

Riviera Villas
Owners Association

Rules & Regulations

(Does NOT replace the Act, Master Deed, or By-Laws)

500 River Street • Chattanooga, TN 37405 • 423-267-8270

Common Elements

Parking Lot

- Please do not park in fire lanes. No further notice will be given. Please advise your guests.
- All oversized vehicles (i.e., extended vans, extended pickups, etc.) are to be parked so they do not block the vision of others as they are backing out of their parking spaces. Parking in the area next to River Street is advised for oversized vehicles. No vehicles over 19' in length are to be parked in the parking lot.
- No boats, trailers, campers, motor homes, etc. are to be parked on the lot.
- All visitors are required to park in the area provided next to River Street. Signs and spaces are posted marking the appropriate area for your visitors. Salespersons, non-resident owners, etc. are considered visitors. Vehicles parked in resident permit parking spaces which do NOT display an RVOA Parking Permit are subject to towing at the vehicle owner's expense. The only exception will be repair trucks.
- Cars are not to be washed on the parking lot.
- No repair work except emergency repairs are to be performed on the parking lot.
- "For Sale" signs are not to be placed in vehicles on the parking lot or in the windows of condos.
- Please limit your use of the Loading/Unloading spaces to ten minutes as requested.
- Please report problems to the RVOA manager.
- Vehicles violating the RVOA Parking Lot Rules are subject to being towed at the vehicle owner's expense.

Swimming Pool

- A telephone is mounted on the wall just inside the club room during the pool season. It is intended for emergency use only.
- Swim at your own risk—NO lifeguard on duty.
- No diving, running, horseplay, vulgarity, or rough-housing. (Effective Date April 15, 1997)
- All children under 12 years of age must be accompanied by an adult, even if the child can swim.

- No frayed cut-offs are to be worn in the pool.
- NO GLASSWARE, BOTTLES, etc. are permitted in the pool area.
- No floats in the pool when the pool is in use by several swimmers. Swim rings on small children are allowed.
- You must shower and remove suntan lotion or oil before entering the pool. The shower is located at the rear of the pool house.
- All lounges/pads should be covered with towels when in use.
- Please lower the umbrella at your table as you leave and return pads to proper storage area.
- No animals are permitted in the pool area.
- Please place all refuse in the containers provided in the pool area.
- Radios are to be played at a volume that will not disturb or distract other guests.
- If you are in the pool area at night, please be considerate of the time and noise factor. No noise after 11:00 PM, please.
- The number of guests invited to use the pool during weekends (5:00 PM Friday to 9:00 PM Sunday) must be limited to
 - Members of immediate family limited to six (6) persons.
 - Non-family members limited to four (4) persons.
- All guests must be accompanied by a host, or appropriate arrangements must be made in absence of host.
- Please report problems to the RVOA manager.

Reserving the Club House

- To reserve the club house for private parties, please contact the RVOA manager at least two weeks in advance of the date required. A \$25.00 deposit is required at the time you reserve the club house area and will be refunded if the areas are left in clean condition. (Effective Date: April 15, 1997)
- Reservations will be posted on a calendar in the club room for your information.

Reserving the Pool

pans are not placed under them when in use. Owners are responsible for any damage if pans are not used.

- Sun shades, etc. may be hung on the sides, not on front, of patios or balconies. Towels, swim suits, or other items are not to be draped over rails, etc.
- When cleaning balconies, please do not clean them with water. The water is unwelcome by the resident under you.
- Please do not ride bicycles on sidewalks or on the grass. If you leave bicycles outside your Villa, please make sure that they do not obstruct sidewalks, stairways, etc. DO NOT leave bicycles in the hallways.
- When moving, please have movers use side doors when possible. Movers, under NO circumstances, are to park or drive their vehicles on sidewalks or on the grass. (Effective Date September 1, 1997)

Dumpsters

- The RVOA dumpster is to be used for normal household waste only. Non-household waste items including, but not limited to, construction debris, discarded furniture, televisions, electronics, carpet, hazardous waste, and computers are not to be placed in the dumpster and should be properly and responsibly disposed of elsewhere. (Effective Date November 27, 2007)