

February 2022



Greetings, as we have so many new homeowners, we are reaching out to homeowners that rent and rental agencies managing rentals in Riverbend in an effort to share Riverbends' rules. Any homeowner that is renting or plans to rent must have a registration form on file with the gatehouse with homeowner contact info. All homeowners that rent are responsible for having a contact number on file that will be answered 24/7 in the event of an emergency or an issue with rental guests. If using a management company, please make them aware of this policy and make certain they can provide this. We have also learned of some rental guests who have arrived and have not been provided a gate card and only have a phone number to a management company that is not available on weekends. The gate staff is not able to provide gate cards for homeowners' guests. Homeowners are responsible for making sure they or their agent provide each guest with Riverbend rules, necessary info to get to the cabin and a means to get in the gate after hours.

Also, it has come to our attention that guests using GPS with cabin addresses located in Riverbend on the lake side are being directed to gates other than the main entrance gate. The only gates that can admit guests to the lake side of Riverbend is the main entrance gate at 117 Rainbow Circle, across the road from Lake Lure Baptist Church. Please instruct any guests going to a cabin on the lake side of Riverbend to enter through the main gate at 117 Rainbow Circle or use Lake Lure Baptist Church as a GPS point, it is directly across Hwy 64/74 from main gate. Once they are through the main gate, they can then use the cabin address. What is happening when guests arrive at a gate they cannot open and there is no call podium to gain entrance some are physically lifting our gate, which breaks the gates and results in the homeowner being charged. Some guests are also arriving without info about gate hours, how to use gate card, or some do not know they need a gate card. Homeowners can purchase gate cards at the gate house.

"Rules for Guests" can be found on our website as well as under "files" on Facebook or will be emailed if a request is sent to Riverbendpoaboard@gmail.com.

The registration form will be available on the website tomorrow. You can also email Riverbendpoaboard@gmail.com for a copy or with any questions. The gatehouse will also have this form.

Any questions can be sent to the Board at the above email address.

Thank you