

RIVERSTONE AT NAPLES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS-Updated June 21, 2024



HOME OWNERS ASSOCIATION



Rules and Regulations

June 21, 2024

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INTRODUCTION & PENALTIES

Enforcing community association rules is one of the most important jobs that your Board does. Covenants and regulations are in place to maintain property values, meet county, state and federal laws, keep the community running smoothly, and ensure the peaceful enjoyment of all that Riverstone must offer by all residents. Rules are the corner stones of a successful community and all our covenants and rules were provided to owners and tenants alike before they moved in with the understanding that we all must live by them.

In order to better serve the needs of the owners and by fiscally responsible the Board has created additional rule for themselves to protect against one Board Member signing proposals without the knowledge of the other Board Members. The Board has added the following rule: “Any requirement where any contract requiring an aggregated payment by the association in excess of \$500 to be signed by both (a) the Treasurer; and (b) another Director receiving authority to execute on behalf of the Board following Board approval, it being presumed that the President shall have authority to sign an agreement with the Treasurer so long as the Agreement is approved by the Board.” Amended March 8, 2021.

A simple set of penalties has been adopted for those few who violate our rules. Every rule violation has been classified by severity as Minor, Intermediate or Major and the penalties are the same for all violations of the same severity:

1. Minor violations: ~~One-time~~ warning for first violation of any minor rule, fine of \$100 for subsequent violations or \$100 per day for a continuing violation, as applicable, of any minor rules.
Amended October 5, 2020

2. Intermediate violations: ~~One-time~~ warning for first violation of any intermediate rule, fine of \$200 for subsequent violations or \$200 per day for a continuing violation, as applicable, of any intermediate rules. Amended October 5, 2020

3. Notwithstanding the above, in the event the Board determines, in its sole discretion, that a particular offense requires immediate notice and action, any of the foregoing warnings may be dispensed of and shall not be required as a prerequisite to enforce any violation.

4. Major violations: No warnings due to severity of the violation, fine of \$500 for initial and subsequent violations or \$500 per day for a continuing violation, as applicable.

5. In any egregious case at any level, the Board may take additional action, including raising the fine, restricting access privileges, and/or injunctive relief through court action at the offender’s expense.

Amended May 15, 2020

The Property Manager is authorized by the Board to issue warnings for minor and intermediate violations. On subsequent occurrence of minor and intermediate violation and on the first occurrence of major violations, the Property Manager shall prepare a list of violations to present to the Board for action, which shall normally be to vote to impose the appropriate penalty, decline a penalty, or take some other action as described above. Amended May 6, 2019

All persons cited by the Board as violators will be notified and have the right to appear before the Good Neighbor Committee to present reasons why the penalty should not be applied. The Property Manager or the Board may also present evidence pertaining to the alleged violation. As required by state law, the

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Good Neighbor Committee may only uphold or waive the penalty and may not alter the penalty.
Amended May 6, 2019

The Property Manager shall maintain the history of violations for each Lot. The violations history for a Lot shall be purged upon the transfer of ownership of the Lot, but NOT upon new tenants moving into the property, if rented. Amended May 6, 2019

1. GENERAL

These Rules and Regulations are designed for the mutual benefit of all Owners. All Rules and Regulations shall apply to and be binding upon all Owners. All initial capitalized terms used herein, but not defined, shall have the same meaning given to such terms as set forth in the Declaration of Covenants, Restrictions and Easements for Riverstone at Naples, as amended (the "Declaration")

1. Responsibility. With respect to compliance with the Rules and Regulations, an Owner shall be held responsible for the actions of his family members, guests, invitees, tenants, contractors and other persons for whom he is responsible, as well as for the actions of persons over whom he exercises control and supervision. [Guidance only]
2. Observance of Governmental Requirements. All applicable laws, zoning ordinances, orders, rules, regulations and requirements of all governmental bodies having jurisdiction (collectively, "Governmental Requirements") shall be observed. Violations of any Governmental Requirements relating to the Association Property or any Lot or Home shall be corrected by, and at the sole expense of, the responsible Owner and, as appropriate, the violator. [Intermediate]
3. Improper Use. No improper, hazardous or unlawful use shall be made of the Association Property or any Home or Lot. [Discretion of the Board]
4. Nuisance. No obnoxious activity shall be carried on at any Home or Lot or in or about any portion of the Community. Nothing shall be done which may be an unreasonable annoyance or a nuisance to any other Owner or which interferes with the peaceful possession or proper use of the Homes or the surrounding areas. Nothing shall be done within the Association Property or any Home or Lot which tends to cause embarrassment, discomfort, unreasonable annoyance or nuisance to any Owner or his family members, guests, invitees, tenants and all HOA contractors (including but not limited to the guard staff) using any portion of the Community. [Intermediate] Amended July 1, 2019
5. Disturbance. No loud noises or noxious odors shall be permitted. None of the following shall be located, used or placed on any Lot or inside any Home, or exposed to other Owners without the prior written approval of the Board of Directors (the "Board"): (a) horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes); (b) noisy vehicles, or off-road motor vehicles; or (c) any items which may unreasonably interfere with television or radio reception. Owners shall not operate radios, televisions, musical instruments or any other noise producing items at times or at volume levels which shall disturb others. [Intermediate]
6. Trespassing: No resident shall, without prior consent, trespass on or traverse another resident's property. This includes cutting through property as a means of access to different areas of the community. Some examples include, but are not limited to, accessing the community over the berm from Logan Blvd, or cutting across resident's property to access lake areas or boardwalk. [Discretion of the Board]
7. Violations. Violations of any Rule or Regulation shall subject the responsible Owner and/or

violator to all remedies available to the Association pursuant to the Declaration or the Rules and Regulations. All

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violations of any of the Rules and Regulations should be reported immediately to the Board or its designees. Violations shall be called to the attention of the responsible Owner(s) and, as appropriate, the violator(s) by the Board or its designees in writing. Disagreements concerning violations shall be presented to and be ruled upon by the Board in accordance with the Declaration. [Guidance only]

8. Enforcement. Failure of an Owner to comply with any Rule or Regulation adopted by the Association shall be grounds for action which may include an action to recover sums due for damages, injunctive relief or any combination thereof. In any actions, the Association shall be entitled to recover all court costs incurred by it, together with reasonable attorney's fees, against the responsible Owner(s) and, as appropriate, any violator(s). In addition, and in the sole discretion of the Board, fines may be imposed, upon an Owner for failure to comply with any Rule or Regulation. Procedures for the impositions of fines are spelled out in the Declaration. [Guidance only]
9. Revocation. Any waivers of the Rules and Regulations and/or consents or approvals in violation of the Rules and Regulations given by the Board shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless set forth in writing by the Board. [Guidance only]
10. The Board may at any meeting of the Board adopt rules and regulations or amend, modify or rescind, in whole or in part, then existing rules and regulations for the operation of Riverstone at Naples; provided, however, that such rules and regulations are not inconsistent with the terms or provisions of Riverstone at Naples Documents. Copies of any rules and regulations promulgated, amended or rescinded shall be mailed or delivered to all Members at the last known address for such Members as shown on the records of the Association at the time of such delivery or mailing and shall not take effect until forty-eight (48) hours after such delivery or mailing, or, in the event both forms of notification are used, whichever is later. Notwithstanding the foregoing, when rules and regulations are to regulate the use of a specific portion of the Association Property, same shall be conspicuously posted at such facility and such rules and regulations shall be effective immediately upon such posting. Care shall be taken to insure that posted rules and regulations are conspicuously displayed and easily readable and that posted signs or announcements are designed with a view toward protection from weather and the elements. Posted rules and regulations which are torn down or lost shall be promptly replaced. [Guidance only] Amended August 3, 2020
11. Further Amendment. The Board reserves the right to amend, clarify or alter these Rules and Regulations at any time. [Guidance only]
12. Committee Members shall consist of Owners on the Deed or Title or Spouses or Domestic Partners of Owners. Notwithstanding the above no spouse, domestic partner, family or individual residing with a current Board Member shall serve on any committee that said Board Member represents or is Liaison to. [Guidance Only] Amended July 6, 2021
13. Home Owners Association Events: All Scheduled HOA Events or Activities take precedence over individual use. HOA has the right to close the pool before event. [Discretion of the Board]. (Most events are 2-6 hours before party to close the pool deck) Amended Added 6-7-2021

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1. ADDITIONS AND ALTERATIONS

As provided in the Declaration, no Owner shall make any improvement, addition or alteration to his Lot or the exterior of his Home without the prior written approval of the Architectural Control Committee ("ACC") and a security deposit in an amount determined by the Board to cover incidental damages caused to Association property to an adjacent Lot or Home by such Owner's construction of improvements, additions, or alterations to such Owner's Lot or the exterior of the Home. All requests for ACC approval of any Improvement (as defined below) must be on the form designated for this purpose by and available from the Association. No changes shall be commenced until the Owner is in receipt of written approval from the ACC.

[Penalties for failure to apply in advance for ACC approval shall be at the discretion of the Board.

Not complying with decisions of the ACC shall be deemed a MAJOR violation.]

2.1 ARCHITECTURAL CONTROL COMMITTEE ("ACC")

All exterior improvements, additions, modifications, decorations or alterations to the Lot or Home (the "Improvement") shall be reviewed by and have written approval given by the ACC. The ACC shall require the submission of plans and specifications showing the materials, color, structure, dimensions and location of the proposed Improvement in sufficient detail to assure compliance with any criteria established for approvals. Submissions shall be accompanied by justification or reasoning for the improvement and the security deposit, if any, required by the Board to cover the costs incidental damage caused to Association Property or to an adjacent Lot or Home by an Owner's construction of improvements, additional or alterations to such Owner's Lot or exterior of the Home. Notwithstanding any criteria established, the ACC shall in its discretion determine whether the Improvement shall be in harmony with or detrimental to the appearance of the Community. The ACC shall approve or disapprove the request within 45 days from receipt of all requested submission plans and materials as more fully set forth in the Declaration. The ACC shall employ the following minimum criteria for approval or rejection of requests:

1. Uniformity of type and design in relation to similar improvements.
2. Comparability of quality of materials as used in existing improvements.
3. Uniformity with respect to color, size and location.
4. Consistency with municipal requirements.

If approved by the ACC, all construction shall be subject to the terms and conditions of the Declaration, the Rules and Regulations and any Governmental Requirements, including obtaining all proper permits.

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2.2 ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS

Without limiting the generality of the criteria included these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for Improvements. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each of the following items:

1. Construction Material. During the time that any project is being complete on any Lot, construction materials such as pavers, pallets, scaffolding, sand, etc. may only be stored on a driveway or on the Lot for a maximum of 14 days from the date the materials were delivered and must be neatly contained in the original pallets or packaging. [Major Violation after fourteen (14) Days] Adopted April 17, 2023
2. All excavated fill or dirt from construction cannot be visible from the street, if being stored on a Lot. No fill or dirt can be left on the street, swale, preserve or adjoining property during construction at any time. [Major] Adopted April 17, 2023
3. Painting. The painting, staining or varnishing of the exterior of a Home on a Single-Family Lot, including doors and garage doors, may be approved only if the colors and style are consistent with existing improvements. Declarant's original paint color schemes provided to its original purchasers shall be the basis for determining consistency with existing improvements. Except as otherwise provided in the Declaration, shall not be permitted to paint any portion of the exterior of their respective Homes. [Major]
4. Front doors must match the color of the garage. [Minor] Adopted April 17, 2023
5. Exterior Doors. Front entry door size shall not be modified. [Intermediate] Adopted April 17, 2023
6. Metal or Aluminum Roofs. Metal or aluminum roofs shall not be permitted. [Major]
7. Roof Material. Roof material must be barreled clay or concrete or flat tile. Color and style of roofing material must be chosen from the board-approved selections available for viewing in the Riverstone office. [Major] Adopted April 17, 2023
8. Paver style and color must be chosen from the board-approved selection available for viewing at the Riverstone office. [Major] Adopted April 17, 2023
9. All pool overflows must be placed on the side of the lot and not in the rear. Pool overflows cannot filter into the lakes or preserve areas. Any damage to the sod caused by pool overflow is the responsibility of the homeowner to replace sod when needed. [Major] Adopted April 17, 2023
10. All outdoor kitchens must be attached to the original structure of the home. The ACC application for outdoor kitchen installations will require confirmation on how the drains will be hooked up to the sanitary system. [Major] Adopted April 17, 2023
11. Temporary Structures. No tents, trailers, shacks or other temporary buildings or structures shall be constructed or otherwise placed on a Lot. [Intermediate]
12. Antennae. No antennae, microwave receiving devices, satellite receiving devices, aerials or ham radios shall be placed or erected on any Lot, within any Home or upon any other portion of the Community except that this prohibition shall not apply to those satellite dishes that are eighteen (18") inches in diameter or less, and specifically covered by 47 C.F.R. Part 1, Subpart S, Section 1.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time. [Minor]
13. Driveways. Approval for the widening of driveways may be considered if the width shall be no

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wider than the outside width of the garage and only if finished with material of a selection, color and style consistent with the original installation. Approval for the refinishing of driveways with brick pavers may be approved only if the colors and style are consistent with existing improvements and it does not interfere with any existing utilities, as determined by the Association. The Homeowner assumes the responsibility for continued maintenance, repair and replacement of the extended driveway areas. Declarant's original brick paver schemes provided to its original purchasers (on either a standard or optional basis) shall be the basis for determining consistency with existing improvements. [Major]

14. Outdoor Furniture. Outdoor furniture is permitted without prior authorization only in the lanai, rear yard, covered front porch or gated entryway of a Lot, provided the Owner assumes the responsibility for maintenance, including the control of mildew, rust, wood rot and deterioration of equipment components. [Minor] Amended May 6, 2019
15. Screen Enclosures. Approval for screen enclosures shall be limited to aluminum frame structures which are bronze color only and screen meshes on the enclosure which are a standard dark color (e.g. charcoal, bronze or black). Kick plates may be approved which are no taller than 24" above the patio deck. Obscure screen materials shall be prohibited. No enclosures shall be permitted at the front entries if the proposed structure extends beyond the face of the covered entry, except where functionality of the front door of the home is affected, in which event the enclosure may be extended, but only to the extent the enclosure is more than 48" from the front door of the Home. No aluminum or flat roofing material shall be permitted. Either the existing roof line may be extended, or a screen enclosure may be installed if approved by the ACC. The composition of all pitched roofs shall be consistent with the composition of the existing roof of such home. [Intermediate]
16. Awnings. An Owner shall not install any awnings attached to his Home. [Intermediate]
17. Solar panels are permitted with ACC approval. [Major]
18. Lighting Fixtures. Approval may be given for lighting fixtures (e.g. coach lights and entry chandeliers), subject to limited wattage, fixture sizes which are to scale with others in Community and fixture styles which are consistent with others in the Community. [Intermediate]
19. Above Ground Swimming Pools. Above ground swimming pools shall not be permitted. [Major]
20. Fountains and Sculptures. Certain fountains may be considered for approval if installed with timers and if to scale with the area of installation. Approved fountains may be installed only in landscaped regions of the Lot originally created by Declarant. No exterior sculptures shall be permitted. [Intermediate]
21. Exterior Lighting and Decor. Except for seasonal decorative lights and Decor, which may be displayed between October 15 and January 15 only, all exterior lights and Decor must be approved by the ACC. [Intermediate] Amended June 7, 2021
22. String Lighting: String Lights must be turned off by 12am. [Minor] Adopted June 21, 2024
23. Play Equipment. Permanently installed play equipment which is of a common playground type designed for children may be approved. No equipment shall be permitted in the lake maintenance, utility, drainage or access easements, except basketball hoops in driveway areas. [Minor]
24. Basketball Hoops. Approval for the installation of permanent basketball hoops may be permitted if the installation shall occur at a location which is no closer to the street than midway between the garage door and the property line. Temporary or mobile basketball hoops shall be permitted if they are located such that the base and rime are entirely within the Lot and not in the right-of-way bounding the Lot. Owner shall maintain the basketball hoop in good appearance. [Minor]
25. Setbacks. All improvements (including, without limitation, pools and screen enclosures) shall

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comply with all setbacks and other dimensional requirements imposed by the appropriate development order for the Community as well as all other applicable laws, zoning ordinances and regulations of all governmental bodies having jurisdiction over the Community. [Major]

26. Preserve Areas. Portions of the open space tracts are designated on the plat(s) of the Community as "Preserve Areas". The Preserve Areas shall not, in any way, be altered from its natural state except as provided for by the Collier County Land Development Code or any Deed of Conservation Easement(s) encumbering such Preserve Areas. Activities prohibited within the Preserve Areas (other than clearing and construction for drainage facilities) include, but are not limited to, construction or placing of buildings on or above the ground; wheeled vehicle use, dumping or placing other substances such as trash; removal or destruction of trees, shrubs, or other vegetation (other than exotic/nuisance vegetation removal); excavation, dredging or removal of soil material; diking or fencing; and other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation or preservation. No Owner shall alter the Preserve Areas (or any portion thereof), nor engage in any such activities prohibited within the Preserve Areas. [Major] Adopted July 7, 2020
27. Conversion of Garages. No garage may be converted into air-conditioned living space. If a garage is converted to air-conditioned space for other reasons such as storage or noncommercial workshop, any exterior modification to the home must be approved by the ACC. Some examples of these types of changes include (but are not limited to) new concrete pads and/or additional air conditioning units. [Major]
28. Mailboxes. Replacement of mailboxes installed by Declarant must be submitted for approval. Any replacements must be in conformance to the mailboxes originally installed by Declarant for its original purchasers. [Minor]
29. Security Deposit. Any Owner desiring to make Improvements may be required by the ACC, depending upon the Improvements being requested and the manner of installation of such Improvements, to provide to the ACC, at the time of the Owner's submission of plans and specifications for review and approval by the ACC, a Two Hundred Dollar (\$200.00) or a Five Thousand Dollar (\$5,000.00) security deposit depending on the project type to cover costs of incidental damage caused to Association Property or to an adjacent Lot or Home by virtue of such Owner's construction of Improvements. The ACC shall have the sole and absolute discretion to determine whether a security deposit is required for the Improvement being requested. [Guidance only]
30. Artificial Grass. ~~Artificial grass is not permitted in the community. [Minor] Adopted July 1, 2019~~
Artificial grass is not permitted in the community with the exception of the recreational tract, sports tract. [Minor] Adopted Feb. 7, 2022
31. Compliance Time for ACC Inspections Remedies: Upon completion of a board inspection of a completed project, if the project does not pass the inspection, the homeowner has 30 days to complete the needed changes and/or provide updates to the management office on timeline of remediation. No deposit will be refunded until remedial action has been taken. [Intermediate] Adopted June 21, 2024
32. ACC Security Deposit Amounts: There is a 3-tier system in place in the amounts of \$200, \$2,500 and \$5,000. Projects specific security deposit requirements are to boards discretion based off of the nature of the project. Adopted June 21, 2024

Garage Doors

The garage door style cannot be changed from what was originally installed by the developer, garage doors cannot have windows. Adopted Nov 13, 2023

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Patios, Cages and Paths

- A) All patio and cage additions are only permitted in the back of the homes and cannot be wider than the width of the original house structure, prior to any additions or modifications.
- B) Any prior patio buildout can be extended, not width wise, but to the back /rear property boundary and must conform to stipulations in A).

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- C) Any patio and cage projects continue to be subject to all existing restrictions, such as easements or setbacks, etc. outlined in the docs.
- D) Any side step out from the patio / cage must be flush with the elevation of the original ground level to not interfere with the water runoff directions.
- E) Exceptions to A) are oversized and/or pie-shaped lots. Patios and cages may extend beyond the width of the home starting from the back of the home, providing a 6-foot continuous clearance to all side property boundaries.
- F) Paths on the sides of the home must:
 - 1) Be flush with the original ground elevation as to present no obstruction to the swale water shed runoff direction intended.
 - 2) Be 2 feet away from the property line and cannot be a solid, non-permeable continuous surface.
 - 3) Max paver size 16"x24" spacing 12" apart, single row or less.
 - 4) No paths can be added to any homes that have zero lot lines. Adopted Nov 13, 2023

Exterior modifications/ additions to appearance of home -

No exterior modifications to the outside of the home such as addition of tiles, stone, brick, etc. are permitted on the front or sides. Adopted Nov 13, 2023

2.3 FENCES

Without limiting the generality of the criteria included on Page 2 of these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for fences. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each fence installation:

1. Aluminum rail fencing in bronze only shall be the only permissible type of fencing on the Lots within the Community. Fence heights shall be restricted to no greater than five feet with rails no wider than one (1') inch and no closer together than three (3") inches on center, unless otherwise required by applicable Governmental Requirements. Notwithstanding anything to the contrary in this Declaration, such aluminum rail picket fence is the only type of fence which the ACC may approve for installation. [Intermediate]
2. No style of wood, PVC or chain link fence shall be approved. [Intermediate]
3. No fence shall be approved or installed which encroaches into Association Property or other Lots, Lake Maintenance Easements, Lake Maintenance Access Easements, Buffer Areas and/or Drainage Easements. [Intermediate]
4. No fence shall be approved which is less than 4' or more than 5' in height. [Intermediate]
5. No landscaping shall be installed on Lake Lots which shall interfere with the view of the lake from other Lake Lots. The Association may require in its sole discretion the planting of landscaping in conjunction with the installation of the fence. Any plans for landscape improvements or alterations shall be submitted for approval to the ACC. [Intermediate]

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6. No fence shall be approved which is not set back a minimum of 10' back from the front wall of the homes and at least 5' back from the sidewalk where applicable. No fences shall be attached to a neighbor's house. In considering requests for fence installations, the following may be taken into consideration: locations of air conditioning units; locations of garage access doors; and positions of adjacent homes. [Intermediate]
7. No fence shall be approved which extends in front of the front corner of a neighbor's Home where the two Homes are immediately adjacent to each other and where both Homes face the same direction. No fence shall be installed within the Fence Restricted Areas. The Fence Restricted Areas include (a) the area between the front of a Home and Street, Drive or Roadway at the front of the Lot on which the Home is situated, (b) any drainage easement on the Property as set forth on the Plat, any Additional Plat or in any separate instrument recorded in the public records of the County, and/or (c) any Lake Maintenance Easement or Lake Maintenance Access Easement. [Intermediate]
8. For fences installed on corner Lots whose rear property line is common with the adjacent Lot's side property line and/or whose side property line is adjacent to or visible from a road, a landscape hedge must be installed on the outer side of the fence within the Lot to provide screening. For fences installed on corner Lots whose side property line is adjacent to a street or road, no fences shall be permitted to cross or be installed within any utility easement which runs along such side property. [Intermediate]
9. ~~DELETED~~ Amended July 1, 2019
10. For Lots with drainage easements, the approval and execution of fence removal agreements with Collier County Utilities and with the Association shall be required. [Intermediate]
11. Any fence which crosses a utility easement shall be approved in writing by all utility companies occupying the easement. [Intermediate]
12. For any fence, if approved, the Owner shall be responsible to meet all County requirements and criteria including, but not limited to, proper permitting and surveying. [Intermediate]
13. For any fence, if approved, the Owner shall assume the responsibility to maintain the fence, including trimming any grass or other plants from the fence. [Intermediate]
14. In accordance with the Declaration, an Owner who elects to install a fence on any portion of such Owner's Lot shall be required to install an access gate in a location which provides adequate and sufficient access to the Association to perform the maintenance obligations. If access to any portion of a Lot by the Association becomes inaccessible or is impeded in any manner, the Owner of such Lot shall assume the full responsibility for the maintenance and care

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of the lawn and landscaping located within that portion of the Lot which is inaccessible to the Association. This maintenance includes, by way of example and not limitation, cutting of the grass, maintaining of the irrigation system, fertilization, spraying and edging and replacement of sod. There shall be no reduction in the Association assessments for the Owner in return for the preceding maintenance obligation assumed by the Owner. In addition, Owners of a Lot to which access by the Association is impeded shall be responsible to cutting and maintenance of any hedge located with Association Property which is immediately adjacent to such Owner's Lot. [Intermediate]

15. Except as otherwise provided in the Declaration, no fence shall be approved which: (I) attaches to the boundary or perimeter fence or wall located within any landscape buffer area or other Association Property; or (ii) would otherwise fence-in or enclose any portion of any landscape buffer area or other Association Property. [Intermediate]

16 thru 22. DELETED Amended July 1, 2019

2.4 PERMANENT GENERATORS

Without limiting the generality of the criteria included in these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for a permanent emergency generator and any underground propane storage tank and other appurtenances applicable to the permanent generator (collectively, a "Generator System"). Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each installation of a Generator System on a Lot:

1. Location. No above-ground portions of a Generator System shall be permitted to be installed within any portion of the front yard of a Lot. No portion of a Generator System shall encroach onto: (a) any Association Property, (b) any other Lot in the Community, (c) any easements benefiting or burdening the Lot including, without limitation, utility easements, drainage easements, lake maintenance easements and/or lake maintenance access easements, fence and hedge easements, wall and hedge easements or (d) drainage swales on the Lot. In addition to the foregoing, the locations of the various components of the Generator System shall otherwise comply with all Governmental Requirements. The location of the Generator System shall also comply with all applicable setback requirements set forth in the Association Documents and Governmental Requirements. [Intermediate]
2. Applications; Submittals. All applications for Generator Systems shall include, in addition to other standard information: (a) the make, model, propane capacity and sound level ratings for all components of the Generator System, and (b) an indemnification and hold harmless agreement from the Owner(s) of the Lot in favor of the Association, the ACC and all other Owners. With the application for installation of a Generator System, the Owner shall be required to submit a survey to the ACC showing the general location and placement of all components of the Generator System, including any underground propane storage tank. The survey shall depict (i) the location of all components of the Generator System including, without limitation, the storage tank and the distances from the Home on the Lot and the Home(s) adjacent to the Lot on the side(s) where the Generator System or any portion thereof is to be installed, (ii) the size and layout of the slab that the physical generator will be installed on, (iii) the location of all easements and applicable setbacks affecting the Lot to show that no portion of the Generator System encroaches thereon, and (iv) the location and size and species of any screening to be installed to screen the above-ground portions of the Generator System as required below. [Intermediate]

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3. Screening. Generators shall always be screened from view by all adjacent Lot Owners and from the street. Screening may include the use of hedges or shrubs as determined by the ACC. Owner shall be required to submit a landscaping/screening plan to show proper screening of the Generator. [Intermediate]
4. Compliance with Governmental Requirements. For any Generator System approved by the ACC, the Owner shall always be responsible to comply with all Governmental Requirements relating to the installation and use of the Generator System including, without limitation, applicable set-back requirements, and maximum sound level restrictions. In that regard, all approvals for a Generator System shall require the Owner to obtain all necessary building permits and other approvals required by the Governmental Requirements. Regardless of an approval by the ACC, no Generator System may be installed or used without such building permits and approvals. No portion of an Owner's Security Deposit shall be returned to an Owner unless and until evidence satisfactory to the ACC of such compliance with Governmental Requirements has been delivered to the ACC. [Intermediate]
5. Underground Propane Tanks and Plumbing. A licensed and insured LP gas contractor must be used to install any underground propane tank and any necessary plumbing. [Intermediate]
6. Maintenance. All Generator Systems must be regularly and properly maintained, repaired and replaced, as applicable, by the Owner of the Lot on which such Generator System is installed. [Intermediate]
7. Required Removals. For any Generator System, if approved, the Owner shall be responsible for the costs associated with any required removal, repair and/or replacement if the Generator System is erected on or adjacent to a lot line common with a Lot where the house is not yet under construction or, if under construction, not yet closed to the new Owner. [Intermediate]
8. Limitations. Not all Lots in the Community may be able to have Generator System installed thereon due to, among other things, the Governmental Requirements, applicable set back requirements, location of easements and the configuration of the Lot. Accordingly, even if an application for a Generator System is approved by the ACC, there is no guarantee that a particular Lot will accommodate a Generator System thereon. Accordingly, each Owner shall be responsible to confirm that their Lot can accommodate a Generator System prior to making application to the ACC and/or applying for any necessary permits and approvals. [Intermediate]

2. MAINTENANCE AND APPEARANCE OF HOMES

1. General. Each Owner shall keep and maintain his Home and Lot in good order, condition and repair, and shall perform promptly all maintenance and repair work within his Home and Lot which, if omitted, would adversely affect the Community, other Owners or the Association. Maintenance obligations are more fully defined in the Declaration. [Minor]
2. Personal Property. The personal property of an Owner shall be stored inside his Home or garage and not be visible to surrounding neighbors or from Association Property. [Minor]
3. Hurricane Season. Each Owner who plans to be absent from his Home during the hurricane season shall prepare his Home and Lot prior to departure by removing all furniture, potted plants and other movable objects, if any, from the covered patio or screen enclosure area and from the outside of the Home. The Owner shall also designate a responsible person or individual satisfactory to the Association to care for the Home and Lot should it suffer hurricane damage. [Intermediate]

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4. Hurricane Shutters. No hurricane shutters shall cover window or door openings except during periods of a hurricane watch or a hurricane warning that impacts the Community. Any removable tracks which have been installed by Declarant or approved by the ACC as part of a hurricane shutter package shall not remain installed on a Home other than during periods of a hurricane watch or a hurricane warning. An Owner shall remove any removable type of hurricane shutters attached to his Home immediately after a hurricane watch or a hurricane warning has been lifted. In that regard, if an Owner installs removable hurricane shutters on his Home during a hurricane watch or a hurricane warning and thereafter leaves his Home, that Owner must either: (a) immediately return to his Home after the hurricane watch or hurricane warning has been lifted and remove such hurricane shutters from his Home; or (b) make arrangements for another individual to remove such hurricane shutters from his Home immediately after the hurricane watch or hurricane warning has been lifted. The installation of hurricane shutters, other than those provided by Declarant, shall require ACC approval. [Minor]
5. Window Decor. Window treatments (drapery, blinds, decorative panels or other tasteful window coverings) are permitted, however, the color of any portions of a blind or window treatment which are visible from the exterior of the Home must be neutral and otherwise consistent with the color scheme of existing improvements. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding two (2) weeks after an Owner first moves into a Home, or when permanent window treatments are being cleaned or repaired. [Minor]
6. House Mounted: House mounted numbers must be clearly visible for emergency vehicle purposes. The color MUST be black. Numbers that are installed on the house should be installed in the same location as originally located by the developer or centered above the garage. House numbers cannot be backlit. House numbers can be no larger than 8 inches in height. [Minor]
Adopted April 17, 2023
 - a) Stand - Alone Ground: In addition to (and not in lieu of) house mounted address numbers, homeowners may install an address sign at ground level, placed on a decorative rock, or contained in a sign device attached to a low stake. Stand-alone address signs must be positioned within a planting bed and may not be placed in any open grassy areas where they can interfere with lawn maintenance. Free-standing address signs shall not be more than 24" wide, and not higher than 12 inches. [Minor] Adopted April 17, 2023
7. Landscape Material. No trees, shrubbery or landscaping shall be removed from Lots without prior written consent of the ACC. No additional trees, shrubbery or landscaping are permitted to be planted by an Owner on the Lot without the prior written consent of the ACC. [Minor]
8. Areca Palms are no longer allowed to be installed in the community. [Major] Adopted April 17, 2023
9. Norfolk Pines are no longer allowed to be installed in the community. [Major] Adopted April 17, 2023
10. Tree maintenance is the responsibility of the homeowner to ensure that trees are properly trimmed and removed and/or replaced when necessary. If the association sends a letter of noncompliance to a homeowner, that homeowner has 15 days to comply to the regulations of the letter. [Immediate] Adopted April 17, 2023
11. Trees that are cut down must have the roots fully removed and cannot be flush cut. [Major] Adopted April 17, 2023
12. Sod additions or replacement is the responsibility of the homeowner. [Major] Adopted April 17, 2023

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13. Dead or dying trees and landscaping shall be replaced by homeowner with plant material of a similar size and species. [Intermediate] Adopted April 17, 2023\
14. No plantings are permitted to be installed within 2 feet of all lot lines. Adopted Nov 13, 2023
15. Existing beds are required to be landscaped with approved plant materials. Adopted Nov 13, 2023
16. An ACC is required for downspout extensions. Downspout color options are available in the admin office. Downspout or drain pipe extensions and outlets must be fully on homeowner's lot. [Intermediate] Adopted April 17, 2023
17. Landscape lighting is permitted within landscape beds only, not to interfere with the HOA landscape company maintenance. Landscape lighting must be up-lighting a tree or flag. [Immediate] Adopted April 17, 2023
18. All outdoor lights on any Lots must be white lighting. [Intermediate] Adopted April 17, 2023
19. Potted plants. Moveable outdoor planters and pots are allowed but must be entirely located within planting beds or on paver surfaces. No plants or planters can be placed on any Lot in original plastic containers. The total number of potted plants is limited to a maximum of four (4). [The above applies to all areas visible from the street, excluding courtyards] [Immediate] Adopted April 17, 2023
20. Landscape ornamentation including decorative items, pottery, sculptures, artificial birds and animals are permitted only within planting beds or on paver surfaces. No items shall interfere with landscape maintenance by the HOA contractor. The total number of decorative items visible from the street, excluding courtyards, is limited to a maximum of 3. Fountains and waterfalls are permitted only in existing planting beds, with prior ACC approval. The total number of fountains and/or waterfalls is limited to a maximum of one (1) and also accounted for in the three (3) item maximum for decorative items. Wind-Chimes are not permitted. [Intermediate] Adopted April 17, 2023
21. Alteration of Drainage. No sod, topsoil, fill or muck shall be removed from Lots without prior written consent of the ACC. No change in the condition of the soil or the level of land shall be made which would result in any permanent change in the flow or drainage of surface water within the Community or on the Lot. [Intermediate]
22. Clothes Drying. No linens, cloths, clothing, curtains, rugs, mops, laundry of any kind or other articles shall be hung, dried or aired from any window, door, fence or balcony. [Minor]

3.1 TRASH AND OTHER MATERIALS

1. No rubbish, trash, garbage, refuse, tree limbs, grass clippings, hedge trimmings or other waste material ("Trash") shall be kept or permitted on the Lots or Association Property except in sanitary containers located in appropriate areas (i.e., areas not visible from the street or any other Lot other than at times of scheduled curbside trash pick-up. For curbside pick-up, trash shall be placed in sanitary containers. [Minor]
2. Trash that is required to be placed at the front of a Lot to be collected may be placed and kept at the curb after 5:00 p.m. on the day before the scheduled day of collection, but not sooner. Any trash containers shall be removed after pick-up on the day of collection. [Minor]
3. No odors shall be permitted to arise from trash containers to render any portion of the Community unsanitary, offensive or a nuisance to any Owners, to the Association Property or to any other property in the vicinity. [Intermediate]
4. No stripped-down vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse or trash shall be stored or allowed to accumulate on any portion of the community. [Intermediate]
5. Each Owner shall regularly pick up all trash around his Home and Lot. [Minor]

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3. PARKING AND VEHICULAR RESTRICTIONS

1. Except as expressly provided in these Rules and Regulations, parking shall be permitted only on driveways, inside garages or in areas specifically designated as "parking areas" by the Association.
 - a) Contractors/vendor's in marked vehicles will have access during normal business hours only while work/project is being completed. Adopted June 21, 2024
 - b) No parking in front of fire hydrants. [Major] and vehicle may be towed. Adopted June 21, 2024
 - c) No parking on the streets or swales or any other grass area is permitted. Any damage to from doing so will be the homeowner's responsibility. [Minor] Amended April 17, 2023
 - d) Overnight parking will only be permitted in homeowner's driveways or in the designated parking spots in the clubhouse parking lot. For cars parked at the clubhouse overnight [maximum of five (5) nights at a time, with a maximum of fifteen (15) days per year, per address] the homeowner or tenant/guest must register the vehicle through the Parking Attendant website. Each home has their own designated passcode that must be used. [Minor]
Amended June 21, 2024
 - e) One annual overnight exception to Rules 1e and 1f (but not to Rule 4) will be granted for all cars in households who are sealing their driveways. The owner or tenant must obtain an overnight pass from the Office and place it on the dashboard, visible through the windshield of each car. Failure to display a valid pass is a violation. (Minor)
 - f) The Board of Directors or the authorized agent of the Association shall maintain the right to issue fines and/or order the towing of any vehicle (at vehicle owner's expense) for a violation of the above rules 1a-e. Adopted June 21, 2024
2. School Bus Parking: Vehicles waiting for the school bus may only be parked in a parking space. U-turn are not permitted at the clubhouse entrance. [Major] Adopted June 21, 2024
3. No vehicle or other possessions belonging to an Owner or to an Owner's family member, guest, invitee or tenant, whether in the driveways or on the streets (when permitted), shall be positioned in such a manner as to hinder, impede or obstruct: (a) ready ingress or egress to any other Owner's driveway, (b) traffic on the streets of the Community, or use of any sidewalks in the Community by pedestrians. (Intermediate) Amended July 1, 2019
4. Only vehicles belonging to authorized persons actively using the Recreation Tract are permitted to be parked in the Recreation Tract parking lot. (Minor)
5. No overnight parking of boats and commercial vehicles is allowed unless within the garage of the Home and with the garage door closed. As stated in the Declaration, trailers, motor homes and recreational vehicles shall not be parked in the Community. (Minor if parked in driveway; Major if parked on the street.)
6. No repairs of vehicles shall be made within the Community unless the repairs take less than twenty-four hours. The only exceptions to the preceding shall be: (a) emergency repairs; and, (b) repairs made within the garage of the Home and with the garage door closed. (Intermediate)
7. Disposal of drained automotive fluids is not allowed within the Community. (Major)
8. Vehicles which cannot operate under their own power and/or which remain within the Community for more than seventy-two hours may be towed at the Owner's expense, unless parked on the Owner's driveway or inside the Owner's garage. (Intermediate)
9. All vehicles shall be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise. (Intermediate)
10. No Owner shall keep any vehicle on the Lot which is deemed to be a nuisance by the Board. (Intermediate)
11. Covered vehicles are not permitted in Riverstone at any time, this includes any car/vehicle

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covers or any tarp. (Minor) Adopted April 17, 2023

12. No Owner shall perform restorations of any motor vehicle, boat or other vehicle within the Community unless made within the garage of the Home and with the garage door closed. (Intermediate)
13. Car washing shall be permitted only on an Owner's driveway. (Minor)
14. Owners shall maintain a current registration and all required insurance coverages per the state of registration for all vehicles parked in view within the Community. (Intermediate)
15. The Board shall make a reasonable attempt to give notice to the owners of offending vehicles. If such vehicle is not removed or if the violation is not corrected, the Board may have the offending vehicle towed at the expense and risk of the owner of the vehicle. (Guidance Only)
16. ~~The operation of golf carts, motorized scooters, go carts and other non licensed or non-registered vehicles shall be prohibited in the Community except (a) non licensed and non-registered vehicles may be used for the transportation of disabled persons; and (b) golf carts operated in accordance with the rules and regulations set forth in Paragraph 8 of the Miscellaneous Rules and Regulations. (Major)~~ Amended Deleted June 21, 2024
17. No RV, trailer, commercial vehicle, or vehicle larger than a 4-wheel pickup truck may enter through the Resident's lane, in order that such vehicles can be apprised of the parking rules of the community (Article X, Section 3). Unless already in possession, each such vehicle shall be given an entry pass of appropriate duration upon the driver signing an acknowledgement of receipt of the rules. (Minor)
18. All vehicles shall comply with all state and local traffic laws and ordinances, including, but not limited to Stop signs and the posted speed limit of 25 miles per hour. Amended October 5, 2020. ~~(Major except for speeding which is specified below) Amended July 1, 2019; Amended March 2, 2020.~~
 - a) ~~Speeding violations of between 26-34 mph (Minor) Adopted March 2, 2020~~
 - b) ~~Speeding violations of between 35-40 mph (Intermediate) Adopted March 2, 2020~~
 - c) ~~Speeding violations of between 41-50 mph (Major) Adopted March 2, 2020~~
 - d) ~~Speeding violations of over 50 mph (Discretion of the Board) Adopted March 2, 2020~~
19. Riverstone residents (including Owners and Renters) may apply for a bar-code sticker that when affixed to the driver-side rear window of a car or small truck will allow the vehicle to use the resident's lane when entering. A nominal fee set by the Board shall be paid for each sticker. Bar-code stickers shall be issued at the clubhouse by employees of the management company. Bar-code sticker numbers shall be recorded and linked to specific vehicles, and only be applied to vehicles by a management company employee at the clubhouse.
 - e) A bar-code sticker may be obtained for each resident's vehicle.
 - f) Bar-code stickers may not be transferred from vehicle to vehicle nor may they be removed from a vehicle and used by hand to trigger the entry gate. (Intermediate)
 - g) A vehicle without a valid bar-code sticker may not "piggyback" another vehicle through the entry gate. (Intermediate)
 - h) No vehicle (including motorcycles) may enter by driving around the entry gate. (Intermediate)
 - i) Bar-code stickers for renter's vehicles shall be disabled at the end of their lease unless a valid lease extension is provided to the Property Manager.
 - j) Bar-code stickers will not be issued for guests' vehicles.
 - k) Bar-code stickers may be issued for rental cars for a fixed period, renewable if the rental is extended.
 - l) No hand-held bar-code stickers shall be issued. Adopted May 6, 2019, Amended July 1, 2019

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20. ANIMALS AND PETS

1. Ordinary house pets are permitted, subject to the guidelines contained herein. Ordinary house pets shall include dogs (except pit bulls and any other dogs meeting the definition of “dangerous dog” in Collier County Control Ordinance Chapter 14, Article II, Section 14-36), cats, caged domesticated birds, hamsters, gerbils, guinea pigs, aquarium fish, small turtles (except snapping turtles) and tortoises, domesticated rabbits and pets normally maintained in a terrarium or aquarium. [Guidance only] Amended June 4, 2018
2. Notwithstanding the foregoing, breeding of any animals or pets, including ordinary house pets, or any other keeping of pets for any commercial purpose whatsoever within the Community is prohibited. [Major]
3. Unusual pets shall not be kept, raised, bred or maintained on any portion of the community, including the Home, Lot and Association Property. Unusual pets shall include, by way of example and not limitation, those animals not generally maintained as pets, such as poultry, livestock, horses, large reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, birds and other creatures other than those listed in item 1 above, or not maintained in a terrarium or aquarium. Pit bulls and other dangerous dogs (per Rule 1) are also classified as an unusual pet and are, therefore, prohibited. [Major] Amended June 4, 2018
4. Deleted- #3 was repeated here Amended May 19, 2020.
5. Pet owners are responsible for any property damage, personal injury or disturbance which their pet may cause or inflict. Each Owner who determines to keep a pet agrees to indemnify the Association and hold the Association harmless against any loss or liability of any kind or character whatsoever arising from or growing out of his having any animal in the Community. [Major]
6. Pets shall not be left unattended outside the Home. No pet shall be kept tied up outside of a Home or in any covered or screened porch or patio, unless someone is present in the Home. [Intermediate]
7. All dogs and cats shall be walked on a leash and in full control by their owners always. Any pet shall be carried or kept on a leash when outside of a Home or outside of a fenced-in area [Intermediate]
8. Any solid animal waste shall be immediately picked up and removed and shall not be deposited on or within the Association Property unless placed in a covered outdoor trash receptacle. [Intermediate] Amended July 1, 2019
9. All pets shall have and display, as appropriate, evidence of all required registrations and inoculations and the name and address of its owners. [Intermediate]
10. Every female animal, while in heat, shall be kept confined in the Home by its owner in such a manner that she shall not be in contact with another animal nor create a nuisance by attracting other animals. [Minor]
11. If any pet becomes obnoxious to the Owners by barking or otherwise, the owner of the pet shall cause the problem to be corrected. If the problem is not corrected, then the Owner, upon written notice from the Association, shall be required to dispose of the animal. [Minor]
12. No Owner shall inflict or cause cruelty upon or regarding any pet. [Major]
13. The foregoing is in addition to the other rules, regulations and restrictions governing animals and pets set forth in the Association Documents. [Guidance only]

5. USE AND ENJOYMENT OF LAKES

1. Owners, and their family members, guests, invitees and tenants, shall be permitted to engage June 2024

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in "Catch and release fishing in the lakes. [Minor]

- a) Notwithstanding the preceding, an Owner shall only access a lake from the Lake Maintenance Easement or Lake Maintenance Access Easement which immediately abuts such Owner's Lot if such Owner's Lot is a Lake Lot. [Minor]
 - b) If the Owner's Lot is not a Lake Lot, or if an Owner of a Lake Lot wishes to access a different Lake or another area of the same Lake, then access to the Lake shall be exclusively from the Lake Maintenance Access Easement abutting a Landscaped Area or Grassed Area and such access shall be limited to the portion of the Lake Maintenance Access Easement or Lake Maintenance Easement and Lake bank abutting the Landscaped Area or Grassed Area. [Minor]
 - c) If no portion of a Lake Maintenance Easement or Lake Maintenance Access Easement abuts Association Property, Owners other than the Lake Lot Owners who's Lots abut the Lake, shall not be permitted access to the Lake. [Minor]
2. [Deleted] Amended June 4, 2018
 3. Lake Lot Owners and their family members, guests, invitees and tenants shall be permitted to operate non-motorized and electric watercraft in the Lakes. No other persons shall be entitled to operate watercraft in the Lakes. [Minor]
 4. The launching into and removal from a Lake of any permitted non-motorized or electrically powered watercraft by a Lake Lot Owner shall be limited to such Lake Lot Owner's Lake Lot and the Lake Lot Owner shall only access the Lakes from the Lake Maintenance Easement or Lake Maintenance Access Easement which immediately abuts such Lake Lot Owner's Lake Lot. Watercraft shall be limited in size to eighteen (18') feet. [Minor]
 5. No removal or damage shall be caused to any littoral plantings. [Intermediate]
 6. No planting, fencing or other improvements or additions to the grassed area surrounding the lake and outside the Lot is permitted. [Minor]
 7. No installation of sand or other materials intended to simulate a beach is permitted along the Lake banks or the Lake Maintenance Easements along the rear yards of Lake Lots. [Intermediate]
 8. Swimming and the operation of fuel-powered watercraft in the Lakes are prohibited. [Intermediate]
 9. Watercraft and trailers shall not be stored on Lake banks or in any easement areas. No watercraft (including watercraft permitted to be used within the Lakes of the Community) may be stored on a Lake bank, in a Lake Maintenance Easement or Lake Maintenance Access Easement within the rear yard of a Lot or otherwise visible in any manner on a Lot. [Minor]
 10. In no event shall any Owner cause any erosion or change in grade of any Lake bank slope from design grade. [Intermediate]
 11. Littoral plantings are installed in accordance with the permitting requirements of the Collier County Environmental Resources Management District and may not be altered, relocated or removed by any owner. [Intermediate]

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6. LEASING OF HOMES

1. No portion of a Home, other than an entire Home, shall be rented by the Owner, and no Home may be rented more than four (4) times in any twelve (12) month period. In addition, no Home, or portion thereof, shall be sublet. [Major]
2. If a homeowner is found leasing their home without HOA approval, the Board will propose a fine of \$100/day [up to \$1,000] until the homeowner provides a valid lease and lease application for the Board's approval. [Amended April 17, 2023]
3. Of the four (4) times that an Owner may rent the Home in any twelve (12) month period, three (3) of such rental periods shall be for a minimum [lease term of thirty (30) days, and the fourth lease term shall be for a minimum of six (6) months. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than said thirty (30) days, or six (6) months, as applicable, except in the event of a default by the tenant. Any lease terminated because of a default or otherwise, shall nevertheless still count towards the foregoing rental limitations. [Major]
4. All leases shall provide that the right of the tenant to use and occupy the Home and the Association Property shall be subject and subordinate in all respects to the provisions of the Declaration and the Rules and Regulations. [Intermediate]
5. All leases shall provide that the Association shall have the right to terminate the lease upon the tenant's failure to observe any of the provisions of the Association Documents or the Rules and Regulations. [Intermediate]
6. The Owner of a leased Home shall be jointly and severally liable with his tenant for compliance with the Association Documents and the Rules and Regulations and to the Association to pay Assessments and/or any claim for injury or damage to persons or property caused by the acts or omissions of the tenant and/or those for whom the Owner is responsible. [Guidance only]
7. The Owner shall provide the Association with a copy of all executed leases in their entirety for the Home. [Intermediate]
8. No person shall advertise, solicit or otherwise offer to rent a home for a term of less than thirty (30) days. [Major] Adopted March 2, 2020.

8. MISCELLANEOUS RULES AND REGULATIONS

Signs. No sign, display, poster, advertisement, notice or other lettering whatsoever shall be exhibited, displayed, inscribed, painted or affixed in public view of any portion of a building, vehicle or other Improvement in the Community (including, without limitation, a Home) without the prior written approval of the Board, which approval may be given, conditioned or denied in the sole and absolute discretion of the Board. "Exceptions to this rule would include the following Yard signs: Graduation (displayed up to 2 weeks), Birthday (Displayed up to 2 days, Anniversary (Displayed up to 2 days, Other Yard signs must be approved by Property Manager (Displayed up to 2 day.) For Sale Signs are not to be displayed for any reason. [Minor] Amended June 7, 2021

Open Houses

Open houses are only permitted on Sundays. [Major]

Community approved open-house signage is the only signage permitted in designated approved locations only. [Major]

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1. [Minor] Amended June 4, 2018
2. Dog invisible fences are not permitted in Riverstone. [Minor] Adopted April 17, 2023
3. Homeowner Flags. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property. [Minor] Adopted April 17, 2023
4. Wood burning fire pits are not permitted in any location on any lot. [Major] Adopted April 17, 2023
5. Trampolines are permitted only with ACC approval. [Guidance Only] Amended April 17, 2023
6. Inflatable children's bounce houses/water slides are allowed in back yards only for parties for a period no more than 48 hours. [Major] Adopted April 17, 2023
7. Barbecuing. If Owners barbecue on covered or screened patios or at a close distance away from the Homes, then those Owners shall take responsibility to clean or paint over any smoke discoloration which may result from such activities. Barbecuing on driveways is prohibited. [Minor]
5. Chemicals. Except as otherwise specifically provided herein, Owners shall not keep any flammable, combustible or explosive fluids, fuels, chemicals or substances in any Home, its adjacent yard area or within the Association Property. No above-ground or under-ground propane or other fuel storage tanks shall be permitted except only for: (a) customary propane tanks associated with barbecue grills, (b) those substances used for normal household or yard maintenance use, and (c) an under-ground propane tank associated with a Generator System approved and installed pursuant to the "Additional Guidelines for Additions and Alterations — Permanent Generators" as set forth above. Any such propane tanks and household substances shall be maintained in accordance with the prescribed use and safety instructions but in no event, shall they be installed or stored on Association Property. [Intermediate]
6. Moving. Owners or tenants who are moving in or out of the Community shall do so between the hours of 8:00 am and 9:00 p.m. Portable self-storage containers are permitted but may not be stored outside the Home for more than 48 hours. Portable self-storage containers shall be placed entirely within the Lot and not in the right-of-way bounding the Lot. At no time shall such units be placed on Association Property. [Minor]
7. Solicitation. All door-to-door commercial solicitation is prohibited. Placing of materials in mailboxes or on or within any portion of the Homes or Lots is strictly prohibited unless express written permission is granted by the Board. [Minor]
8. Hunting, Trapping or the Use of Firearms. Hunting, trapping, or the use/discharge of firearms, including but not limited to, hand guns, rifles, shotguns, BB guns, pellet guns, paint guns, slingshots and bows and arrows, are not permitted anywhere in the Community including, without limitation, the Preserve Areas. This rule shall not prohibit an Owner from keeping a lawful firearm in his or her Home. [Major]
9. Bicycles. All bicycles, other than those which are being used, shall be stored within the garage of the Owner's Home. [Minor]
10. **Golf Carts** (Amended on J: All fine amounts for golf cart violations to be increased to \$500 (major violations) AND will be reviewed at a board meeting for additional fines/penalties at board discretion)
 - a) No gasoline-powered golf carts shall be operated within the Community, except as may be owned and operated by the Declarant or the Association. All other golf carts shall be powered by electricity or by similar non-combustion means. [Major]
 - b) When not in use, golf carts shall be parked or stored only within the garage of the Home and

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with the garage door closed. [Major] Amended June 21, 2024

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- c) Golf carts may only be operated upon the paved roadways (not sidewalks) within the Community in the same fashion as other motor vehicles. [Major] Amended July 1, 2019
 - d) Operators of golf carts shall abide by all traffic regulations applicable to vehicular traffic and shall operate their golf cart in accordance with the manufacturer's safety recommendations. The operator shall not impede the flow of traffic. [Major]
 - e) The Association may restrict, prohibit or regulate the use of golf carts upon heavily traveled roadways within the Community if the Association determines such use is incompatible with the normal and safe movement of traffic. [Guidance only]
 - f) Any person operating a golf cart within the Community shall carry and maintain a valid driver's license issued by the Florida Department of Highway Safety and Motor Vehicles ("DHSMV"), in accordance with the requirements of Florida law regarding the operation of vehicles. [Major] Amended March 7, 2022.
 - g) Golf carts may be operated only during the hours between sunrise and sunset, unless the golf cart is equipped with working headlights, working brake lights, turn signals and a windshield. At all times, drivers shall comply with applicable Florida traffic laws, including but not limited to using headlights between sunrise and sunset, using turn indicators, stopping at stop signs and not exceeding the community speed limit of 25 MPH. [Major] Amended May 6, 2019
 - h) Each owner of a golf cart operated within the Community shall keep the golf cart in good condition and appearance. Each golf cart shall be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror and red reflectorized warning devices in both the front and rear. No owner of a golf cart may modify their golf cart in a manner that affects the recommended mode or operation, speed or safety of the vehicle. [Major]
 - i) All golf carts operated on the streets of Riverstone shall be registered with the Property Manager who will obtain and issue a numbered decal that must be affixed to the golf cart. The Property Manager shall collect a fee sufficient to cover the cost of the decal, which fee shall be announced to the community. Decals may not be moved between golf carts. [Major] Amended June 21, 2024
 - j) Owners of golf carts operated within the Riverstone community shall maintain insurance for each golf cart to at least the amount required by the State of Florida for automobiles, and the Riverstone HOA shall be listed as an "interested party," being an entity to be notified if/when the insurance has expired/cancelled. A copy of the coverages in the insurance policy shall be filed with the Property Manager when the golf cart decal is requested and revalidated annually on a schedule to be determined by the Property Manager. [Intermediate. Successive violations shall apply for every two-week period after a warning that proof of insurance is lacking.] Amended June 4, 2018
 - k) In addition to the penalties established for Minor, Intermediate and Major violations of Association rules, the issuance of two major violations will suspend an Owner's golf cart privileges for one year. Five such violations within one year will revoke such Owner's golf cart privileges within the Community. Use of a golf cart during a period when such privilege is revoked will be subject to such penalties as the Board may impose, including injunctive relief at the violator's expense. Amended June 4, 2018
11. Irrigation. The irrigation controls for individual lots and for the common property shall not be tampered with nor altered to change the settings for when and for how long the sprinklers run. [Major] Amended July 1, 2019

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9. GENERAL USE OF ASSOCIATION PROPERTY AND RECREATIONAL AREAS

1. Responsibility:

- a) With respect to the use of Association Property, including the Recreation Tract, an Owner shall be held responsible for his/her actions and the actions and conduct of such Owner's family members, guests, invitees and tenants. Decorum, good conduct and safety shall be observed and shall be strictly enforced. The Board may bar any resident or guest from the Recreation Tract for violation of these rules, in addition to other penalties. Amended March 2, 2020.

Disturbances by an Owner, family members, guests, invitees and tenants, at meetings, events and activities of any kind on the Recreation Tract, in or outside of the Clubhouse, or on any other Common Areas, shall be assessed individually by the Board of Directors and judged based on the nature and intensity of the disturbance to be a Minor, Intermediate, or Major violation with penalties as described below. However, the Board reserves the right to raise or lower the penalties for any individual disturbance or to assess any penalty permitted by law that it feels is appropriate, without warning or notice. Warnings for disruptions of a Board meeting will be given orally by the presiding officer at the time of the disruption and continuation of the disruption shall constitute the second violation. Amended June 4, 2018

- b) Adult Supervision of Children. All equipment and/or facilities shall be used at the risk of the person using said equipment and/or facilities and such residents and unaccompanied guests must display a Riverstone Amenities Pass with a current photo when using any facilities in the recreation tract. All residents or guests who have not attained the age of 15 must be accompanied by an adult (18 or older) possessing a Resident or Guest Amenities Pass when inside the clubhouse or in the pool area. No such supervision is required anywhere else in the recreation tract or any of the common areas. [Discretion of the Board] Adopted May 6, 2019; Amended July 18, 2019 by agreement with the State of Florida. Amended March 2, 2020.
- c) Any damage, to Association Property, including the Recreation Tract or equipment therein, which is caused by any Owner or family member, guest, invitee or tenant of the Owner shall be repaired or replaced at the expense of the Owner. [Further penalties at discretion of the Board]
- d) The use of the Recreation Tract by persons other than an Owner or the family members, guests, invitees or tenants of the Owner is strictly prohibited and shall be at the risk of those involved and not, in any event, the risk of the Association or its manager. [Guidance only]
- e) The Association shall not be responsible for any personal injury or any loss or damage to personal property at the Recreation Tract regardless of where such property is kept, checked, left or stored on the premises. [Guidance only]
- f) Removal from the recreation tract of any association property (including but not limited to all sports equipment) without the written permission of the Property Manager is prohibited. [Major, plus reimbursement for any damage, per section (b) above.] Amended June 4, 2018

2. General Use Restrictions:

- a) No roller skates, skateboards, roller blades, bicycles, scooters, etc. are allowed to be parked at any location other than designated bike rack areas. [Minor] Adopted June 21, 2024
- b) The Recreation Tract, and all facilities located thereon, shall be solely for the use of the Owners, family members, guests, invitees or tenants, subject to the provisions of the Association Documents. The amenities pass must be presented upon request to management and guard staff. Amenities passes are the property of the Riverstone at Naples HOA and will be confiscated by management or guard staff if used by anyone

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other than the resident or authorized guest to whom it was issued or if it has been copied or modified. [Intermediate] Amended July 18, 2019, effective when photo passes are issued. Amended March 2, 2020.

- c) ~~DELETED~~ Adopted May 6, 2019; Deleted July 18, 2019 by agreement with the State of Florida.
- d) Residents may designate guests over the age of 15 to receive Riverstone Guest Amenities Passes, at a cost of \$25, which shall be issued at the office. Residents shall accompany and remain with their guests, invitees and tenants who do not possess such Guest Passes to the Recreation Tract. Without the prior written approval of the Board, or the Property Manager on its behalf, no more than four (4) guests per household are allowed in the Recreation Tract and/or to use the facilities daily, apart from parties and events as permitted by the Rules and Regulations. Resident children aged 15, 16, or 17 may only accompany two guests at a time and may not accompany adult guests. [Discretion of the Board] Amended March 2, 2020.
- e) Pets shall not be permitted in the Recreation Tract. [Discretion of the Board]
- f) The walkways and entrances of the Recreation Tract and facilities located thereon and therein shall not be obstructed or used for any purpose other than ingress and egress. [Minor]
- g) Roller skates, skateboards and other wheeled devices, other than wheelchairs and devices used by handicapped or disabled persons, are not permitted in the clubhouse or pool deck. [Major] Amended June 4, 2018

3. Cleanliness:

- a) It is prohibited to litter or cause debris to be put in any of the Association Property, including the Recreation Tract. Owners, their family members, guests, invitees and tenants shall cause to be removed or disposed of all rubbish, garbage, trash, refuse or other waste materials generated during their respective use within any recreational facilities or other Association Property. [Minor]
- b) No personal property may be left on Association property overnight. [Minor]
- c) No garbage cans other than those provided by the Association, supplies, water bottles or other articles shall be placed or left within in the Association Property, including the Recreation Tract. [Minor]

4. Vandalism

Any vandalism or intentional damage to Association property shall without exception be reported to the Collier County Sheriff's office and prosecuted to the full extent of the law. In addition, full restitution shall be made by the responsible owner for any family member, invitee or tenant found to have caused such vandalism, along with other penalties at the discretion of the Board. Amended June 4, 2018

Any intentional or unintentional altering, destruction or tampering with association property is a major violation and will also be reviewed at boards discretion for additional penalties. Adopted June 21, 2024

10. RULES FOR THE SWIMMING POOL AREA

1. Pool Area Use:

- a) THERE SHALL BE NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. The Association and its Board assumes no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of or regarding the use of the pool and/or the pool area. Persons using the pool or pool area agree not to hold the Association or the Board liable for actions of any nature occurring

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within the pool area. [Guidance only]

- b) Pool hours are from Dawn to Dusk, but in no event later than 9:00 p.m. Outdoor recreation lights shall be turned off no later than 9:00 p.m. Prior to 8:00 a.m., the use of pool facilities shall be restricted to Owners only. No use prior to 8:00 a.m. shall be allowed which is deemed disruptive to the peaceful enjoyment of those residents living near the pool area. [Intermediate]
- c) ~~DELETED.~~ Deleted July 18, 2019 by agreement with the State of Florida
- d) Wheelchairs, strollers, and child waist and arm flotation devices shall be permitted in the pool area. No rafts and similar flotation devices shall be permitted in the pool area. [Minor]
- e) The lap pool shall be use for swimming laps or engaging in other aquatic exercise unless the lap pool is being used in conjunction with a scheduled Association event or activity. Individuals engaging in other types of aquatic exercise should stay within their lane and not interfere with others swimming laps. Lap swimming takes precedence over other forms of aquatic exercise as individuals engaging in other forms of aquatic exercise also could use the main pool for such exercise. [Intermediate] Amended June 4, 2018

2. Code of Conduct for the Pool Area:

- a) No nude swimming shall be allowed at any age. Paper or cloth diapers are prohibited in the pool. Infants/children who are not toilet trained and adults who are incontinent must wear appropriate swim diapers which fit snugly around the legs and waist. If the swim diapers become soiled, the person must exit the pool immediately and not return until he/she has taken or been given a soap shower and has been covered by a new, clean swim diaper. [Major] Amended June 4, 2018
- b) Any person who fouls a pool must immediately report it to the office. (If you or your child was wearing the required swim diaper and an accident occurred, you will not be cited or fined if you report it immediately.) [Major] Amended June 4, 2018
- c) No roller skates, skateboards, roller blades, bicycles, scooters on the pool deck at any time. No climbing on the rock wall. [Major] Amended June 4, 2018
- d) No running, pushing, rough play, diving or profane language in the pool area shall be permitted. [Severity to be determined by the Board on a case by case basis.] Amended June 4, 2018
- e) No radios, tape or CD players or portable televisions shall be permitted in the pool area without the use of headphones. [Minor]

3. Health and Safety Considerations: [All Minor]

- a) All users shall shower before entering the pool. Showering at home is acceptable. Amended June 4, 2018
- f) No soaps or shampoos shall be used at the pool side shower.
- g) Persons wearing bandages or having colds, coughs, inflamed eyes, infections or open sores shall not use the pool.
- h) No glass containers or other breakable objects shall be permitted in the pool area.
- i) All belongings shall be removed when the user is leaving the pool area. The Association and its Board shall not be responsible for any belongings lost or stolen.
- j) All rubbish, garbage, trash, refuse or other waste materials shall be placed into containers around the pool area provided for this purpose or removed from the pool area.

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- k) A five (5) foot walking area shall be maintained around the pool always. Additionally, walking areas around and through the pool area shall not otherwise be blocked.
- l) In accordance with health department regulations, no food, drink, alcohol or animals are permitted in the pool or on the pool deck while the pools are open for swimming.
- 4. Use of pool furniture and equipment: [All Minor]
 - a) Pool furniture shall not be removed from the pool area.
 - b) Pool furniture shall not be reserved for anyone not in the pool area.
 - c) Pool furniture and equipment shall not be modified, altered or changed in any manner.
 - d) Towels shall be placed on pool furniture when in use.
- 5. The spa may reach temperatures more than one hundred degrees Fahrenheit (100°F). If a permitted user of the spa has a health risk, such user should first check with their physician before using the spa. [Guidance only] Amended June 4, 2018, Amended July 18, 2019 by agreement with the State of Florida.
- 6. Use of the pool area shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property and Recreational Areas". [Guidance only]

**11. RULES FOR THE TENNIS COURTS, BASKETBALL COURT AND OTHER
OUTDOOR USES**

- 1. PLAYERS SHALL PLAY AT THEIR OWN RISK. [Guidance only]
- 2. Use of Courts: [All Minor]
 - a) The outdoor Basketball Court is open for play from 8:00 a.m. until Dusk. The Tennis Courts are open from 8:00 a.m. to 10:00 p.m. Use of the courts outside of these times is prohibited.
 - b) During morning hours (8:00 a.m. to 12:00 noon), players shall maintain low noise levels.
 - c) Private lessons shall not be given during prime playing hours (5:00 p.m. to 9:00 p.m.)
 - d) Tennis play shall be limited to one and a half (1 1/2) hours for doubles play and one (1) hour for singles play. The outdoor Basketball Court and the indoor sports court shall be limited to one (1) hour of play. Play may continue providing no other players are waiting at the expiration of the preceding time limits.
 - e) No one shall be permitted on the courts except those persons playing.
 - f) Use of the courts or any other open play area(s), or any portion thereof, by an organized team (i.e., school teams, municipal recreation league teams, etc.) as a practice or scrimmage court, facility, field or area is strictly prohibited. However, if a plan for team was presented to a prior Board of Directors which determined that the team play requested will not disrupt the rights and privileges of the other residents, and which granted the requested exception for league play with other communities. Amended August 3, 2020.
 - g) The Board also acknowledges that prior approval was granted for a scheduling system for court time, and that full and permanent use of the 5 tennis courts constructed by the developer shall be maintained for tennis play only. Amended August 3, 2020.

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3. Code of Conduct for the Basketball and Tennis Courts:
 - a) Boisterous or profane language shall be not used by players or spectators. [Discretion of the Board]
 - b) Follow good sportsmanship. No pushing, shoving, hitting or fighting. [Intermediate]
 - c) No intoxicants, food or breakable containers shall be permitted on the courts. [Intermediate]
 - d) Basketballs borrowed from the clubhouse must be returned the same day. [Minor]
4. There may be a Tennis Committee consisting of residents who are familiar with the game of tennis. The Tennis Committee shall supervise the use of the court and bring all problems that arise to the attention of the Board. All special events, lessons and planned activities shall be scheduled and approved in advanced through the Tennis Committee. [Guidance only] Amended August 3, 2020.
 - a) The Tennis Committee shall obtain approval by the Board before any exceptions to any rule can be made. [Guidance]
 - b) The Tennis Committee shall not enter any contract that obligates the Association. [Discretion of the Board]
 - c) The Tennis Committee shall not accept or handle cash and shall promptly turnover checks to the Property Manager so they can be deposited in the Associations' account. [Discretion of the Board]
 - d) The Chair of the Tennis Committee shall provide a summary financial accounting to the Property Manager no later than 30 days after the end of any month in which any funds are received. [Discretion of the Board]
 - e) Should any refunds be necessary, they shall be made by the Property Manager through the Association's financial system. [Guidance]
5. Use of the courts shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property and Recreational Areas". [Guidance only]

11.1 ADDITIONAL TENNIS RULES

Violation of all tennis rules are Minor except as described below

1. Players shall play at their own risk.
2. Code of Conduct on the Courts:
 - a) Boisterous or profane language shall not be used by players or spectators. [Discretion of the Board]
 - b) Walking behind or through the courts during play shall be prohibited. [Minor]
 - c) Entering or leaving a court shall only occur when the play of other players is stopped. [Minor]
 - d) Only proper tennis attire and tennis shoes shall be worn. No swimsuits or bare chests shall be allowed. [Minor]
3. Courts use restrictions:
 - a) The courts are restricted to the playing of appropriate tennis activities such as Riverstone teams, clinics, exhibitions, social events, and tournaments. [Guidance only]

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- b) The use of roller skates, skateboards, roller blades, scooters, bicycles, and other play or exercise equipment is prohibited. A ball machine use is an exception. [Intermediate]
 - c) DELETED. Amended May 13, 2019; Deleted July 18, 2019 by agreement with the State of Florida.
 - d) No intoxicants, food or breakable containers shall be permitted on the courts. [Intermediate]
 - e) All belongings shall be removed from the courts when play is complete. The Association and the Board shall not be responsible for lost or stolen items. [Minor]
 - f) An Owner shall be responsible for the repair and/or replacement costs incurred because of deliberate or irresponsible behavior resulting in damage to the courts and/or related equipment caused by the Owner, his/her family members, tenants, guests, invitees, and others for whom the Owner is responsible. [Discretion of the Board in addition to reimbursement]
 - g) Use of the courts by an externally organized team (school, recreational or scrimmage) is strictly prohibited. [Intermediate]
4. Court Reservation System [All Minor]:
- a) All residents are encouraged to use the Court Reservation System. The reservation system will take precedence over all walk-ons. If a reservation is not made, all resident walk-ons are still limited to the 60 and 90-minute rules if another resident is waiting to play.
 - b) To reserve a court, go online to: <http://riverstoneatnaples.net/> and click on RESERVE A COURT. For this site, you need a password different than your homeowner's access.
 - c) Only a resident can make a reservation and he/she is limited to 1 reservation per day.
 - d) All users for the online reservation system must be fifteen (15) or older. All reservations made for users under the age of 15 must be made under an adult that will be present with the minor on the courts.
 - e) Courts can be reserved up to 7 days in advance. Social and Special events are an exception.
 - f) A resident taking a private lesson can only book seven days in advance.
 - g) Singles play is limited to 60 minutes.
 - h) Doubles play is limited to 90 minutes.
 - i) A court, booked for play, but empty for 10 minutes, has its reservation void. The court will be available for anyone to use.
 - j) Court can be booked from 7:00 a.m. to 10:00 p.m.
 - k) During morning hours (7:00 a.m. to 12:00 noon), players shall maintain low noise levels.
 - l) If the court loses playability during a reserved time, playing time shall not be extended if other players are waiting or have reservations
 - m) All users for the online reservations system must be fifteen (15) or older. All reservations made for users under the age of 15 must be made under an adult that will be present with the minor on the courts. [Intermediate]
5. Guest Policy [All Minor]:
- a) All guests must be with a resident while playing on the courts
 - b) No resident can book a court for a guest or guests unless they are playing at the same time on that court. It is acceptable for the resident to be sitting or standing outside the playing area provided the resident is present to assure all rules and regulations are observed.
6. Prime Time Hours [All Minor]:
- a) This is a time designated for the exclusive use of residents, their families and friends and not for teams, clinics, exhibitions, training and similar activities.
 - b) The Prime-Time hours are every day of the week 7:00 a.m.- 11:30 a.m.

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- c) Organized teams' days and hours of play:

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- d) Daytime- Mondays through Saturdays. No Sundays. Match starts at 12 p.m.
- e) Evenings- Mondays, Wednesdays and Thursdays only. Match starts at 6:30 p.m.
- 7. Role of the Tennis Committee [All Minor]:
 - a) To supervise the use of the court and bring all problems that arise to the attention of the Board. All special events and planned activities shall be scheduled and approved in advance through the Tennis Committee.
 - b) To review and approve applications for team play and to block court time on the tennis website page for home matches.
- 8. Teams [All Minor]:
 - a) Team Definition: a team is a group of Riverstone players that play and compete according to rules of its sponsor organization, such as USTA, CTA, CCWTA, and similar others. Such team must gain Tennis Committee approval for play in Riverstone.
 - b) Team roster composition: Riverstone residents must be team participants in a percentage greater than 50%. Non-residents must be less than half. In the future, team captains will endeavor to reduce the ratio of non-residents in order to remain in good standing with the Tennis Committee.
- 9. Role of a Team Captain [All Minor]:
 - a) Report and review with the Tennis Committee dates of home matches and team roster prior to the season of play. The committee will resolve conflicts.
 - b) Comply with league and Riverstone rules.
 - c) Team members cannot book additional courts the same day of home matches.
 - d) Rainout dates must be cleared with the Tennis Committee to avoid conflicts.

12. RULES FOR THE CLUBHOUSE

- 1. Clubhouse Use:
 - a) Clubhouse hours shall be as determined by the Board from time to time. Time extensions for social or community events may be granted at the discretion of the Board or, if applicable, the Clubhouse Committee. Activities outside the Clubhouse shall not be allowed after 10:00 p.m. without the prior approval of the Board. [Minor]
 - b) The Clubhouse shall not be used at any time for religious services by any sect, cult or group with the following exception: In the spirit of respect and togetherness, a table decoration of a lighted Chanukah Menorah, Santa Statue and a Christmas tree, not to exceed twelve (12) feet in height, may be displayed in the Clubhouse during the December holiday season. [Minor]
Amended April 17, 2023
 - c) All belongings shall be removed from the Clubhouse when leaving. The Association and its Board shall not be responsible for belongings lost or stolen. [Guidance only]
 - d) No immoral, offensive or unlawful use shall be made of the Clubhouse. All Governmental Requirements shall also be strictly observed. [Discretion of the Board]
- 2. Code of Conduct for the Clubhouse:
 - a) No smoking in the Clubhouse or any rooms therein shall be allowed. [Intermediate]

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- b) Proper attire shall be worn in the Clubhouse. [Minor]
 - c) Bare feet, bare chests and swimsuits shall be prohibited in the Clubhouse other than to use the locker room facilities, provided that entry to and exit from the Clubhouse is through the door adjacent to the locker rooms directly accessing the pool area. [Minor]
 - d) When the Social Hall and Kitchen are in use by an Owner who has properly reserved the facility, no other Owner shall be permitted in those areas other than for ingress and egress. [Minor]
3. Renting of the Social Hall and Kitchen:
- a) Owners and other persons wishing to reserve the Social Hall and Kitchen must contact the Association manager to reserve a date and time. A deposit shall be due and payable at the time of reservation in an amount determined by the Board, a portion of which may be non-refundable as determined by the Board at the time of reservation. The balance of the deposit shall be refunded if there has been no damage, misuse or theft to the Social Hall and Kitchen or its components and if the Social Hall and Kitchen is left clean. The amount of the required deposit and the non-refundable portion of the deposit, if one is required, may be amended by the Board at any time and from time to time. [Guidance only]
 - b) Any Owner or authorized person using the Social Hall and Kitchen shall be responsible for the care and cleaning of the facility, including the kitchen. All furnishings and equipment shall be replaced to their previous locations, but in no event, shall they be removed from the Social Hall and Kitchen. [Intermediate]
 - c) Major community meeting dates shall supersede the use of all other events in the Social Hall and Kitchen. [Guidance only]
4. Rules for Use of Exercise/Fitness Room:
- a) Users must be fifteen (15) years of age to utilize the fitness center. Ages twelve (12) and up can utilize the fitness center with an adult eighteen (18) years or older. Amended June 21, 2024
 - b) ~~DELETED.~~ Deleted July 18, 2019 by agreement with the State of Florida.
 - c) ~~DELETED.~~ Amended September 3, 2018; Deleted July 18, 2019 by agreement with the State of Florida.
 - d) ~~DELETED.~~ Deleted July 18, 2019 by agreement with the State of Florida.
 - e) ~~DELETED.~~ Amended September 3, 2018; Deleted July 18, 2019 by agreement with the State of Florida.
 - f) Athletic shoes and shirts shall be worn always. [Minor]
 - g) As a courtesy to others, people exercising are requested to allow others to work in with them. [Guidance only]
 - h) A thirty (30) minute time limit shall apply on all cardio-vascular equipment when someone is waiting. [Minor]
 - i) Equipment shall be wiped down after usage. Accordingly, people exercising are requested to bring a towel to the exercise room for that purpose. [Guidance only]
 - j) Equipment and supplies shall not be stored in any location other than as specifically approved in writing by the Clubhouse Committee. [Guidance only]
5. No signs, notices or photos shall be posted on any of the walls or windows of the Clubhouse, other than on bulletin boards, if made available by the Association for that specific purpose. [Minor]
6. Use of the Clubhouse shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property and Recreational Areas". [Guidance only]

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