

RIVER OAKS RECREATION ASSOCIATION (RORA) RULES AND REGULATIONS

Violations of these general rules could result in fines up to \$1,500 and loss of membership privileges.

1. All River Oaks recreational facilities are for the exclusive use and enjoyment of River Oaks members and their guests. **All in-town guests must be accompanied by a RORA member.** Because the River Oaks facilities are for the enjoyment of members, in-town guests should be limited. Discretion should be exercised and sensitivity to member's enjoyment should be a first priority.

Note: The Board of Directors has the right to limit the number of guests that may accompany any member at any time.

2. No pets or animals (with the exception of Seeing Eye dogs) are permitted within the enclosed pool area, clubhouse, or tennis courts.
3. RORA is not responsible for any personal property loss or damage which may occur on or within the recreation area.
4. No dumping of garbage, lawn clippings, tree limbs or other refuse is allowed on RORA common property or undeveloped lots. This is considered littering and will be prosecuted accordingly.
5. All exterior architectural modifications and additions must be approved by the RORA Board of Directors. The first step for any modification and/or addition begins by contacting the property manager at 467-1600. (refer to by-laws, page 14, Schedule-1, Article I)
6. The speed limit on all River Oaks street is 25 miles per hour.
7. Club house parking is reserved for residents and guests using the clubhouse, pool and tennis court only. No loitering is permitted. Violators will be considered trespassing on private property and may be subject to prosecution or towing of vehicle at owner's expense.
8. Installation of satellite dishes must be coordinated through normal processes. Dishes are to be installed on the back of homes, out of site of the street, unless such placement prevents reception. Should a homeowner place or have placed a satellite dish without architectural review, the Board of Directors will review the placement of the satellite dish and can require relocation at the expense of the homeowner.
9. No above ground pools are permitted even if out of view of neighbors.
10. In ground pools must have a River Oaks approved fence and screening around them to keep pool and bathers out of sight of neighbors.
11. Fireworks are prohibited in the neighborhood even on holidays.
12. Homes shall be used for residential dwelling purposes or any home occupation use allowed according to county ordinances. However, no home occupation use shall be allowed if it causes unreasonable disturbance to other owners.

RORA Pool Rules

1. The RORA member must keep the key in their possession at all times. Under no circumstances is it to be loaned or given to others. Violation of this rule will result in the loss of pool privileges for the remainder of the year.
2. In-town guests must at all times be accompanied by a RORA member. In-town guests are defined as visitors who are not spending the night at a member's residence or a hotel.
3. A key is needed to unlock the gate on both sides. Each person entering and leaving the pool is responsible for keeping the gate closed at all times. Keys cannot be duplicated and are stamped with the member's lot number. Keys are available by calling the RORA property manager's office at 467-1600. There is a \$25.00 charge to replace lost keys.
4. There is no lifeguard on duty. Swim at your own risk. RORA is not responsible for injuries or accidents to members or guests.
5. Behavior must be civil and not disruptive at all times.
6. Pool parties are not permitted. No organized activity or group that may interfere with any member's use of the pool is allowed. Use discretion in the number of guests brought to the pool.
7. The pool may be used from dawn to dusk (when the street light comes on).
8. The pool telephone is for emergency use only (local or 911 calls).
9. Children under 16 years of age must be accompanied by an adult.
10. Proper attire is required at all times. Cut-off jeans or other frayed clothing are prohibited in the pool. Please remove all loose metal objects, i.e. bobby pins, jewelry, clips, etc.
11. Children wearing diapers are not permitted in the pool. Children not completely toilet trained must wear leak-proof swim wear. In the event the pool has to be drained and cleaned due to diaper leakage, the cost will be assessed to the responsible RORA member.
12. Parents of children using any flotation devices must be in the water with the children or at the water's edge supervising. These devices may not be used in such a manner so as to interfere with other members' normal pool use.
13. Throwing of any object including balls, toys, Frisbees, etc. is prohibited within the fenced area.
14. No diving. No hanging or playing on life-lines. No running, pushing, wrestling, snapping *of* towels or otherwise causing undue disturbance within the fenced area. In addition, placing objects such as pool furniture into the pool is prohibited.
15. No glass containers of any kind are allowed within the fenced area. In the event that glass is broken the pool will be drained and the bottom cleaned. The cost will be assessed to the RORA member responsible.

16. No food, cigarettes, cans or similar items allowed within six (6) feet of the pool. Use trash containers for disposal.
17. Radios and CD players are to be used at a low volume level only and may not interfere with the enjoyment of other members.

Those violating pool rules will be given a written warning. If a second violation occurs, then the Board, at its discretion, may request the homeowner return the access key. If the Board requests the return of the key and the homeowner does not comply, the Board may file a lien against the homeowner's property in the amount of the annual dues.

It is not practical to list all of the violations that may occur (for example theft or damage of property, underage drinking, etc.). Depending on the severity of the incident as determined by the Board, additional penalties and/or fines may be imposed at the discretion of the Board.

RORA Clubhouse Rules

1. The clubhouse is available for RORA community functions and for RORA members only.
2. The use of the clubhouse for private events does not include the use of the pool.
3. Reservations should be for specific times. Allow for setup and cleanup.
4. RORA members may only use the clubhouse three (3) times in a calendar year at no charge. Any additional uses will be charged \$125.00 per use.
5. The clubhouse must be booked in advance with the RORA property manager. Reservations are only held upon receipt of a \$125.00 security deposit.
6. Reservations for clubhouse use on special holidays (i.e., Thanksgiving, Christmas week, New Years) should be rotated fairly among those members interested in such usage. The RORA property manager will make such determinations.
7. The clubhouse must be cleaned (per the checklist) immediately after each event. Please do not come back at a later time to clean up. Provided there is no damage or violations, and the clubhouse is left in a clean condition, the deposit will be returned to the member upon receipt of the signed cleaning agreement. Regardless of the deposit, the member will be held responsible for the condition of the clubhouse.
8. Behavior must be civil and not disruptive at all times.
9. Per the Fire Marshall, there can be no more than 75 persons in the clubhouse. It will comfortably accommodate a sit down function of up to 50.
10. Furniture may not be removed from the clubhouse for any reason.
11. Grilling is **not** permitted.

It is not practical to list all of the violations that may occur (for example theft or damage of property, underage drinking, etc.). Depending on the severity of the incident as determined by the Board, additional penalties may be imposed at the discretion of the Board.

Tennis Courts

Those violating tennis court rules will be given a verbal warning. If a second violation occurs then a written warning will be issued. If a third violation occurs, the board may request the homeowner return the access key. If the homeowner does not comply, the board may file a lien against the homeowner's property in the amount of \$400 plus any attorney fees and court cost. The homeowner has the right to petition the board to have the key returned after a one-year suspension.

1. There is a separate key for the lights; the key is hanging on the first pole to the left inside the courts.
2. Courts are to be used for tennis only. Tennis courts may not be used for skating, biking, or skateboarding.
3. Official organized activities sponsored by RORA have first priority for use of the courts. The schedule for these events will be posted in advance.
4. Spectators, pets, and waiting players must remain outside the fenced area. Please avoid all distracting activities and audible conversation.
5. Shirts and tennis shoes must be worn while playing on the courts.
6. The last player to leave the courts is responsible for turning the lights off and locking the gate.
7. All debris (i.e. cans lids, paper, etc.) should be placed in tidy-court containers. No glass is allowed on the courts.
8. No children under the age of thirteen allowed on the courts without supervision of an adult (18 or older).

Common Property Guidelines

If an Owner violates any provision of the Common Property Guidelines, the Board may assess a penalty against the owner for each violation, up to \$1,500

1. The common property owned by the River Oaks Recreation Association will be left in a "natural" state.
2. No person shall undertake, cause, or allow any alteration or construction in or upon any portion of the common area and facilities.

Common Property Guidelines (continued from previous page)

3. Some guidelines to help in maintenance of the "natural" areas are:
 - a) Briars and undergrowth can be removed.
 - b) No permanent structures, fences, electrical equipment or irrigation equipment may be installed on RORA property.
 - c) No personal property can be left on RORA property.
4. Access to common property for emergencies or maintenance will be retained by RORA as provided in designated easements.

Trash Containers

Violation of trash container rules will result in a verbal reminder, written notification, and then a fine of \$25 per violation. If \$200 of fines is accumulated, the owner will be responsible for additional court costs for filing a lien on the property.

1. Containers must be located in the homeowner's garage or so they are not visible from the street or neighbors yard.
2. Containers may be placed at the curb on the driveway no earlier than the evening before trash collection day.
3. Containers must be removed by the evening of trash collection day.

Parking/Automobiles

Violations of the parking/automobile rules will result in fines of \$50 per week until the problem is rectified. If \$200 of fines is accumulated, the owner will be responsible for additional court costs for filing a lien on the property. If applicable, the police department will be notified of violation of traffic ordinances.

Motor homes, RVs, etc: Violators may be assessed a penalty of \$5,000.00 per week if such nonconforming parking of placement continues and if legal action becomes necessary.

1. Parking for the pool, tennis courts and clubhouse must be in the parking lot, not on the street. Those violating the parking will be subject to losing pool/tennis privileges.
2. The parking lot is only for the use of members and guests who are using the facilities.
3. No parking in the parking lot after 11 P.M. without Board approval.
4. No nonworking vehicle may be stored in sight of neighbors.
5. No vehicles may be stored on blocks.

Parking/Automobiles (continued from previous page)

6. No vehicles may be parked on grassy areas including owner's yard as this devalues everyone's property.
7. No long term parking in common areas including parking lots without written permission of the Board. Such permission will be displayed in window of vehicle. Long term is defined as overnight or longer period of time. Vehicles left in common lots are subject to towing at owner's expense.
8. Residents should park cars in their driveway whenever possible for the safety and consideration of other residents. Should street parking be necessary, cars should park in the direction of normal driving traffic. Sheriff's deputies may be called if parking illegally results in a safety issue for the neighborhood.

Pets

Violators of these rules will be reported to the Greenville County's animal control. Residents should call 467-7595 to register complaints. Animal Control will enforce violations without giving the name of the complainant.

Those not complying with pet rules could have \$50 for each violation occurrence added to their homeowner's dues. If not paid, they will be liable for fines and court cost being added to file lien.

1. Only domesticated cats, dogs, caged birds, fish, small caged animals not normally taken outside such as gerbils, hamsters, snakes, etc. may be kept for the pleasure of occupants.
2. Animals shall be kept in reasonable numbers as pets for the pleasure of the occupants and do not disturb neighbors.
3. There is a leash law in Greenville County that applies to River Oaks. No animal shall be permitted outside any residence's structure unless contained or the animal is on a leash and under control of its Owner or Owner's agent.
4. All dog owners are required to abide by Greenville County's Noise Ordinance and are asked to not allow your dogs to bark continuously in a manner that upsets everyone's enjoyment of the neighborhood. If homeowners are disturbed and kept from enjoying their property due to excessive noise from a neighbor's pet they are to call 467-7595 to file an anonymous complaint.
5. Pet owners shall be required to remove any animal waste from lots, common areas, streets, sidewalks, other owner's property, or any area not owned by the pet owner immediately.