

Riverwatch Condominium Owners Association, Inc.
c/o Association Management, LLC.
P. O. Box 20682
St. Simons Island GA 31522
912/638-4590 info@bestassociationmanagement.com

RE: Riverwatch Condominium House Rules

Riverwatch condominiums shall be used for residential purposes only. Owners/tenants/guests shall not use condos in any way that interferes with the use and enjoyment of premises belonging to neighboring condo residents. No commercial, illegal or improper activities are allowed. Residents shall comply with all Zoning Ordinances, Protective Covenants, Deed Restrictions, Declarations and House Rules.

1. All owners must complete the Owner Information Form and give to Association Management before being issued a gate card and parking permission. (Management hours are Mon-Fri, 9:00AM – 5:00PM, unless prior arrangements are made.) There is no extended or overnight parking allowed in the loading/unloading zone.
2. Only one vehicle per A or B unit is allowed for garage parking. NO MOTORCYCLES ALLOWED IN THE GARAGE. Contractors, maid service, air conditioner repair service, plumber service etc should use the OUTSIDE PARKING AREA and not park in the garage.
3. All children under 16 years of age must be constantly monitored while in the confines of the building. Please instruct them in proper use of the elevator as it could be a danger to small children.
4. All bicycles shall be parked in the bike rack in the garage.
5. No dogs are allowed within the confines of the building (service dogs with approval only). Feeding of wild or stray animals is prohibited.
6. Luggage carts are not to be stored inside a condo. Please return luggage cart promptly after use and return to the luggage cart storage area.
7. Swimming pool regulations are posted at the pool on the 4th floor. Period of use is DAWN to DUSK. Children under 16 years of age must be supervised by an adult at all times. Do not keep the door that allows access to the pool “propped open”.
8. Tenants should contact their rental agency or landlord if you have any problems or have locked themselves out of their unit.
9. Any Riverwatch owner and/or resident desiring to have a group (more than 4 per unit) use the Riverwatch pool or pool area, must have the event (date, time, and number of guests) approved by the Riverwatch Board of Directors at least 8 days prior to the event. Memorial Day, July 4th,

and Labor Day are not available for group events; these days are reserved for activities sponsored by Riverwatch Condominium Owners Association owners.

10. Continued disregard for house rules will result as a consequence to the owner:

- A. 1st offense – a letter will be sent to the owner describing the offense.
- B. 2nd offense – a letter with an invoice will be sent to the owner in the amount of \$100.00
- C. 3rd offense – a letter with an invoice will be sent to the owner in the amount of \$250.00

The contact information for Riverwatch COA c/o Association Management is as follows:

Mailing Address: P. O. Box 20682, St. Simons Island GA 31522

Physical Address: 2483 Demere Road, Ste. 102, St. Simons Island GA 31522

Website: www.bestassociationmanagement.com

Email: info@bestassociationmanagement.com

Phone: 912-638-4590

Fax: 912-434-4559

If you rent your property, please communicate this information to your property manager and/or tenant. Thank you for your attention to the contents of these rules!

Sincerely,

Riverwatch Condominium Owners Association, Inc.

By: Association Management, LLC.

On Behalf of the Board of Directors

Riverwatch Condominium Owner Information

Unit Number _____

Status: Vacant _____ Owner-Occupied _____ Second Home _____ Rental* _____

Owners Contact Information

Please provide the below information for the Association's records. Owners' names and mailing addresses are part of the public record and will be disclosed to other owners upon request or included in a Community Directory if a directory is published by the Association.

Property Owner #1 _____

Property Owner #2 _____

Contact Person (if different) _____

Mailing Address (if different) _____

City, State, Postal Code _____

The following information provided to the Association will not be disclosed without your permission. If you would like other owners to have access to your telephone numbers and email addresses, please initial by each item you agree may be provided to other owners upon request or in a Community Directory.

		Owners' Initials
Home Telephone		
Owner #1 Alternate Telephone		
Owner #2 Alternate Telephone		
Owner #1 Email Address		
Owner #2 Email Address		

- If you are renting this property, please provide the following information:

Rental Management Company _____

Rental Agent _____ Telephone Number _____

Email Address _____

Tenant Name _____

Tenant Contact Information _____

Please return this form to:
Riverwatch Condominium Owners Association, Inc.
P. O. Box 20682, St. Simons Island, GA 31522
info@bestassociationmanagement.com
Fax: 912-434-4559