

**RIVER RIDGE GOLF AND CAMPING CLUB
BRACEY, VIRGINIA
434-636-2989**

BLUE RULES

**River Ridge Association, Inc.
Rules and Regulations**

The following rules, hereinafter referred to as “Blue Rules” are meant to be a guideline to property owners regarding the use of “Common Property.” It is further meant to be informative as to the duties of committees and board members. This also serves as an easy tool for guidelines as to the rules and regulations for homeowners in River Ridge Golf & Camping Club as well as acceptable behavior for residents to abide by. All rules are approved by the Board of Directors (BOD) and enforced by Statutes taken directly from the “Code of Virginia.” Carefully read and direct any comments or questions to the Board of Directors.

Section 1: General

Section 2: Architectural

Section 3: Maintenance

Section 4: Committees

Updates

SECTION 1: GENERAL

911 and LOT NUMBERS

- By law, "911" numbers and lot numbers must be posted on your lot and/or house and clearly visible by emergency personnel.
- River Ridge also requires your lot number be displayed near your 911 number.
- Letters must be a minimum of three inches in height and displayed where easily viewed from the road.

AUTHORIZED VEHICLES

- Only properly-licensed, inspected and insured vehicles may be on a property owner's lot.
- All motor vehicles and travel trailers, except those permanently installed in River Ridge, must be properly licensed.
- All registration and tags on vehicles must match, be legal and, if requested, the owner will need to show proof of insurance.
- All vehicles stored in River Ridge must be in running condition and moved regularly. Inoperable vehicles will not be tolerated and must be removed.
- Vehicles with Antique tags must be registered at River Ridge Office annually and show proof of insurance and registration or vehicle must be removed from River Ridge.
- No ATVs or UTVs allowed.
- No Farm Use tags are authorized.
- No one is allowed to operate a licensed motor vehicle on River Ridge roads without a valid drivers license. *Added 5/12/2018 – Board of Director's meeting*

ALCOHOL CONSUMPTION

- Underage drinking of alcoholic beverages will be reported to the proper authorities and property owner will receive an infraction ticket.
- Belligerent, disrespectful, erratic, frightful, aggressive, loud, verbal insults or threats or any such behavior concerning to the public or River Ridge Security will not be tolerated.
- No liquor bottles shall be displayed on common property except at the Kountry Kitchen or Club House during functions or parties.
- Bottled and canned beer should be properly covered at all times.

BURNING AND CAMPFIRES

- The burning of leaves, trash and brush is prohibited at all times.
- Land clearing fires are prohibited at all times.
- Virginia Law prohibits and makes it illegal to have any open fires each year from February 15th to April 30th. (Unless otherwise changed by the state).
- Camp fires are permitted in pits or enclosures when it is not dry, windy or prohibited by the State of Virginia after 4:00 p.m.
- Camp fires must never be left unattended, be closely observed and under control at all times.
- A water hose should be kept available in case of emergency.
- Do not use your fire pit for trash storage, as this will result in an infraction ticket.

COMMITTEE COMPOSITION

- Each committee will consist of at least three (3) members (in addition to the Board of Directors member). These members should reflect the demographic makeup of The Association.
- The Board of Directors member may serve as chairperson or elect to have the members choose a chairperson from the group In either case, the Board of Directors member will have voting privilege and serve as liaison between this group and the Board of Directors.

CONDUCT

- Good conduct is an important part of a civil society. Property owners, guests, employees and volunteers of River Ridge should be of good character, avoid conflicts, treat people with respect and act lawfully.
- Anyone, being belligerent (showing readiness to fight or quarrel) uses profane language directly to or directed at board member(s), committee member(s), employees or other members of The Association will receive an infraction ticket.
- Belligerence at a board meeting can result in an infraction ticket and being barred from future board meetings.

CURFEW

A 12:00 a.m. (midnight) curfew is in effect for all persons under 16 unless they are with a parent or adult legal guardian. Property owners, whose minors violate curfew, will receive an infraction ticket.

DONATIONS

All donations (cash, property or other) received by any board member will be properly receipted, signed and reported to the River Ridge Administration Office. The office will maintain a record of these in their permanent record.

ENTRANCE GATE

- Damage to the electronic gate occurs when the direction of the gate is sharply reversed. If you are behind another car when entering, please let the gate come all the way down before scanning your card and allow the gate to go all the way up before entering.
- Do not tailgate through the entrance gate. Anyone who illegally enters River Ridge by tailgating is trespassing and will be prosecuted.
- Manually lifting the gate will damage it. Anyone seen lifting the gate should be reported to the security office.
- When there is an incident of vandalism or damage and the responsible property owner is identified:
 - Property owner will receive an infraction ticket.
 - All charges for equipment i.e. calibration, replacement or repair will be assessed and property owner will receive an itemized bill and will be held responsible for charges incurred. If not paid within 30 days a Warrant In Debt will be issued for all costs.
- The property owner is responsible for all actions of family or guests within River Ridge.

EXCESSIVE NOISE

- No excessive noise is permitted at any time that results in a “disturbance of the peace”. This includes, but is not limited to, barking dogs, loud music, parties, yelling, use of vile or profane language, etc.
- Quiet time is 12:00 am to 8:00 am.

FIREARMS AND HUNTING

- The discharge of firearms or hunting with any weapon is prohibited on River Ridge premises at all times.
- No firearms or weapons are permitted in the common area at any time.

FIREWORKS: Prohibited at all times within River Ridge.

GATE CARDS

- Do not pass your gate card to guests except immediate family which includes: Adult children (over the age of 18) parents, grandparents and grandchildren. All other persons using a gate card will be regarded as trespassers. If special circumstances arise, please meet with security office for the proper way to handle the circumstance.
- Property owners with delinquent accounts will have their gate cards turned off until all monies owed River Ridge are paid. Delinquent accounts include unpaid Tribunal fines.
- Loaning or letting delinquent property owner use your gate card will result in an infraction ticket.
- When you sell your property in River Ridge you are required to provide the new owner with the gate cards that have been issued to you. Cards not given to new owners will be deactivated.

GOLF CARTS AND RELATED

- All operators of golf carts will be responsible for damages incurred by their golf cart.
- Extra seats and carrier body modifications are allowed.
- Maximum speed of any cart will be 15 mph. If you are suspected of exceeding that 15 mph limit, River Ridge will request the lot owner bring such golf cart and meet with RR security to determine maximum speed of golf cart.
- Reckless driving of golf carts will not be tolerated.
- Violations
 - First offense: Written warning.
 - Second offense: Golf cart will be restricted to owner’s lot for a period of 30 days.
 - Third offense: Golf cart will be restricted to owner’s lot for 60 days.
 - Fourth offense: Golf cart will need to be removed from River Ridge property.
- Tires must be regular or All-terrain. No aggressive directional tread tires are permitted.

- If a lift kit is installed, ground to floor of cart clearance is not to exceed 18-1/2 inches.
- Golf carts are required to be equipped with a mounted operational headlight, rear view mirror and a rear light or reflector when operating after dark. Under no circumstances are flashlights, lanterns, etc. to be used as a headlight.
- Golf carts must have lot numbers on both sides of cart, 3 inches in height or larger. Carts with a cover must have visible numbers on cover as well. Rental golf carts must display the lot number and letter in which they are visiting in the center, lower part of the windshield preceded with the letter "R" Example RA123.
- Golf carts will be limited to 2, 4 or manufacturers recommended seating capacity only. All occupants must remain seated.
- No ATVs or UTVs allowed, no exceptions.
- Golf cart drivers are to keep to the right and pull over/yield to vehicle traffic at all times.
- For the enjoyment of all residents, music on golf carts should be maintained at a level where occupants can hear it and others cannot. If too loud you will be asked by security to turn it off and to keep it off.

GOLF CART OPERATION

- Minors age 8 and older may operate a golf cart as long as they are accompanied by an adult (over the age of 18 years). The adult must be in the front passenger seat observing the driver at all times.
- Minors younger than 18 years of age, but older than 14, are permitted to drive golf carts without an adult provided they have:
 - Completed the Golf Cart Training Program and been issued a River Ridge golf cart permit.
 - Possess a current learners permit license or valid driver license.

GUESTS

- All guests must be pre-registered by the property owner at the security office prior to their entrance into River Ridge. Call the security office and let them know if you are bringing guest(s) in after the office is closed.
- If you have an after-hours guest, notify security office the following morning.
- Delinquent property owners will not be allowed to receive guests.
- Property owners must be present to have guests, with the exception of immediate family as defined under gate card section. Property owners are, at all times, responsible for the conduct of guests.
- Any damage or assessment from guest misconduct will be the financial responsibility of the property owner.
- Property owners with delinquent accounts are only allowed to enter River Ridge and proceed to their property using the most direct route. Visiting of friends, relatives or use of common property is not allowed.
- Delinquent property owners may not be guests of property owners in good standing, regardless of relationship to property owner.
- The Association reserves the right to suspend use of common property permanently by a guest for violation of the rules.
- Guests cannot have guests.

PARKING AND REGULATORY SIGNS

- Do not park in the road.
- Do not park on other property owner's lot without permission.
- The speed limits are 20 mph on paved roads. On village roads, the speed limit is 10 mph.
- Speed limit, stop signs and marked one way streets are to be obeyed at all times.

PETS

- Only dogs and cats are allowed. These pets must be contained on your property. Dogs are not allowed, under any circumstances, to run loose. Dogs should be on a leash at all times if outside your property.
- Dogs are to meet the county and state requirements for licensing, etc.
- Dogs and cats must be current on vaccinations at all times and if requested, owners must show those records to River Ridge office or security personnel.
- Cats must be spayed or neutered.
- Pet owners are responsible for disposing of animal waste at all times.
- No pets are allowed in common property buildings except for service animals.
- No dogs are to be left outside between the hours of midnight and 7:00 a.m.
- If River Ridge receives repeated complaints about pets, the owner will be issued an infraction ticket.
- If your dog bites a person or another animal you must be able to show authorities that pet's vaccination records.

- Because of the damage feral cats create with waste, disease, and additional cats, **DO NOT LEAVE FOOD OUT UNATTENDED**. Property owners who feed feral cats will be considered owners of those cats.

PROPERTY OCCUPANCY

- Only the deeded property owner and immediate family listed with The Association Office, are to occupy the residence.
- Approval by the BOD is required when someone other than the property owner or immediate family member is to occupy the residence for any period longer than 7 days. This approval will be kept on file in The Association Office.
- The property owner has continuing responsibility for those occupying or visiting the property.
- A copy of all “land contracts” and /or “sold by owners” must be recorded at the county and a copy given to The Association office. Otherwise, you will be charged the current rental fee amount.

TIME SHARE

- No time-share property sales or ownership allowed.

SECTION 2: ARCHITECTURAL - PROPERTY OWNER RESPONSIBILITIES

BRUSH, LEAVES AND OTHER DEBRIS

- Brush, three (3) inches in diameter or smaller, leaves and yard waste must go to The Association’s landfill. To obtain the key to The Association landfill, see the person on duty at the Security Office.
- Lots are required to be cleaned of brush and leaves at least 4 times per year at a minimum of 3 month intervals.

CAMPERS IN MOBILE HOME AREAS

- Commercial built campers will be permitted in designated mobile areas provided they have flush type toilets.
- Discharge lines must be connected to the central sewer system by use of the outlets, and camper toilet system must be fully operational.

CAMPING AREAS: MULTI-TRAILERS

- No more than one (1) permanent camping unit is permitted on any lot at any time in the camping areas except for: Pop up camper, travel trailer and motorhome for a period not to exceed 2 weeks.
- A tent may be erected for a period of use not to exceed two (2) weeks.

CAMPING TRAILER SPECIFICATIONS

- Any camper coming into River Ridge and going to a lot must be brought in during business hours.
- All campers must have original ID intact and have current license and registration.
- Trailers destined to camping lots cannot exceed forty (40) feet in length and 8 feet in width.
- No structures, other than campers and mobile homes, can be used for living purposes.

COMMON PROPERTY

- Common property may be used for “temporary” overflow parking near the Propane Pumping Station. Security must be advised when using this area.
- No permanent structure may be built on common property under any circumstances.
- Lot owners may use common property provided that their property is directly connected to the common property, and no permanent structure is erected or built. Common Property cannot be used for permanent storage or parking of anything, including cars, watercraft or vehicles of any kind. Any removal of growth or trees must be preapproved by the Board of Directors.
- Semi tractors are allowed to park in designated parking areas (ask security office where to park) for 15 days. Advise the office of your name and lot number.
- The Association reserves the right to suspend use of common property permanently by a property owner or guest for repeat violations of rules.

HOUSEHOLD GOODS

- Discarded appliances, furniture and building materials must be taken to the county landfill within 60 days by the property owner or their delegate. Household goods shall not be stored under an open garage.
- No household furniture shall be kept in the yard or on porches. Discarded household furniture does not constitute outdoor furniture.

MAN MADE PONDS

Purchasers of lots in Hare and Indian Villages that border on any man-made pond lying wholly or partly within the subdivision (exclusive of Lake Gaston) shall not be permitted to construct boat docks or any mooring facilities for any boats, watercrafts or other conveyances of any type or nature for use on the water within or adjacent to said man-made lakes.

MOBILE HOME MULTI-VEHICLES

Mobile home lots may have one (1) additional camper or recreational vehicle on their property. Under no circumstances is the second vehicle to be occupied or have any electrical lines running to it except for the sole purpose of charging batteries. Permanent residents may have a camper or RV parked on their property for travel and /or weekend guest use, however, it must have a current license plate and may not be lived in, but may be used for guests for a period not to exceed two (2) weeks.

MOBILE HOME SPECIFICATIONS

- Mobile homes must be at least 420 square feet.
- The appearance, design and location on premise shall be pre-approved by the Architectural Control Committee. These items shall be completed within 90 days of mobile home being placed on lot: skirted or underpinned by brick, blocks, masonry or material similar to the outside covering of the mobile home.
- All fuel drums or tanks shall be concealed by appropriate structures of like materials such as that matching said mobile home or its underpinning.
- All garbage or trash receptacles shall be fully enclosed and covered at all times and concealed by appropriate structures of like materials such as that matching said mobile home or its underpinning

MOBILE HOME UTILITY REQUIREMENTS

All mobile homes located upon premises must be hooked to the central water, sewer and electrical service system. Electrical service will be metered to each individual lot by Mecklenburg Electric Cooperative.

PERMITS FOR CAMPING TRAILER/MOBILE HOME

- Prior to any trailer or mobile home entering the properties of The Association, to be set up on a permanent basis, a permit must be obtained in advance from The Association AND Mecklenburg County.
- Under no circumstances will a camper older than twelve (12) years or a mobile home older than six (6) years old be allowed to be set up on a permanent (blocked) foundation.
- If you are bringing in a camper for a weekend, week or summer camping, the year of the camper does not apply. However, it cannot remain in River Ridge for longer than 30 days and it must be taken out.

SANITATION

- No outside toilets shall be allowed on premises.
- No untreated waste from any lot shall be permitted to enter Lake Gaston nor any stream, branch, creek, ditch, gully, watershed or tributary thereof.
- No sewage, garbage, liquid, or solid waste disposal system, pits, "post holes" buried metal drums, latrines or other similar structures or operations shall be permitted on any lot.
- Trash or garbage shall be kept in sanitary closed containers. No trash of any nature shall be kept in beds of trucks. Equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Household waste must be taken to the dumpster. Brush shall be taken to the brush dump.
- No dumping of grey water or sewer on the ground is allowed, this constitutes a violation of Association Covenants and Agreements, county and state ordinances.
- At all times the holding tank cap must be in place, except when hooked into the sewer line. All grinder pumps and tanks must be vented above the homes roof line.
- Sanitation violators will be reported to the County and State Authority.

SIGNS

- By law, the 911 numbers and lot numbers must be posted on your lot (preferably on your house) and clearly visible by emergency personnel. Letters must be a minimum of three inches in height and displayed where easily viewed from the road.
- River Ridge also requires your lot number be displayed with a minimum of 3-inch letters near your 911 number.
- Address: This sign must be a minimum of one (1) by two (2) feet in dimension and may contain a name.
- A sign may be used to advertise the property for sale.
- Political signs and or signs for candidates running for the board will be allowed during the election period per Election Committee rules. All political signs and/or River Ridge candidate signs must be removed within 24 hours after the election.
- River Ridge requires your lot number be displayed near your 911 number. Recommending 3 inch lettering, but must be clearly visible from the road. *Added 4/14/2018 - Board of Director's meeting*

UNDERPINNING

If you use the underneath of any trailer, room addition, deck or porch regardless of whether it is a mobile home or camper for storing any items it must be hidden from view by underpinning. No exceptions.

UNSECURED REFRIGERATORS AND FREEZERS

Refrigerators and freezers that are exposed (outside premises) must be secured by lock and key at all times to avoid accessibility to children. Anyone found in violation will be issued an infraction ticket.

USE LIMITATION

Contractors are allowed to stay overnight at the property owner's camper or mobile home with permission of the property owner. The property owner must notify security office and is responsible for all actions of contractors.

VEHICLES

No vehicles are allowed to be covered by tarps.

SECTION 3: MAINTENANCE - PROPERTY OWNER RESPONSIBILITY

COMMON PROPERTY BUILDINGS

- Do not tamper with fire extinguishers.
- Throw all trash, cans and cigarettes/butts in containers provided for that purpose.
- Criminal charges will be brought against the lot owner of any member or guest found to be tampering with River Ridge Common property buildings, lots or property.

COMMON PROPERTY ROADS

Digging in common property roads is strictly prohibited.

DITCHES AND CULVERTS

All ditches and culverts are to be maintained by the property owner and kept free of brush and leaves at all times to prevent water from running down the roads. In the event the road washes into the culvert, property owners shall file a work order with maintenance to have the culvert and the pipe cleaned out and unstopped. This shall be the responsibility of River Ridge Association and shall be corrected at no charge to the property owner. Any request for new or replacement culvert pipes must be submitted to The Association Office for approval. All work will be performed by the Maintenance Department. Labor and materials must be paid for in advance.

HOME AND LOT MAINTENANCE

- All homes and lots in River Ridge are required to be kept in a tidy manner at all times. Regular maintenance of your camper or mobile home is required to prevent the neighborhood from becoming a less than desirable neighborhood. Property owners with campers or mobile homes on lots that are in disrepair and not being maintained properly and creating an eye sore or sanitary issue for neighbors will be asked to remove them immediately.
- The Association will not tolerate un-kept lots of any kind. Storage on porches, or in carports, of household goods will not be allowed.

- No tarps on campers, storage sheds or roofs will be allowed.
- Property owners are expected to clean their properties four (4) times per year, at a minimum. This includes the structure and surroundings as well as the lot.
- Power washing should be used on siding and decks. Clear leaves and yard debris from outside areas regularly.
- It is all property owners' responsibility to keep our community attractive for all residents.

MISS UTILITY

IT'S THE LAW! Call Miss Utility of Virginia before you dig! DIAL 811 OR 1-800-552-7001.

PAST DUE INVOICES

Any electric or water invoices not paid in thirty (30) days will subject the lot owner to no electric or water service until the indebtedness is paid in full. The Association will charge the indebted lot owner an assessment of \$50.00 each to reactivate electric and water service.

SEWER CONNECTION

Camping lot owners are prohibited from hooking up to existing sewer connections without first completing an application at The Association Office. Anyone found to be hooked up to the sewer system without River Ridge approval will be subject to a \$50 fine and/or \$10 per day for a period not to exceed 90 days or until disconnected, per Virginia State Code.

UTILITY LINES

- Camping lot owners are responsible for the electrical line from the pedestal to their camper, room additions, porch or shed. Under no circumstances is the lot owner or their delegate allowed to modify circuits and/or their enclosures.
- Camping lot owners are required to sign an Electric Service Agreement which is available at The Association Office.
- The property owner is responsible for the sewer line on their lot.
- The property owner is responsible for the water line from the main cut off valve (meter) to their camper, mobile home and room additions.

SECTION 4: COMMITTEES

ARCHITECTURAL CONTROL

- Purpose: Architectural Control will be responsible for approving or disapproving River Ridge Building Permits to insure the use of the properties for attractive uses, to prevent impairment of the attractiveness of the property, to maintain the desirability of the community and thereby secure to each owner the full benefits and enjoyments to his/her property that are necessary to insure the same advantages to other owners.
- Committee and Authority: Refer to Article VII-Section 1 - Declaration of Protective Covenants and Agreements. The Architectural Committee Members have the authority to go on the property from the date of building application to completion of the project.

BUILDING CODES

- Do not commence construction or remodeling of any type without first securing an approved permit from The Association and an approved BUILDING AND ZONING permit from Mecklenburg County. Anyone building without the required permits will receive a Stop Work Order.
- The Association's building guidelines will prevail as to the type of construction in order to maintain uniformity throughout the park. At no time will the 7-1/2 foot setback be altered. All property pins must be located and marked. Changes must be staked clearly when applying for permit prior to committee members previewing property and approving work.
- If property pins are marked and changes are staked, a request may be made by mail or fax from property owner at least 30 days prior to coming to River Ridge in order to have approval on arrival.
- No changes to plans are to be made after construction has begun. Property owners building other than what is permitted will be held responsible for changes or removal of construction.

- River Ridge building permits are valid for six (6) months.
- A copy of the current building codes may be obtained from The Association Office.
- Fences:
- No fence shall be constructed so as to limit the view of the lake by their neighbors.
- All fences on sides and back of property shall be no higher than six (6) feet and a minimum of six (6) inches back from the property line.
- All fences in front yard shall be no higher than forty eight (48) inches.
- Lot lines are to be verified by Architectural Control Committee. You must apply for a building permit application from River Ridge, and follow the instructions, and obtain a building permit from Mecklenburg County.
- Lot lines are the responsibility of the property owner. Property owner will provide proof of accuracy of property lines upon request for building permit purposes. *Added 4/14/2018 - Board of Director's meeting*

BLUE RULES COMMITTEE

- The Blue Rules Committee is not a standing committee and will be put together as needed when major changes need to be addressed.
- All meetings regarding Blue Rules changes will be open to discussion by all property owners who choose to attend.

BOAT RAMP AREA, BOAT SLIP AREA, FISHING POND AND FISHING TOURNAMENT COMMITTEE

- Riding in watercraft being towed is not allowed. River Ridge accepts no responsibility for any injuries sustained while doing so.
- Swimming is not allowed in the boating area.
- Diving from piers is not allowed.
- Sunbathing is not permitted on the piers except in Groundhog.
- Pier fishing is only allowed from the designated pier located in Groundhog Village.
- Detached trailers may not be left in parking area. Detached trailer owner will be given an infraction ticket.
- The parking of vehicles in or around the boat ramp or shoreline area is not permitted, except in designated parking areas.
- Watercraft may not be left on shoreline for a period exceeding 24 hours without prior approval.
- When unloading or loading, do not leave your watercraft in the incoming/outgoing stalls. Move it to the outside of the pier.
- Expedite the launching of your watercraft by preparing it prior to launching ramp. Once you have loaded the watercraft on the trailer, including the hook up of the safety chain, move to the top of the hill to complete your unloading.
- Decal payments are due January 1st. Decals purchased after March 31st will be charged a late fee.
- All lot owners that have motorized watercraft are required to have a current decal displayed on the left side of the watercraft visible to the Security Office. Guests must purchase a temporary 7-day watercraft permit from the Security Office. The temporary permit must be displayed by placing it around the mirror on the interior of your vehicle. Additionally, all trailers will display lot number on left side of tongue.
- Watercraft will be tied off securely. Improper mooring can result in an infraction ticket.
- If River Ridge observes watercraft on your property, they have the right to ask you for proper documentation of ownership and a decal being purchased. If you choose to allow another property owner to store their property on your lot, you will be held responsible for having the proper decals and documentation.
- If you sell a watercraft that has a registered boat decal, you must notify the River Ridge Office. All watercraft stored on a River Ridge lot must be owned by the property owner, who must bring their registration to verify boat/watercraft is registered as the property owner AND purchase a decal to display on the vessel. Exceptions may be addressed to board members.
- Boat Slips
 - Watercraft in slips must be registered to the property owner who is leasing the slip.
 - Any owner (lessee) using a boat slip without paying the rental fee will be regarded as a trespasser. A lot owner renting a boat slip that allows another owner to use his/her slip is in violation of the slip rental agreement and will be issued an infraction ticket.
 - Lessees may register more than one watercraft to the slip provided it is properly registered.
 - Property owners may register more than one watercraft to a slip provided it has a proper boat decal. Lessees are not allowed to sub-lease their slip.
- Fishing Pond
 - The Fishing Pond is restricted to bank fishing.

COMMUNICATION COMMITTEE

- The Communication Committee will focus its attention on activities that enhance communications and promote positive working relationships within The Association. Some of these activities include, but are not limited to, the following:
 - This committee will publish The River Ridge Newsletter which will be sent to all property owners with their water bills and can also be viewed at www.grapevinenow.com
 - Additional updates may be sent as needed to keep the membership informed. Final approval for the publishing of each edition will be the responsibility of the Board President.
 - The newsletter will be the official publication of The Association and all committee chairpersons are expected to provide articles to the chairperson of the Communications Committee on a timely basis for publication.

ELECTION COMMITTEE: Election Committee Rules are available in the office.

ENTERTAINMENT/RECREATION COMMITTEE AND POOL ACTIVITIES COMMITTEE

- Swimming Pool Activities: All pool activities will be approved by, and under the control of, the pool committee/manager; to include swimming/diving competitions, holiday activities, dances, special parties, and cookouts. The River Ridge Treasurer should be consulted when these events are being planned for proper appropriation and budgeting.
- This committee will focus its attention on planning, organizing, providing activities and recreational opportunities for the membership. Some of the responsibilities include but are not limited to the following:
 - Communicating all activities to the membership on a timely basis.
 - Entertainment activities are coordinated and property owners activities are to be scheduled so as not to conflict with already-scheduled River Ridge activities. A schedule will be maintained for the use of the Club House, Kountry Kitchen, and Pavilion. All rules and regulations will be appropriately communicated to anyone renting or otherwise using these facilities.
 - This Committee will assure that routine maintenance and cleaning is done and will coordinate this with the Maintenance Department for the Kountry Kitchen, Club House and Playground. This Committee will conduct all entertainment activities in a manner that is consistent with the rules and regulations of The Association and reflect positively on the community.
- No alcoholic beverages are to be available or used when anyone under the age of 21 is attending any indoor, River Ridge-promoted function.
- The Pavilion is available at no charge on a first come first-use basis. The Pavilion is available for use until 10 p.m. only. Property owner is responsible for clean up and any damages.
- The Kountry Kitchen and Clubhouse are available for rental to property owners for private functions and a cleaning deposit is required.
- If a private function is open to all property owners of River Ridge there will be no usage fee charge and the rule regarding 'no alcohol if attendees are under age 21 applies'. A clean- up deposit may be required.

GOLF COURSE

- The Golf Course Committee has an active interest in promoting the sport of golf in and outside the River Ridge Community. The committee will develop sponsorship and golf tournaments, lay out event programs, hold scheduled committee meetings and make volunteer assignments. This is all to ensure and enhance the success of the River Ridge Golf Course.
- Rules and regulations are posted in the Pro Shop at the Golf Course and are subject to change.

MAINTENANCE COMMITTEE

- PURPOSE – Responsible for proper upkeep and maintenance of all facilities and common grounds located within the confines of The Association.
- AUTHORITY – Easements are reserved unto The Association for the purpose of conveying to public utility companies, or The Association, the necessary easements for utilities along and within ten (10) feet of the front line, rear line and side lines of all original lots in The Association for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric light, telephones, pipes, water, sewer and other public, quasi-public or private utilities and drainage and to trim any trees which, at any time, may interfere or threaten to interfere with the maintenance of such lines with right of ingress to and egress from and across said premises to employees of said utilities.

- Said easement is to also extend along any owner's side, rear, and front property lines in case of fractional lots. The person owning more than one lot may utilize the common lot line and the easement shall be inoperative as to said line provided that such utilization shall be commenced prior to the installation or use of this easement for one of the foregoing purposes. It shall not be considered a violation of the provision of easement if wires or cables carried by pole lines pass over some portion of said properties not within the easement as long as such lines do not hinder the use and enjoyment of said lot.
- The Association reserves the right to perform grading, excavating, under brush clearing, tree cutting and trimming on the subject property, including the right to disturb topsoil where in The Association's opinion such work is advantageous for the improvement of this Association.
- Mecklenburg County waived the ten (10) foot setback for River Ridge and granted a 7-1/2 foot set back due to size of lots.

SAFETY AND SECURITY COMMITTEES

- These committees are responsible for identifying and reporting violations to the proper authorities and to those who enforce the Rules and Regulations in the areas of common property.
- Security team members will not interfere with any property owner's personal business.
- Any damage to or breaking into of any property observed by these committees will be reported to the property owner who may then decide whether or not to contact the sheriff's department.
- Names of volunteers are available in the office.
- Complaints against committee members will be handled by the head of security. If complainant is not satisfied with action taken by committee chairperson or if complaint is against committee chairperson then it will be handled by the entire board.
- Board of Directors will have the authority to remove a security volunteer if action of the volunteer is deemed to be not in the best interest of River Ridge.
- A complaint is to be submitted on the concern form and submitted to committee chairperson with a reply to the complainant within fifteen (15) days.

SAFETY AND SECURITY: ISSUANCE OF INFRACTION TICKETS

- An infraction ticket is to be presented to the property owner, citing the violation from the Rules and Regulations.
- The ticket is to be mailed "CERTIFIED MAIL" and must be dated and signed by the authorized committee member.
- The property owner cited must be given a minimum of fourteen (14) days notice prior to the date of the hearing.
- The Tribunal Committee will meet the second Saturday of each month at 2:00 p.m. (An exception to this is when there is no Board meeting in the month).
- Tribunal will keep permanent records of all citations and the disposition of the matter. No name will be removed from records.
- Continuances will be allowed at Tribunals discretion.
- This committee is to act independently from the BOD. All decisions are final and cannot be overturned or reviewed by the BOD.
- Property Owner may take legal action to appeal a Tribunal Decision.
- No special hearing will be held for any person regardless of who they are.
- All property owner complaints will be heard in the same manner.

SWIMMING POOL/RECREATION CENTER

- Pool rules are posted at the entrance to the pool area. Pool rules are subject to change each season.
- Children under twelve (12) years of age must be accompanied at all times by a responsible adult. A responsible adult must be in the baby pool with a child at all times.
- All pool activities will be approved by, and under the control of, the pool committee/manager and pool activities. This is to include swimming/diving competitions, holiday activities, dances, special parties, and cookouts. The River Ridge Treasurer should be consulted when these events are being planned for proper funding appropriation and budgeting.
- All registered guests using the pool must be accompanied by the property owner.

TRIBUNAL COMMITTEE

- The Tribunal receives its authority from the BOD. Its purpose is to oversee the monthly hearing in which a property owner may answer a charge or suspension.
- The composition of this committee will consist of three (3) members and at least (1) alternate. Their term will be for a period of three (3) years. The alternate will be selected to serve in the absence of a committee member. All members will be selected by the BOD from names provided as “interested in serving”.
- No person having a spouse or relative on the board may serve on the Tribunal effective with the appointment of the next tribunal from date of approval of these Blue Rules.
- Only the person who issued the ticket, the property owner, any witnesses and property owner’s attorney or board member wishing to “observe only” will be allowed at the hearing. Any board member observing will remain silent and will not interfere with the tribunal hearing.
- Property owners may be represented by an attorney.

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References:

- Documents and forms can be obtained at the Office and online at www.grapevinenow.com.
- The Code of Virginia contains the laws passed by the General Assembly and signed by the Governor for the Commonwealth of Virginia. law.lis.virginia.gov.
- Miss Utility: Virginia 811 is the “one call” Virginia communications center for excavators, contractors, property owners, and those planning any kind of excavation (digging) or demolition. Calling before you dig is a simple step, but one that can make your construction, planting or home improvement project safer while preventing utility outages that can be inconvenient or even dangerous for your neighbors. In addition, calling 811 before you dig is the LAW.

Blue Rules Updates (passed by Board of Directors 1/12/2019)

1. Due to many homeowners requests the addition of physical violence will not be tolerated and appropriate authorities will be contacted in any incident.
2. The addition of entertainment for Darts, potential TV's, and Internet to create an environment for Owners that encourages social interaction, the addition of a Blue Rule to enable parents and children involvement is outlined below.

SECTION 1: GENERAL

CONDUCT

- ***(ADD) Physical violence will not be tolerated and appropriate authorities will be contacted in any incident.***

SECTION 4: COMMITTEES

ENTERTAINMENT/RECREATION COMMITTEE AND POOL ACTIVITIES COMMITTEE

- ~~***(Delete) No alcoholic beverages are to be available or used when anyone under the age of 21 is attending any indoor, RiverRidge promoted function.***~~
- ***(ADD): Scheduled non-admission fee or any fee structured social events and activities planned and approved by the River Ridge Board of Directors at the Clubhouse and Kountry Kitchen may allow for underage children in attendance with alcohol consumption as long as parents are in attendance with any child under the age of 21 (no exceptions). River Ridge formal scheduled adult only activities such as Adults Dances will maintain the "no person under age 21 is permitted". Amendments for a special event may be considered and approved at formal Board of Directors meeting and captured in Meeting Minutes.***
- ***(ADD) Damages to River Ridge Club House and/or Kountry Kitchen equipment or infrastructure to include tables and chairs will be the Property Owners responsibility. Children and Guests of the Property Owner are the responsibility of the Property Owner. No guest may be present in absence of the property Owner.***
- ~~***(Delete) If a private function is open to all property owners of River Ridge there will be no usage fee charge and the rule regarding 'no alcohol if attendees are under age 21 applies'. A clean-up deposit may be required.***~~

- ***(Add) If a private function is open to all property owners of River Ridge there will be no usage fee charge. (Delete) and the rule regarding 'no alcohol if attendees are under age 21 applies'. (Add) Property Owner renting or using any River Ridge facility is responsible for the equipment or infrastructure and any damage will be reimbursed to River Ridge Association. The property owner renting or using the facility is responsible to identify any discrepancies to equipment or infrastructure prior to using the facility. A clean- up deposit may be required.***

BLUE RULES UPDATES:

SECTION 2: ARCHITECTURAL-PROPERTY OWNER RESPONSIBILITIES/SIGNS

River Ridge requires your lot number be displayed near your 911 number. Recommending 3 inch lettering, but must be clearly visible from the road. (4/14/18 Board of Director's meeting)

SECTION 4: COMMITTEES/BUILDING CODES

Lot lines are the responsibility of the property owner. Property owner will provide proof of accuracy of property lines upon request for building permit purposes.(4/14/18 Board of Director's meeting)

No one is allowed to operate a licensed motor vehicle on River Ridge roads without a valid drivers license. (5/12/18 Board of Director's meeting)

SECTION 1: GENERAL

EXCESSIVE NOISE: DELETE: Quiet time is 12:00 am to 8:00 am.

ADD: Residential areas only. Quiet time is Sunday-Thursday from 10:00 pm to 8:00 am during the school season for River Ridge location. Friday and Saturday quiet time is 12:00 am-8:00 am.. When school is not in session quiet time will follow Friday and Saturday times.(10/12/2019 Board of Director's meeting)

Rule Added - Approved August 22, 2020:

No boat shall be moored, tied, or anchored along River Ridge property that has a bathroom facility. River Ridge has no sewer pump out available for this service.

Approved by the Board of Directors as of the November 14, 2020 meeting

NEW:

Based on the size and width of the roads in River Ridge and to help our neighbors get through the development with boats and trailers safely this Rule has been added to the Blue Rules for River Ridge:

No obstacle can be placed within 18 inches from the side of the road. Examples: (fence, flower bed, stones, blocks, vehicle, trash cans, ext.). This does not mean from your property line but from the side of the road to your property.

Camping section:

Those that are defined in the Covenants as “Camping Lots” under Article 1 Definitions.

- (i) Camping Lots are defined herein are those lots located in Adventure Village, Leisure Village, Buffalo Village, Deerchase Village, Hare Village, Moose Village, Groundhog Village, Kangaroo Village, and any lots with in Indian Village connected to 50 amp electrical service.

Under section Article VIII Constructions and Use Limitations per the Covenants section 3.

Only one camping trailer is allowed per lot.

Due to the size of the lots defined as “camping lots above” River Ridge has approved to change the Blue Rules to: **As of January 2, 2021, only one camping trailer will be allowed on a camping lot. A camping trailer on any lot must be 7 ½ foot from all property lines if it is set up permanently or not.** Any camper that has been on the lot before Mecklenburg changed to the 7 ½ ft rule is grandfathered in for this restriction.

POP UP campers: For safety reasons if a Property Owner is not staying in the park the Pop-Up camper must be stored down and locked.