Dec 15, 2020

Dear River Club of Martin County Residents:

It is with pleasure that on behalf of Park Place Property Management, Jamie Redditt and I have worked with you for the past two months. We’ve met many of you, and look forward to meeting the rest of you soon. Please feel free to stop by the office so we may introduce ourselves.

I appreciate the opportunity to review some “housekeeping” details with you, as a friendly reminder….

1. DUMPSTERS. River Club Rules and Regulations, III 18 and 18.a:

Garbage shall be enclosed in plastic bags, tied and placed in the dumpsters. All recyclable items shall be placed in the appropriate bins located near the dumpsters. Do not put the items for recycling in plastic bags. Please do your best to toss your trash bags to the back of the dumpster, so those that can’t, can put their trash in the front. In addition, construction debris is not allowed to be placed in the green dumpsters or the recycle bins. Use of the red dumpster next to the maintenance building is free for smaller projects (i.e., vanity replacements, tile materials, etc.) construction debris for the personal use of unit owners. Single furniture items, old TVs, carpet, etc. may also be disposed in this manner. Any cabinetry, boxes, or larger items should be broken down to save space. For unit owners doing their own large-project work, prior board approval and a pick-up, haul and dump fee of $5-$250 per load is necessary. Use by non-unit owner General Contractor licensed professionals is prohibited. Any infractions to these rules will be made the responsibility of the offending unit owner, with fines assessed as levied by Waste Management and/or River Club.

1. EMOTIONAL SUPPORT ANIMALS.

River Club Rules and Regulations, VI 1. The Association enforces a NO PET policy. With the appropriate legal documentation (and approval by the association), a domestic animal may be classified as a Service or Emotional Support Animal and will be exempted from the policy. This documentation is to be updated annually. A housing provider may legally deny or terminate an existing ESA housing request if the ESA damages the property or poses a threat to other residents. To that end, we ask that all residents be respectful of other residents, whether a disability is obvious or not. Please do not

harass an owner of an ESA, and please do not allow your ESA on the patio furniture or in the pool, or to infringe on the rights of other residents.

1. PARKING.

River Club Rules and Regulations, VIII 1-12. Each unit owner has been assigned a parking space; no resident shall park in a numbered space other than their own (or in a guest parking space unless it’s the resident’s second passenger vehicle), unless a unit owner has given permission to a resident to park in their space, and written permission given to the BOD. Please utilize your assigned parking space rather than a visitor parking space . All authorized visitors’ vehicles must be parked in a guest parking space. If a vehicle is not a passenger vehicle as defined, it must be moved to the vicinity of the maintenance building, and with a short-term exemption obtained from the BOD. Please be observant of handicap parking and do not park in these spaces unless you have appropriate licensing. If you are away from River Club and you are leaving a vehicle behind, you must place a small sign with contact information on the inside of the driver’s side window. Please leave your vehicle in your assigned parking spot. For further clarification, please review Rules and Regulations as noted above.

1. CLUBHOUSE, GAME ROOM, SWIMMING POOL AND PATIO.

River Club Rules and Regulations X, XI, XV. No smoking is allowed! Additionally, no smoking or food is permitted in the pool or on the pool deck. Liquid refreshments are permitted on the deck area with use of plastic containers or cans only. Drinking while in the pool is prohibited.

1. EXERCISE ROOM.

River Club Rules and Regulations XIII. Children are not allowed use of any equipment at any time and otherwise must be accompanied by an adult. Teens must be accompanied by an adult when using the equipment in the exercise room. All equipment used must be sanitized after your use. Wipes and sanitizer will be on hand for this purpose.

Thank you for your attention to these matters.

Best regards,

Cher Fisher

Licensed Community Association Manager

Park Place Property Management, LLC.