

**RIVERWIND HOMEOWNERS ASSOCIATION INC.**  
**RULES AND REGULATIONS**  
**MOTOR VEHICLE and RV STORAGE AREA**

The types, use and storage of vehicles in Riverwind are governed by the Riverwind Rules and Regulations, as amended. The purpose of these documents is to ensure that all residents enjoy an environment that is noise and pollution free, yet accommodating the resident's needs for transposition. Violation of RV Parking Lot Rules and Regulations may constitute cause for removal of RV Lot privileges by the RHOA BOD.

Recreational vehicles may be parked in front of the owner's residence no earlier than 8:00 a.m. and be returned to the RV Parking Lot no later than 6:00 p.m. the same day. The tow vehicle must remain connected to any trailer and the driver must be present to move the vehicle in the event of an emergency. No recreational vehicle shall be parked in the side or rear yard of any residence unless the rear yard faces a Riverwind street or right-of-way.

1. Emergency vehicles must have complete access to properties within Riverwind at all times.
2. The maximum speed limit for all vehicles throughout Riverwind is 20 (twenty) miles per hour, Drivers shall modify their speed to ensure that walking residents and pets are protected from vehicle danger at all times. The RHOA BOD will install and maintain any and all signage and traffic control fixtures as necessary to protect residents or Riverwind roadways.
3. Residents that wish to use electric "golf" carts, NEV's (neighborhood electric vehicles) or other "Segway" type devices may do so as long as the vehicle operated by a licensed driver. When not in use, these vehicles should be stored in the resident's driveway, garage or carport.

~~4. No overnight parking of any vehicle is permitted on the streets or parking lots in Riverwind.~~

4. No overnight parking of any vehicle is permitted on the streets in Riverwind. Parking in the parking lots adjacent to the clubhouses, game room and swimming pool is permitted only for residents using those facilities, and only during the time they are actually present and using such facilities. Permission can be given to park at the clubhouse for select reasons requiring temporary auxiliary parking such as when a resident is hosting a large private party, or having an estate sale, or preparing an RV for a trip.

5. All residents need to be aware of vehicles that are leaking fluids on the Riverwind streets. The RHOA BOD must be notified if any vehicle is causing damage to the streets so precautionary measures may be taken.

6. The RV Parking Lot is a common area available to all residents of Riverwind. This area is managed and maintained by the RHOA as an extended parking area for residents and their guests. Visitor parking shall not exceed 30 (thirty) days. All vehicles, boats and trailers parked in the RV Parking Lot shall be properly tagged and must display a current parking placard (which may be obtained from any BOD member upon presentation of current registration) and kept in good condition.

7. Riverwind owners of recreational vehicles parked in the RV Parking Lot are responsible for keeping the area surrounding their vehicle in a neat and orderly condition. Mowing, weed control and parking area surface upkeep is the responsibility of the RHOA.

8. In no case will residents' recreational vehicles, or those of any visitor, be used to live in, by anyone, while in Riverwind,

9. Resident-owned vehicles will be allowed to park temporarily in the owner's driveway, or on the Riverwind street right-of way in front of the owner's residence where emergency vehicles and resident traffic will not be impeded, for a maximum of 48 (forty-eight) hours for the purpose of loading, unloading or minor repairs only. The use of warning reflectors, both front and back as applicable, is required for parking said vehicles while such vehicles extend into any Riverwind street or right-of-way after dark. "Pop-outs" or "slide-outs" must be in. In no case will residents' recreational vehicles, or those of any visitor, be used to live in, by anyone, while in Riverwind, any time.

10. The RHOA does not provide liability insurance for or assume responsibility for the security of any vehicle parked in the RV Parking Lot or elsewhere in Riverwind.

11. The RV Parking Lot is a common area for parking, storage and minor maintenance of stored vehicles. This area is not to be used for repair of other motorized vehicles nor used as an extended garage area for repair of vehicles (cars, trucks, motorcycles etc.).

12. The RV Parking Lot is a "limited space" area and no resident should store more than 2 (two) licensed units in the Lot. Other local storage businesses are available for any excess units greater than the 2 (two) allotted spaces.

13. No resident should access stored units during the hours 9:00 p.m.-8:00 a.m. so as not to cause a disturbance for residents living close to the RV Storage Lot.

14. Violation of RV Parking Lot Rules may constitute cause for removal of RV Parking Lot privileges by the RHOA BOD.

15. Upon written request by the owner of a vehicle to the RHOA stating reasons therefor, the BOD may grant a temporary variance or exception from these Rules and Regulations in writing and may attach conditions thereto.