



Rules and Regulations

Preamble: Riverbend at Lake Lure is a planned community. N.C.G.S. §47F-3-102(1) authorizes the Association Board to adopt rules and regulations, especially as it relates to the use of common areas. Common areas include the community's roads, lakes, beaches and mailbox/garbage/compactor area at the main entrance. The following are rules and regulations that supplement the community's recorded covenants.

GENERAL RULES:

Quiet hours for any lot are 10 PM – 7 AM seven days a week.

- Riverbend is a family friendly community –
- Appropriate attire shall be worn while using common areas – Traditional swimwear is required to be worn at all times for the privilege of accessing and using the Lakes, Beach area, Swimming Hole, Nature Walk and all pavilions. E.G, For women tops and bottoms are required, no stick-on breast coverings. For men, bottoms no Banana Hammocks.
- Children under the age of 12 must be accompanied by an adult at all times.
- No swimming after dark.
 - No outdoor nudity.
- No drunk and disorderly conduct allowed in common areas.
- No vulgar music in common areas nor making any noise tending to unreasonably disturb the peace and quiet of persons in the vicinity thereof.
- No hunting allowed in Riverbend.
- No littering - dispose of trash in receptacles provided or use "pack it in and pack it out" rules.
- No open fires in Riverbend; the use of firepits with covers will be allowed as long as a "NO BURN" policy has not been activated by local authorities.
- Owners are responsible for their guests, and the actions of their guests, at all times while within the Riverbend community.
- No exterior modifications or construction without complying with the current ACC Guidelines. The guidelines and application can be found on the community website. This includes sheds or outbuildings.
- Employees and Board Members only are permitted in the gatehouse unless admitted by gatehouse staff to retrieve a larger parcel.
- For the gate staff to conduct their duties effectively and in a timely manner, congregating or socializing at the gate house is not allowed.
- Absolutely NO fireworks.
- Campers/RVs may not park at beach/common areas. Campers/RVs must park at mailbox lot.

PROPERTY ACCESS:

- Guests/Vendors will not be granted access without authorization of the property owner. To expedite entrance, owners should notify the gatehouse, in advance, at 828-625-9724 and/or email them at riverbendgatehouse28746@gmail.com . Otherwise, the gate staff will attempt to contact the owner via the phone number on file for authorization. Without authorization, the guest/vendor may be denied entrance to the community.
- Owners' vehicles shall be registered with the Gatehouse and display the Riverbend stickers so that it is visible through the front windshield.

- Only homeowners in Riverbend have access to the remote entry kiosk at the front gate. Lot owners are entitled to have a gate car or gate clicker only. Any guests of a lot owner (who does not own a home in Riverbend) must be accompanied by the lot owner at all times.
- Guests shall display a visitor's pass visible through the front windshield while in the community. The guest pass will be issued by the Gatehouse. Guests that check in after-hours must obtain a guest pass the next day from gatehouse.

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- Do not manually raise any gate arm for property access; this will damage the gate and repair costs may be charged back to the owner.
- No "piggy-backing" through the gates; the arm will descend on the second vehicle. Riverbend will not be responsible for damages due to "piggy-backing" through the gate; any damages to the gate due to "piggybacking" vehicles will be charged back to the owner(s).

SAFETY:

- Owners/Guests shall use one or more of the following communication mechanisms to report a security or safety incident that they observed within Riverbend:
 - If the event is an emergency, contact 9-1-1 immediately then notify the Gatehouse/Board so they will be prepared to direct emergency responders in the correct direction.
 - Call the Gate Staff, at the main gate at Rainbow Circle, during working hours at 828-625-9724 and/or email them at riverbendgatehouse28746@gmail.com.
 - ✦ Gatehouse address: 117 Rainbow Circle, Lake Lure, NC
 - Notify the Board via email at RiverbendPOABoard@gmail.com
- Reflective house address signs are recommended for developed lots to aid first responders during emergency calls. The form can be found on the Riverbend POA Website at <https://riverbendlakelurepoa.org/>. Take the completed form, along with a suggested donation of \$25, or more, to Bills Creek Volunteer Fire Department (VFD) (Captain Hugh McMahon 828-532-0100) and they will arrange the installation of the reflective sign.

ROADS:

- The speed limit in Riverbend is 15 MPH, or less., and all drivers are expected to abide by the posted speed limits.
- Drivers must use caution around blind curves to reduce hazards caused by wildlife, vegetation, fallen trees, steep grades, road erosions, oncoming vehicles, pedestrians, etc.
- No roadside parking at any time. Overflow parking is available at the mail kiosks by the main entrance.

PETS:

- Pets shall be leashed at all times unless on private property or unpopulated areas.
- Dogs are welcome at the river swimming hole, on nature trails, and on roads. Dogs are not allowed on the beach at any time,
- No excessive barking during quiet hours
- Pick up after your pet..

ADDITIONAL RECOMMENDATIONS:

- When away from home for an extended period of time, inform your neighbors and enlist in the Rutherford County Sheriff's Office "Keep Check On" Program in which officers will keep an eye on your house. Enlist by contacting Captain Leon Godlock, Support Services, Rutherford County Sheriff's Office, 828-287-6395 (Office), 828-287-6631 (Ceil), Leon.godlock@rutherfordcountync.gov
- Trim bushes and trees around your house so that you can see unwanted persons and animals near your house and reduce fire hazards.

- **CONSEQUENCES FOR VIOLATIONS**

Per N.C.G.S. §47F-3-107.1, a fine of up to \$100 per violation per day may be levied against you if you violate the community covenants or rules and regulations. Additional fines, accruing at \$100 per day, may occur if a violation continues unabated after notice and opportunity to be heard concerning the violation is given per N.C.G.S. §47F-3-107.1. As part of that process, community services and privileges of Association membership, including access and use of common areas, may be suspended as a result of a violation. The

Association may also recover from violator its attorney's fees in case an enforcement action is commenced.