of these rules.)
- e. No sheds or shacks of any kind are permitted on any residential lot. Existing sheds or shacks installed on any residential lot prior to the approval date of these amended ARB Rules are grandfathered in; however, in no case shall they be replaced or rebuilt.

NOTE – Existing modifications to exterior property that were made without the Member having followed these Rules and Regulations and have been completed for a period greater than One (1) year will be considered grandfathered and no action may be taken by the POA against such Member for the specific violation.

2. POA/ARB Approval is required, but not limited to the following modification requests.

All Applications Must Be Made in Triplicate

A. Decks, Patios, Driveways and Walkways

All structural modifications to decks, patios, driveways, walkways and building exteriors must be submitted for approval to the POA/ARB, except as permitted by Article XI, Section 1. Of the Master Association Declaration (POA) of Protective Covenants the following procedure applies for all color selection for exterior painting.

Upon submittal of a modification request, the Sub-Association ARB shall determine if the new selected color meets with their approval. The approved modification with a color swatch of the selected color shall be submitted to the POA/ARB for final review and approval. Only upon receipt of this final POA/ARB approval can the project commence. This procedure applies to single and multi- connected units.

B. Screened / Acrylic / Glass enclosures for patios, entrances, lanai, pools, etc.

The frame color of the enclosure must be white or conform to the color of the home's window frames.

C. Fences

1. The City of Greenacres requires fences for all in-ground pools. The strictest regulation between the River Bridge Property Owners' Association Declaration of Covenants and the City of Greenacres building Codes shall prevail for the placement and construction of the pool fence. The color of the fence must be white or conform to the color of the home's window frames. The fence material must be aluminum or PVC. Fences shall be of an open design or style with the open design being sufficiently large enough to withstand category one (1) hurricane force winds. The fence must also meet child safety criteria.
2. In the event a Homeowner (Member) with a Pool wishes to extend an existing patio beyond the original footprint with the addition of either a fence or screened enclosure, the Sub-Association ARB shall be required to submit an approved modification request to the POA/ARB for its ruling on the request. Should approval be granted the Homeowner (Member) must receive a permit from the City of Greenacres prior to proceeding with the modification. In no event shall the fence or screen enclosure be permitted to be installed beyond the footprint of the patio.
3. Living fences are permitted only under the following conditions: if they are used to separate two sub-associations or if they are used to provide backyard privacy from the common area of the POA or backyard privacy from a HOA common area roadway. POA/ARB approval is required prior to planting such living fence in order to insure it does not infringe on an existing easement or not meet other City Codes.

D. Awnings

Only retractable awnings covering patios on residential units are permitted.

E. Solar Heating Panels

Solar heating panels are permitted with POA/ARB approval and the installation conforms to the City of Greenacres building code.

F. Flags- Is to be consistent with title 36 of the U. S. G. and must meet all City and State requirements.

1. Vertical flag poles are limited to one per residential lot with a maximum height of 15 feet. Flags are limited in size to a maximum as approved by Florida State Statutes.
2. Cantilevered poles require the use of a mounting adapter which may be permanently installed on a building, tree or fixed object. Both fixed and removable poles require base mounting designed to withstand 120 MPH wind velocities.
3. All vertical flags must be lit when left over night, as specified in Florida Statutes.
4. Position and manner of display, time, hoisting, and lowering should follow title 36.
5. The flag is never flown in inclement weather except when using an all-weather flag.
6. All Sub- Associations will be responsible to ensure we are in compliance with appropriate flag displaying.

G. Juvenile Play Equipment

1. Appropriate non-corrosive or "approved" pressure treated wood for juvenile play equipment is permitted in the rear yard area of an owner's property in conformance with the City of Greenacres' property line setbacks. Portable units may be placed in the front of the house during the day but must be brought in-doors at night.
2. The homeowner is responsible for maintaining the condition and appearance of this equipment.
3. Permanent rear yard equipment must be anchored in a manner approved by the City of Greenacres in order to withstand hurricane force winds of 120 miles per hour.

H. Removal of Sod and Shrubbery: Alteration of Drainage, etc.

Except for builder's acts and activities in the development of the Property, no sod, topsoil, muck, trees or shrubbery shall be removed from any Sub-Association' common property or any lot thereon. No Homeowner (Member) or Sub-Association is permitted to change the condition of the soil or the level of the land of the property, which may result in any permanent change in the flow or drainage of surface water of such land or of the flow or drainage of surface water within River Bridge, without prior written consent of the POA /ARB.

I. Vegetation or Tree Removal

A modification form approved by the Sub-Association is required for the removal of any tree.

1. Invasive species require identification from either an Arborist, Tree Service Co., or Landscaper. Such identification shall be in writing with a photo of the Tree(s) to be removed. POA ARB approval is required and once given, the invasive Tree(s) may be removed. No City of Greenacres approval is required.

Species per Section 16-1312 of City code:

- Australian Pine

- **Brazilian Pepper (Florida Holly)**
 - **Carrotwood**
 - **Earleaf Acacia**
 - **Melaleuca (Punk Tree)**
 - **Schefflera (Umbrella Tree)**
2. All Hardwoods, Palm and other trees approved by the City of Greenacres Require City approval prior to being removed. Your POA Modification must state or the removal. Request and photos should be included. Some of the reasons for the request are as follows: dead tree, damaging sidewalk, damaging foundation, Potential danger to property Once the POA has approved the modification, a permit from the City is required prior to removal. Replacement trees may be required by the city.
 3. There shall be no new fruit trees, planted on any residential properties or common grounds. Nor shall any existing plantings or fruit bearing plants be replaced once they have died.

J. Shutters

1. Shutter installation must meet POA /ARB guidelines and the requirements of the City of Greenacres' building code.
2. Bahama type shutters are not permitted.
3. Only aluminum, vinyl or screen type shutters are to remain on a residence in excess of two weeks, they must be either painted the color of the house, be white or be clear in color. All other shutters should be removed within 72 hours after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm.
4. Shutters may be put up 36 hours prior to an impending storm.
5. If a resident is occupying the unit, all shutters must be removed after the South Florida Weather Service has indicated that the storm has passed and there is no threat of another immediate storm. In no event shall shutters remain up in an occupied unit more than 72 hours after the storm has passed. Plywood shutters must be removed following notification of the storm has passed whether the unit is occupied or unoccupied.

K. In Ground Propane Gas Tanks

In-ground propane gas tanks designed to be used to provide emergency power during FPL blackouts are permitted providing that they meet the City of Greenacres' code and are approved by the Sub-Association ARB and the POA/ARB.

L. Irrigation from the Lakes

1. Residents are permitted to irrigate their lawns by pumping water from the lakes or by sinking a well. Applicants must complete the modification form indicating that the system includes the ability to switch to city water in times of drought (as declared by Florida agencies) or when ordered by the POA Board of Governors. A permit from the City of Greenacres is required prior to the installation of pumping equipment. (Forms available at POA Office)
2. Duck Floats are not permitted. All new irrigation intake lines from the lake or repair to an existing lake intake line, SHALL BE A 45 DEGREE UPWARD ANGLED PVC SCREENED PIPE.

3. When sinking a Well, the installation of a Rust Preventative System must be included and installed in the ARB Modification Application and applicant sign an agreement stating they will use and maintain such system.

M. Shoreline Erosion

Sub-Associations and Homeowners (members) planning to correct Shore line erosion must obtain approval first from HOA then POA ARB. The following Are the requirements that must be met to conform SFWMD'S 4.1 slope and the drop off not to exceed 9 inches.

1. Re-grading the slopes with clean fill dirt and install sod on all exposed dirt as required above.
2. Install geo tubes and must meet the above requirements. In addition to geo tubes, storing or protecting the shore edge of the lakes at River Bridge from erosion may be accomplished by littoral plantings.

3. Modifications requiring only approval by the Sub-Association ARB

- a. Landscape around the house in the existing beds may be replaced
- b. Installation of roof gutters and drains
- c. Change or addition of light fixtures on the exterior of the house or garage
- d. Installation of exterior motion detectors
- e. Installation of mailboxes
- f. Exterior colors of houses, roof surfaces and driveways including other driveway materials

4. Modifications Not Requiring any ARB Approval Satellite Dishes

- a. Satellite dish not exceeding 1 meter in diameter.
- b. It is recommended that satellite dishes not be mounted on the roof unless that is the only location in which a signal can be received.

5. Response to Violations of the Rules herein

- a. Violations of these approved POA Board of Directors rules will be handled according to the procedures under Article XIV, Section 1. Remedies for Violations of the Master Association Declaration of Protective Covenants.
- b. In the event the ARB fails to approve or disapprove submitted modifications plans within 5 days of submission said plans shall be deemed approved.

PART IV - COMMUNITY MAINTENANCE

Inspections of the resident's property by the POA

It is the responsibility of each Resident to maintain his/her home in compliance with the standards promulgated by the Architectural Review Board.

1. To maintain, protect, repair and replace, at their own expense, all portions of their Parcel or Residential Unit together with all Improvements, including landscaping and equipment located thereon, except any portions to be maintained, repaired and replaced by the Master Association,

or Sub Association. Such maintenance, protection, repair and replacing shall be done without disturbing the rights of Owners.

Individual HOA's will maintain their own schedule of property inspections. On a routine basis the POA Property Manager will inspect each sub-association with its President or an appointed HOA Board Member. The HOA and POA will work together to ensure that all units are in compliance.

In accordance with both River Bridge POA and each individual community's documents, each unit owner is responsible for maintaining their property. This responsibility includes but is not limited to the following:

1. Driveways and walkways free from mildew, dirt spots, extensive tire marks, oil stains and mildew.
2. Swales free from rust stains and dirt accumulations.
3. External walls should be free from mildew, rust stains, dirt spots, faded or discolored or peeling paint, rotting weed, ripped screen covering windows or patios, or boarded up, broken, or rusted windows or doors.
4. Lawns free of extensive bare areas and extensive weed areas.
5. No dead trees, palms or bushes.
6. Roofs should be free of observable dirt and or mildew and free from broken, loose or missing shingles/tiles. All roof repairs should be made with material similar in color with the balance of the roof. If that is not possible due to lack of material the replacement shingles/tiles shall be painted to match the existing roof.

In the event that both the Owner and HOA fail to address an issue, the POA has the authority to enforce the restrictions of the sub-association.

Maintenance of Berms

Maintenance of the grass, shrubs and trees which are a part of the landscape on the major roads, i.e. River Bridge Blvd. Arbor Lake Rd., Meadow Lake Rd. And all other POA roads shall be the responsibility of the POA. The POA shall maintain the berm landscaping as follow:

1. The grass on the side of the berm facing the roadway shall be cut, edged, fertilized and weed controlled.
2. The shrubs shall be trimmed on the side facing the road and the shrub height shall be maintained consistent with all adjacent shrubs of the specific sub- association berm.
3. Trees will be trimmed only on the roadside and maintained consistent with the specifications for trimming recommendations for each specific species.

Maintenance of the property on the house side of the berm shall be the responsibility of the Homeowner/Sub-Association. The trimming of trees on the house side shall be the responsibility of the Homeowner and or the Sub-Association.

Shrub height and tree height shall be controlled by the POA. The Homeowner or the Sub- Association shall not take any action to trim the shrubs or trees to a different height, without first obtaining approval from the POA.

Replacement of diseased or dead trees or shrubs shall be responsibility of the POA. If damage occurs to any tree(s) or shrub(s) caused by the Homeowner or the Sub- Association or their contractors, replacement of damaged or dead tree(s) or shrub(s) shall be the responsibility of the Homeowner and or the Sub-Association. (See Vegetation or Tree Removal on Item I, page 403).

PART V - RESOLUTION COVERING POA FINES

Approved by POA Board at Meeting held on May 18, 2019

Fines Approved by the POA Covenant Compliance Committee (Fining Committee) Shall be \$100.00 per day until the violation is cured or a signed Contract with dates certain for completion is presented to the POA, per Florida Statutes Section 718 & 720.

PART VI - GOLF CARTS

The River Bridge POA as owner of the roads within the community and as the party responsible for the safety and welfare of the residents has established the following regulations regarding the use of golf carts and motorized vehicles.

1. Golf Cart Usage

Golf carts are permitted if the following regulations are adhered to:

- a. Members operating golf carts in River Bridge are required to complete a Golf Cart Registration Form. These forms are available on line and at the River Bridge POA Office.
- b. Drivers of golf carts must be at least 16 years old and have a valid driver's license and permit.
- c. River Bridge POA issues the permits which need to be affixed to the golf cart.
All golf carts should be equipped with the following. Failure to meet the below minimal standards may result in a citation issued to the operator by Greenacres Public Safety.

Efficient brakes	Headlights/Taillights
Reliable steering apparatus	Brake Lights
Safe Tires	Turn Signals
Rear view mirror	Windshield
Red reflector warning devices on the front and back of the cart	

- d. Golf cart operators must follow all traffic laws.
- e. Golf carts are to follow the same rules for parking as automobiles.
- f. Golf cart operators must pull to the side to allow cars to pass.
- g. Golf carts should not be operated on the sidewalk or grass unless moving to allow cars to pass.
- h. Permission to operate a golf cart is non-transferrable.

2. Motorized Recreational Vehicles Usage

Motorized recreational vehicles include but are not limited to: scooters, electric bikes, hover boards, electric scooters and others.

All persons using the motorized recreational vehicles do so at their own risk. The River Bridge Association and POA will not be liable for accidents or injuries occurring while operating these vehicles. Resident(s) shall be responsible for the cost of any damage, clean-up to the River Bridge common areas and Sub-Association areas, caused by failure to comply with the rules.

*Please refer to your Sub-Association rules for any further information related to usage of these vehicles.

- a. Operators must be at least 16 years old.
- b. Operators must follow all traffic laws.
- c. Operators must pull to the side to allow cars to pass.
- d. Motorized recreational vehicles cannot be operated on the sidewalks.

PART VII - DOCUMENTATION REQUIRED FOR NEW OWNERS AND TENANTS

The following documents **MUST** be provided to the River Bridge Property Owners' Association administration office **PRIOR** to moving into a home in River Bridge.

General Documentation Required (for both New Owners & Tenants)

1. Sub-Association approval letter signed and dated by the Sub-Association President or Secretary in which the home that is being purchased is located.
2. A River Bridge General Information Form completed by the new owners/tenants.
3. Affidavit of Receipt of POA Documents.
4. A completed and signed Telephone Directory Consent Form.
5. Pet License Agreement – If Applicable.
6. Golf Cart Registration Form – If Applicable.
7. A copy of your vehicle registration(s) and Driver's license– Please see Part 1 - Section III of this document for additional regulations regarding transponders and access cards. Each vehicle must be present for the installation of a transponder.

Additional Required Documents for New Owners:

1. A copy of a Warranty Deed or Closing Statement.
2. If River Bridge is your primary residence the address on your vehicle registration must be changed within 30 days of your moving into River Bridge

Additional Documents Required for Renters/Tenants:

1. A fully executed lease and a signed affidavit for receipt of POA documents.
2. Minimum lease term is determined by the individual Sub-Association, except that the minimum term can be no less than 90 days in accordance with the River Bridge POA Declaration of Protective Covenants. Maximum lease term is one year.
3. It is the responsibility of the Sub-Association to notify the River Bridge POA in writing of any lease expiration. River Bridge POA will notify the President of the Sub-Association and the Homeowner within a minimum of 30 days of an up-coming lease that is about to expire.
4. For Lease renewals- If it is the intent of the Sub-Association and the current Tenant to renew the lease, an addendum to the original lease must be provided to the River Bridge POA office. The addendum must include the new dates for which the lease is being extended along with an approval letter from the Sub-Association director for the lease renewal.
5. It is the responsibility of the Tenant to notify the River Bridge POA office if they wish to opt out of the phone directory.
6. The transponder(s) will be active for the term of the lease only.

LEASING A HOME IS THE RESPONSIBILITY OF THE SUB-ASSOCIATION IN KEEPING THE RIVER BRIDGE POA NOTIFIED OF THE STATUS OF A LEASE. THE RIVER BRIDGE POA ACCEPTS NO RESPONSIBILITY FOR THE FAILURES OF THE SUB-ASSOCIATION TO INFORM THE POA OF ANY LEASE RENEWAL OR LEASE EXPIRATION. THE SUB-ASSOCIATION IS RESPONSIBLE TO VALIDATE THE BUSINESS TAX LICENSE FROM THE HOMEOWNER. "THE CITY OF GREENACRES CODE OF ORDINANCES REQUIRES PROPERTY OWNERS WHO LEASE OR RENT RESIDENTIAL DWELLING UNITS TO HAVE A VALID BUSINESS TAX RECEIPT."