



RIVER BEND CONDOMINIUM ASSOCIATION OF BREVARD, INC.
3360 S Atlantic Ave
Cocoa Beach FL 32931
www.riverbendcondos.net

2025

Dear Owners and Residents,

SUBJECT: River Bend 2025 Rules Review & Reaffirmation

The Restated Governing Documents (*Declaration of Condominium, Articles of Incorporation and Bylaws*) of River Bend Condominium Association of Brevard, Inc. were passed by the owners in January 2020 and duly recorded with the Clerk of Court, Brevard County, Florida on February 12, 2020.

In accordance with past association practice of River Bend Condominium Association of Brevard, Inc. your Board is forwarding to all owners and residents, a current listing of key River Bend rules and regulations. They have been culled from the River Bend Rules & Regulations based on all the legal documents of the Association. Although most of you are familiar with, and abide by general condo rules, it is important to review them all from time to time as a means of preventing unintentional violations. This is especially important for new owners and leasing residents. Changes resulting from the New Restated Governing Documents are highlighted.

All residents were notified they had thirty (30) days from date of document filing (February 12, 2020) to comply with all Association Rules both old and new.

Please remember that any owner who is leasing their unit is responsible for the actions of their tenants. And, *all* unit owners are responsible for their guests' actions as well. With this in mind, you may want to keep this attached "*River Bend Rules Review & Reaffirmation Notice*" available for review by visiting family or friends, especially those who you have allowed to use your unit while you're away.

If you have any questions, or need any rules clarification, please call any board member and we will get answers for you.

Sincerely,

River Bend Condominium Association of Brevard, Inc.
2025 Board of Directors

RIVER BEND KEY RULES & REGULATIONS CONDENSED

(Refer to Restated Governing Documents posted on community website)

1	<u>Association Fees:</u> Payable on the first day of the month and delinquent after the 10 th day of month. Late payments will be charged a \$43.00 late fee (5% of \$860).
2	<u>Balconies:</u> No item shall be hung on the railings or thrown, dropped or flushed with water from balconies with the exception of the wash down when done by the community.
3	<u>Boat Slips:</u> Available only to River Bend residents. All permanently moored boats must be stored on a lift. Check with President if interested in obtaining a slip.
4	<u>Door Keys:</u> The Association has a master key to each unit to use for maintenance or in case of emergencies. Each owner received 2 keys when new hardware was installed in March 2019 and can make as many copies as they wish. The doors and the locks are property of the Association and should be rekeyed only by the Association. No additional locks may be installed in the entry door.
5	<u>Doors/Entryway Decorations:</u> Entry doorway plants, mats or other items must not impede safe passage on the common walkways. Recommend no rubber backed door mats on painted walkways.
6	<u>Garage parking space:</u> (<i>Declaration, Section 12.4 A and F, pages 19-21</i>) Stored items must be off the floor in waterproof containers and/or storage sheds. Sheds may not block vents or overhead pipes. Non-motorized watercraft may be stored in an assigned parking space but if it is, the owner is restricted to outside parking only and must relinquish one if its parking tags.
7	<u>Generators:</u> Only solar powered generators are approved for use in this condominium complex. Product specifications must be approved by the Brevard County Fire Marshal and Building Department.
8	<u>Guest use in Absence of Owner:</u> (<i>Declaration Section 12.12, page 23</i>) No overnight Guest shall occupy a Unit in the absence of the Owner or tenant as host, unless the host provides prior written notice to the Association advising the Association of information as set forth in <i>Form 14-33, Unaccompanied Houseguest Information</i> . Occupancy of a unit without presence of owner may not exceed three (3) months without renewing the Unaccompanied Houseguest Information Form, F-14-33.
9	<u>Gym:</u> Should be cleaned and locked after use.
10	<u>Grills:</u> Per Florida law revised in 2018, only electric grills with up to 200 sq. inches of cooking surface are allowed on balconies or patios.
11	<u>Hurricane Shutters:</u> All owners may install but they must follow Policy & Procedure 05-1 and submit F-04-6 for approval prior to installation.
12	<u>Keypad Entry System:</u> Each resident is listed by name and unit number and phone number in the entry panel.
13	<u>Limited Common Elements:</u> Individual unit balconies / patios, the roof and assigned garage parking space are limited common elements. No device that penetrates an external wall, ceiling or floor is to be used in these areas. No carpet or tile is to be affixed to the balcony floor.

14	<u>Marina:</u> Marina is subject to stipulations in the State of Florida Submerged Land Lease and Department of Environmental Protection which prohibits access to the Banana River from the pier except by boat. The ladder at the south end is for emergency purposes only.
15	<u>Moving In or Out:</u> Must notify President or property manager to obtain dedicated use of an elevator. Damage deposit of \$250.00 is due prior to move date. Elevator pads must be installed for full move in/move out.
16	<u>Non-Smoking: Florida Clean Indoor Air Act:</u> (<i>Florida Statutes 386.204 as defined in F.S. 775.08(3)</i>) Smoking is NOT allowed in enclosed areas, including all walkways.
17	<u>Nuisance:</u> All residents are entitled to the quiet enjoyment of their unit and should be free of any source of annoyance from another unit by people or pets.
18	<u>Parking inside:</u> Each unit is deeded one assigned garage space and one non-deeded non-assigned outside space. No one may occupy another garage parking space without permission from the owner. (<i>Declaration, Section 12.4 A and F, pages 19-21</i>) Stored items must be off the floor in waterproof containers and/or storage sheds. Sheds may not block vents or overhead pipes. The assigned parking space must be able to accommodate a motor vehicle or the owner must relinquish one of its parking tags and is limited to one vehicle being parked on River Bend property.
19	<u>Parking outside:</u> No boats, utility trailers, recreational vehicles, motor homes, campers, watercraft, special purpose or commercial vehicle shall be parked on the outside lots. RV's may be parked 24 hours to load/unload after notifying President or manager. Center courtyard parking is restricted to River Bend residents and Handicap ONLY. Vendors and/or visitors should park on the north and/or south lots. Owners are responsible for informing their vendors/guests of this ruling.
20	<u>Pest Control: Truly Nolan:</u> In Cocoa Beach every Monday from 8 a.m. to 12 p.m. – If you want service inside your unit, please call 321/242-8800. Confirm talking to Melbourne Office, NOT the answering service. This service is free to owners and is part of the association contract.
21	<u>Pets:</u> Only 2 pets, not exceeding 35 pounds each, are allowed in a unit and must not be a nuisance or danger to other residents. Pets outside unit are required to be leashed at all times. Pets can be walked anywhere on the property except inside the pool fence or posted “no pet” areas - owner is responsible for cleanup. Lack of adherence is a violation of Brevard County Codes and association documents.
22	<u>Pool:</u> Rules posted at pool are strictly adhered to and enforced by the Florida Department of Health. By order of FL Department of Health, the pool can only be used during the daytime.
23	<u>Real Estate signs:</u> Signs are posted on the NE side near the north property line next to the low boundary wall. No signs are permitted anywhere else on the property.
24	<u>Rentals:</u> (<i>Declaration, Section 13, page 23</i>) Must submit lease to the board for approval fifteen (15) days prior to rental; must be for a minimum of 3 months; unit can only be rented two (2) times in one year; must submit processing fee of \$150.00 and follow P&P 11-3, <i>Lease Approval Procedure</i> . There shall be no subletting or time sharing of units or portions of units. (<i>Declaration Section 13.4, Page 26</i>), Unit must be owned for one (1) year before it can be leased.

25	<u>Trash/Garbage/Recyclables:</u> Secure garbage in tied plastic bags before depositing in dumpster and/or trash chutes. Flatten cardboard boxes before placing in dumpster/recycle bins. Deposit recyclables in recycle bins northeast parking lot. Place large items on southeast side of property (along A1A) for County pickup. NO ITEMS ON DUMPSTER ROOM FLOOR.
26	<u>Trash pickup days:</u> Tuesday and Friday. Recycles on Friday. Roadside bulk pick up early Thursdays.
27	<u>Units:</u> Restricted to residential use with no more than 6 adult occupants. Occupants are either deeded owner/s or tenant/s named in a Board of Director approved Lease.
28	<u>Unit modification:</u> Must secure BOD approval and follow P&P 04-5, <i>Interior Unit Alternations/Construction Guidelines</i> and submit F-04-8, <i>Modify Unit</i> application for review and approval prior to starting modification(s).
29	<u>Vehicles:</u> All residents are restricted to 2 vehicles (motorcycle considered a vehicle). Each vehicle must be registered with association and display River Bend parking tag at all times. One vehicle must be stored in the deeded limited common garage space.
30	<u>Violations:</u> (<i>Declaration Section 20, pages 38 to 40</i>) Violations may generate fines as stated in the governing documents. BOD will follow P&P 04-3, <i>Compliance with Rules, Regulations, Policies & Procedures</i> .