

## RIVER RUN CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

All residents must comply with the Rules and Regulations and Bylaws of the Association. Any violations of the Rules and Regulations or Bylaws of the Association by a Unit Owner, Tenant or their guests will subject that Unit to fines as described in these Rules and Regulations. These Rules and Regulations supersede all previously dated Rules and Regulations.

### Use of Units

1. River Run residents must comply with all state and local health, safety and sanitary codes including the codes governing the maximum occupancy of the Unit.
2. No structural integrity changes shall be done in any Unit without a written approval of the Board of Trustees.
3. Unit Owners or occupants shall not hang or display anything on the outside of windows or doors of the Buildings. No sign, awning, canopy, shutter or antenna shall be affixed to or be placed on the exterior walls, doors or roofs without the prior written consent of the Board of Trustees.
4. Nothing, which is a nuisance, shall be done or kept at River Run. No Unit shall be used for any purpose that interferes with other resident's quiet enjoyment of River Run for residential and recreational purposes. No resident shall play any musical instrument, radio, television or sound system in a manner, which causes a disturbance to other Unit Owners or occupants.
5. Balconies and patios are intended for use as extended living quarters, not as storage areas. Neatly arranged, usable furniture and well-tended plants may be kept there, but trash or laundry may not. Tenants/Unit Owners will be required to remove from their balconies/patios any items that, in the reasonable judgment of the Board of Trustees, present a hazard, nuisance or an eyesore.
6. Barbecues of any sort, propane or otherwise are prohibited from any balcony above the first floor and within five feet of any opening that includes doors and windows. (see the Mass Fire Protection Code 527 cmr.)
7. Units must be kept in a good state of preservation and cleanliness.
8. Unit owner should provide their unit key to The Board of Trustees or its agent, who in case of emergency may enter any room in any Building at any time. In case the key is not provided and emergency arises it might be necessary to break down the door or windows. Any damage resulting in that case will be the sole responsibility of the unit owner.
9. Every unit must be equipped with a fire extinguisher.

## Use of Common Areas

1. Nothing that is a nuisance shall be done or kept at River Run. The common area shall not be used for any purpose that interferes with other resident's quiet enjoyment of River Run for residential and recreational purposes.
2. Smoking is not permitted in the hallways and common facilities of the buildings as well as the common areas within 25 feet of the buildings. This includes but is not limited to smoking of cigars, cigarettes and pipes. Smoking inside of a Unit is not prohibited, but the Residents or the Unit Owners who smoke are responsible for ventilation as to not affect the hallways of the buildings and neighboring units.
3. There shall be no obstruction of the Common Areas, nor shall Unit Owners or Residents store any personal property in the Common Areas without the prior written consent of the Board of Trustees. The Board of Trustees or its agents reserves the right to remove and dispose of any personal property left in the common areas.
4. Storage by Unit Owners or occupants in areas designated by the Board of Trustees shall be at the Unit Owner's or occupant's risk.
5. Laundry shall not be started in common property laundries before 7:00 am or after 9:30 pm.
6. No playing or loitering is allowed in laundries, hallways, parking areas or roadways. Climbing trees and destroying the mulch beds on River Run grounds is prohibited. Any behavior deemed by the Board of Trustees to be a nuisance to residents including, but not limited to noisy games, horseplay and kicking of the ball is not allowed on the Property.
7. Nothing shall be altered, constructed in or removed from the Common Areas and facilities, except upon the written consent of the Board of Trustees. No Common Area, including hallways, shall be decorated or furnished by any Unit Owner or occupant in any manner without written consent of the Board of Trustees.
8. All the trash must be placed inside the dumpsters. Please recycle if possible. Old furniture appliances and rugs are not allowed in dumpsters. Residents or contractors found dumping illegal items will be fined.

# River Run Condominium Association Resident Vehicle Registration Form

Unit number: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_

Resident Name: \_\_\_\_\_

Resident Phone: Day: ( ) \_\_\_\_ - \_\_\_\_ Evening: ( ) \_\_\_\_ - \_\_\_\_

Vehicle 1 Year/Make/Model: \_\_\_\_\_

Color: \_\_\_\_\_ License Plate State/Number: \_\_\_\_ / \_\_\_\_\_

Vehicle 2 Year/Make/Model: \_\_\_\_\_

Color: \_\_\_\_\_ License Plate State/Number: \_\_\_\_ / \_\_\_\_\_

## OFFICE USE ONLY

Date Received: \_\_\_/\_\_\_/\_\_\_

Vehicle #1 Parking Space Number: \_\_\_\_\_

Vehicle #2 Parking Space Number: \_\_\_\_\_

I have received and read the Rules and Regulations of the River Run Condominium including the Parking/Vehicle Rules. I agree to abide by those Rules and to ensure that my guest do so as well.

\_\_\_\_\_  
Signature of the Resident

Please complete and return to:

*River Run Condominium*  
c/o Classic Management, LLC  
P.O. Box 585  
East Longmeadow, MA 01028

Deliver to the On-Site Management Office.

## Parking/Motor Vehicles

Due to the continued problems with parking at River Run the following rules will be strictly enforced. Residents with a large number of vehicles will have to seek alternative parking solutions on their own.

1. All vehicles, whether or not motorized, must conform to standard traffic patterns when used in roadways or parking lots of the River Run Condominium. No non-handicap motorized vehicles are permitted on sidewalks. Pedestrians always have the right of way over non-handicap vehicles including cars and bicycles.
2. The speed limit for all vehicles within the condominium complex is 15 mph.
3. All vehicles parked on the property shall be lawfully registered and inspected. Unregistered, uninspected vehicles will be towed at the vehicle owner's expense. No inoperable vehicle may be brought onto the property. If a resident's vehicle becomes inoperable, he/she must repair it within one week or remove it from River Run property.
4. The maximum number of vehicles per Unit that can be kept at River Run is equal to the number of spaces assigned to the Unit plus one. Unit Owners shall provide to Management the make, model and license plate number of all vehicles to be parked at River Run on a regular basis in order to obtain the parking permits (please see attached form or see the management to obtain one). All residents' vehicles that have no permit decals will be towed at the owners' expense.
5. Boats, campers, trailers or other recreational vehicles may not be parked on the Property except with explicit written consent of the Board of Trustees.
6. No parking is permitted in crosswalks, fire lanes, on the roadway in front of Building 1 or in unoccupied numbered parking spaces belonging to another Unit without the owner's consent. All improperly parked vehicles will be towed at the vehicle owner's expense.
7. The Board of Trustees reserve the right to tow any vehicle which interferes with the free movement of traffic, emergency vehicles, trash removal, snow removal, sweeping or other maintenance to the parking areas and roadways whether that vehicle is properly parked or not.
8. Vehicles may be repaired only behind the clubhouse. No car shall be left unattended while on jacks. Residents are requested to limit work to minor repairs and in no case shall a car remain on blocks overnight. Residents working on their cars must exercise caution to not spill any fluids on the pavement and will be charged a minimum of \$50.00 for any clean-up which River Run maintenance personnel find necessary to perform.

## RIVER RUN PET RULES AND REGULATIONS

1. City of Northampton. All definitions, rules and regulations regarding pets which may be promulgated by the City of Northampton are in full force at River Run. A copy of the most recent Ordinance is available from the City Clerk's Office. Documents must be provided prior to the Board's written approval.
2. Ownership of Pets. Only unit owners may request permission for service animals. No animal shall be allowed on the property of River Run without the prior written permission of the Board of Trustees; permission is non-transferable. Residents are limited to not more than one (1) Service animal per unit and/or not more than two (2) cats. Pit bulls and dogs of a vicious nature are not allowed. Trustees may permit pet or animal privileges where it is shown to their satisfaction that the animal or pet (1) poses no significant danger to persons or common areas. Trustees may require permanent removal of any pet constituting "public nuisance" under the Ordinance of the City of Northampton. And (2) will not significantly interfere with any other Unit Owner's peaceful enjoyment of his property.
3. Registration. Owners of approved animals must fill out a "Pet Registration Form" and return same to the clubhouse mail slot prior to acquisition of such pet or if you are a new resident of River Run, request a form and fill it out as quickly as possible. Any resident who owns a so-called "exotic" pet (rare bird, lizard, etc.) should also fill out a Pet Registration Form. A security deposit of \$250 is required for service animals at the time of submitting the Registration Form.
4. Responsibility. All pets are the sole responsibility of the owner of the unit in which such pet resides. All pets must be maintained in a sanitary and humane fashion. Unit owners are responsible for any pets owned by renters. Visitors are prohibited from bringing pets onto the property.
5. Restraint. All approved animals must be kept on a leash no more than six (6) feet long, at all times, except within the unit. No pet should be tied outside a unit and left unattended. All pet owners must control their pet to prevent danger or nuisance in the common areas, including excessive noise, noxious odors or waste material.
6. Common Buildings. No animals are allowed to loiter the common areas or in the pool/patio areas.
7. Designated Pet Walking Areas. All animals must be walked on a leash along Water Street, as well as being walked to and from units and vehicles.
8. Removal of Animal Waste. Animal owners are responsible for removing any fecal matter deposited by their pet. A "pooper scooper" and small plastic bag are required when walking the animal for this purpose. The area along Water Street is to be used for walking the animal.

9. Complaints. All complaints regarding animals must be in writing, signed by the complainant, and addressed to the Board for review and action. Upon notice to a Unit Owner by the board and/or Agent of any infraction of foregoing Rules and Regulations relating to pets and other animals, the Unit Owner shall have seven (7) days in which to correct the infraction or to remove the pet or animal from the property, at the sole discretion of the Trustees and/or their Agent.
10. Fines. Any owner who fails to comply with these Rules and Regulations shall be subject to the following daily fines:

First Offense \$25, Subsequent Offenses \$50.

# *River Run Condominium*

## *Pool Rules*

The following rules will be strictly enforced and are in part requirements of the Northampton Board of Health. Any infractions of the rules may result in loss of pool privileges.

1. The swimming pool and its surrounding area are for the express use of residents of River Run Condominium and their guests.
2. A pool pass will be required in order to gain access into the pool area. A pool pass can be obtained from the Management Company by returning the Pool Pass Application (please see attached form or see management to obtain one). The number of resident pool passes allowed per Unit will be determined according to Unit size. Each Unit is entitled to two guest passes.
3. Each guest in the pool area must have a guest pool pass and be accompanied by a resident 16 years of age or older.
4. Anyone less than sixteen years of age must be accompanied by a parent or guardian, 18 years of age or older, carrying a permission slip signed by the child's parent or guardian. No guardian shall be responsible for more than three children.
5. Climbing on or over the pool fence is strictly prohibited at any time.
6. Use of Pool and Facilities is strictly at Your Own Risk.
7. Swimsuits are required at all times. No cut-off shorts or torn tee shirts are allowed, as the strings will clog filters.
8. All persons must shower before entering the pool.
9. Persons suffering from any type of infectious disease are prohibited from entering the pool. No person wearing a bandage or medical covering of any kind or having evidence of skin disease or sores shall be allowed to use the pool. No person shall blow their nose or spit in or in any other way contaminate the pool, or its walkways and bathrooms. Any person, who is incontinent, is not allowed in the pool.
10. No running, horseplay, large floating devices, yelling, obscene language or unsafe diving or jumping is allowed in the pool area. Throwing rocks or any other such objects into the pool will result in immediate loss of pool privileges.
11. No alcoholic beverages, food or glass containers are allowed in the pool area. Any person under the influence of alcohol or illegal drugs will not be permitted in the pool area.
12. Trashes, including cigarette butts, are to be disposed of in the proper container before you leave the pool area.
13. Radios must be used with earphones.
14. Wet bathing suits are not allowed in the community room of the clubhouse.

15. No animals (other than service animals) are allowed in the pool area.
16. No storage of personal items, such as lawn chairs, towels, shoes, clothing, toys, etc., are allowed in the pool area, clubhouse or restrooms.
17. Management, staff and Trustees reserve the right to deny the use of the pool to anyone not adhering to the above rules, or for other reasons that might jeopardize safety.
18. Children under the age of 16 should not use swimming pool without an adult in attendance.
19. Adults should not swim alone.
20. **THERE IS NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK.**

ABSOLUTE COOPERATION is imperative for the pool to be an enjoyable part of River Run Condominium living. If you are aware of any violations, please notify management or your Trustees. If you are aware of after-hour trespassers, please notify the police immediately.