

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

**BLUE RULES  
January 2, 2021**

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**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.

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## **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 3 (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 can operate a licensed motor vehicle on River Ridge roads without a valid driver’s license.
- All utility trailers must have lot number affixed to tongue of trailer on driver’s side of trailer. Letters/Numbers should be large enough to easily see from the road.

### **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 Clubhouse during functions or parties.
- Bottled and canned beer should always be properly covered.

## **BURNING AND CAMPFIRES**

- The burning of leaves, trash and brush is always prohibited.
- Land clearing fires are always prohibited.
- Virginia Law prohibits and makes it illegal to have any open fires each year from February 15<sup>th</sup> to April 30<sup>th</sup>. (Unless otherwise changed by the state).
- Campfires are permitted in pits or enclosures when it is not dry, windy or prohibited by the State of Virginia after 4:00 p.m.
- Campfires 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 BOD member). These members should reflect the demographic makeup of The Association.
- The BOD member may serve as chairperson or elect to have the members choose a chairperson from the group. In either case, the BOD 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 and be assessed a repair bill of \$100. 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.
- Residential areas only. Quiet time is Sunday-Thursday from 10:00 p.m. to 8:00 a.m. during the school season for River Ridge. Friday and Saturday quiet time is 12:00 a.m. to 8:00 a.m. When school is not in session quiet time will follow Friday and Saturday times.

## **FIREARMS AND HUNTING**

- The discharge of firearms or hunting with any weapon is always prohibited on River Ridge premises.
- 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. 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 CART USE, LIMITATION AND OPERATION**

- Golf carts must be operational (running and drivable). All operators of golf carts will be responsible for damages incurred by their golf cart.
- Extra seats and carrier body modifications are allowed. If a lift kit is installed, ground to floor of cart clearance is not to exceed 18-1/2 inches.
- 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.
- 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 (three) 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. Color of numbers must contrast with the color of the golf cart i.e., black cart with white numbers, white cart with black numbers. Numbers cannot be the same color as the golf cart.
- 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 always to keep to the right and pull over/yield to vehicle traffic.
- 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.
- Minors age 8 and older may operate a golf cart if they are accompanied by an adult (over the age of 18 years). The adult must always be in the front passenger seat observing the driver.
- 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 or possess a current learner 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. Property Owners are always responsible for the conduct of guests. Adult children (over the age of 18), parents, grandparents and grandchildren are not considered guests and do not have to be signed in.
- 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 always to be obeyed.

## **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 always be on a leash if outside your property.
- Dogs are to meet the county and state requirements for licensing, etc.
- Dogs and cats must always be current on vaccinations 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) camping unit is permitted on any lot at any time in the camping areas. A camping trailer, on any lot, must be 7-1/2 feet from all property lines.
- Popup Campers: For safety reasons, if a Property Owner is not staying in the park, the popup camper must be stored down and locked.
- 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 40 (forty) feet in length and 8 (eight) 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. Please advise Security 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 structure can be erected or built, with the exception of Bath House common property. 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 can 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 immediately by the Property Owner or their delegate. Building materials must be taken to the county landfill within 14 days. 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 always be fully enclosed and covered 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.
- River Ridge recommends your lot number be displayed near your 911 number. We recommend 3-inch lettering and must be clearly visible from the road.
- Address: This sign must be a minimum of 1x2 (one by two) 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.

## **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 always be secured by lock and key to avoid accessibility to children. Anyone found in violation will be issued an infraction ticket.

**USE LIMITATION**

Contractors can 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.
- There is No Smoking in any River Ridge Association Building.

### **COMMON PROPERTY ROADS**

Digging in common property roads is strictly prohibited.

### **DITCHES AND CULVERTS**

All ditches and culverts are always to be maintained by the Property Owner and kept free of brush and leaves 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. Driveway culverts must stop 3 (three) feet before property line. The driveway culvert shall be no more than 30-foot long.

### **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. Grass cannot be more than 6" (six) high all year long. If the issue is not resolved, River Ridge may hire a service to correct the issue and bill the Property Owner through TOPS.
- No tarps on campers, storage sheds or roofs will be allowed except for campers stored in the storage area.
- 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 monies due for Utilities, Dues, Tribunal Fees, Storage Lots, etc.... not paid in thirty (30) days will subject the lot owner to no electric or water service and gate cards will be deactivated 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 ninety (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 ensure 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. No obstacle can be placed within 18" from the side of the road; examples: fence, flower bed, stones, blocks, vehicles, trashcans, etc. Not from your property line, but from the edge of the road to your property.
- 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 1 year.
- A copy of the current building codes may be obtained from The Association Office.
- Fences:
  - No fence shall be constructed to limit the view of the lake by their neighbors.
  - All fences on sides and back of property shall be no higher than 6 (six) feet and a minimum of 6 (six) inches back from the property line.
  - All fences in front yard shall be no higher than 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 and 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.

## **BLUE RULES**

- 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**

- 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 1<sup>st</sup>. Decals purchased after March 31<sup>st</sup> 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. No boat shall be moored, tied, or anchored along River Ridge property that has bathroom facilities. River Ridge has no boat-sewer pump out abilities.
- 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**

- 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](http://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**

- The BOD will select an Election Committee (EC) comprised of three (3) members. In addition, the BOD will elect a chairperson of this committee and appoint one of their members to act as an Election Observer who will participate in all actions of the committee in an Observer capacity. The EC will be responsible for organizing, interpreting and conducting the election. No person having a relative running for the Board or presently serving on the BOD may serve on the EC.
- All absentee ballots will be numbered, in sequence, for the number of lots eligible to vote as of June 30th of the election year. Lot owners paying their dues after June 30<sup>th</sup> will be required, if they desire, to vote in person at the meeting.
- All in-house ballots will be numbered in sequence (numbers 1 to 1500) and will require lot number and signature of the lot owner voting.

- Absentee ballots and in-house ballots will be of a different color and will be kept in the original sealed boxes received from printer. Printer will furnish a sample ballot of each ballot for approval as to correctness of printing. Sample ballots will be examined and approved by the EC. The EC will sign off on a form as to correctness of the ballots and the boxes being sealed. The form will be attached to the boxes to protect the seal on the boxes and they will then be placed in the office safe. No ballots will be released to anyone until time for mailing. Sealed boxes will not be removed from the safe for any reason prior to the mailing date.
- Prior to the date for mailing ballots, the EC will solicit volunteers from the membership to sort, stuff ballots and insert instruction letters. Envelopes will then be sealed and certified by the EC chairperson for mailing. A Post Office box will be rented at the Bracey, Virginia station.
- At an appropriate time, after June 30th, the EC will pick up the absentee ballots from the general office and will proceed to the Kountry Kitchen in order to prepare the mailings. The EC will examine the boxes and sign off on the same form previously attached to the boxes, that no tampering is noted. If the boxes are found to be as they were when placed in the office safe, the seals then will be removed, contents will be verified as correct, and then preparation actions by the committee for mailing will proceed. Any indication that the boxes have been tampered with, will require the full BOD to be present prior to the boxes being opened.
- The Association office will furnish two lists to the EC; one will provide the names of all lot owners who have paid their dues and those lot owners will receive absentee ballots in the mail. The second list will be the names of every lot owner who has not paid their dues prior to June 30th. The lot owners, who have not paid their dues as of June 30th will receive only the notice of the annual meeting for election. They will be notified that they will be allowed to vote in person if they pay their dues prior to 4:00 p.m. on the day before the election. Every lot owner will be notified of the meeting whether eligible to vote or not.
- Prior to the day of the election, an adequate number of volunteers from the membership will be solicited to assist in the on-site registration and ballot counting. Registration and voting will begin at 8:00 am at the Clubhouse and close at 10:00 am. Two members of the EC will go to the post office and pick up the absentee ballots. They will be placed in a box by the postal clerk, sealed, stamped and certified by signature. The box will be brought to the Clubhouse where it will remain with the in-house ballot box. The EC will always be in control of both boxes. At the end of the voting period, the committee members, volunteer ballot counters, and candidate observers will proceed to the Kountry Kitchen to complete the counting process. Each candidate running for the board is entitled to have an observer at the ballot counting process. The observer will not be allowed to speak or interrupt the process in any way. The candidate must give the EC chairperson a signed Observer Permission sheet prior to the voting.

- Absentee ballots will be counted first and will be cross-referenced with the registration sheet for the in-person voting to ensure that no double voting has occurred. This will be done by the counters calling out lot numbers first at which time another member with the registration sheets will place a blue check next to the lot number, indicating an absentee ballot has been received and counted. Then names of candidates voted on will be called out. In the event it is determined that any lot owner voted twice (both absentee and in-person), the ballots will be set aside and deemed invalid. Any lot owner committing this infraction will be referred to the Board observer for disciplinary actions. Once absentee ballots have been counted and confirmed, the in-person votes will then be counted. As a double check, these ballots will be verified against the absentee ballots by the blue check marks made on the list. Double votes in these ballots will be handled in the same manner as in the absentee ballots.
- Any contested ballot(s) will be referred to the entire Election Committee for a ruling. Roberts Rules of Order will apply.
- Upon completion of the ballot count, the EC will complete the form titled "Report of Voting Results." The BOD committee observer will post the report on the Clubhouse door. Further distribution will be made by the board secretary via bulletin board, web site and newsletter.
- All committee members shall sign a pledge of "Fair and Honest Count of Election Ballots" that shall be notarized.
- The BOD will provide disposition of prior-year ballots.
- The Association General Office Secretary shall be present at the Annual meeting.

#### RECOUNT PROCEDURE

- A defeated candidate may appeal and request a recount of the vote, when there is a difference of not more than 1% (one percent) of the total votes cast, as determined by the BOD, between any candidate elected and any candidate apparently defeated. The appeal notice must be presented to the President of the Board in writing within 24 (twenty-four) hours after the election results are officially announced to the membership. If the BOD approves a recount they shall select from their body, 1 (one) member to supervise the recount process. The Board Member is to take all appropriate measures to ensure proper security of the ballots. In addition, the Board Member will announce to each candidate the place, date and time of the recount within a reasonable time limit. The Board Member shall allow each party to appoint one (1) representative observer for each team of recount officials.
- When a voter casts a vote for a greater number of candidates than the number for which he/she was lawfully entitled to vote, it shall be deemed an 'over vote' and no vote shall be counted for any candidate for that office.
- At the conclusion of the recount, after allowing the parties to inspect the questioned ballots and after hearing arguments, the Board Member shall rule on the validity of all questioned ballots.
- The Board Member shall certify to the BOD, the vote for each party in the recount, and declare the person who received the highest number of votes to be elected.

- The Election Rules will be posted, under glass, at Bulletin Board no later than 30 .days prior to BOD election in August.

#### **ENTERTAINMENT/RECREATION COMMITTEE AND POOL ACTIVITIES**

- 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 **NO** Property Owners' activities are to be scheduled/conducted when scheduled River Ridge Activities are being conducted, example: Poker Run, Cornhole or Horseshoe Tournament, etc... . All rules and regulations will be appropriately communicated to anyone renting or otherwise using these facilities. A schedule will be will be maintained for the use of the Clubhouse, 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, Clubhouse 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.
- 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. Pavilion is **OFF LIMITS** during any Entertainment paid event, example: Dance, D.J, Comedy show, etc.
- The Kountry Kitchen and Clubhouse are available for rental to Property Owners for private functions and a cleaning deposit is required.
- Scheduled, non-admission fee, or any fee structured social events and activities planned and approved by the BOD 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 Adult Dances will maintain "no person under age 21 is permitted." Amendments for a special event may be considered and approved at formal BOD Meetings and captured in meeting minutes.
- Damages to the Clubhouse 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 the absence of the Property Owner.
- If a private function is open to all Property Owners of River Ridge, there will be no usage fee charged.
- Property Owner renting or using any River Ridge facility is responsible for the equipment or infrastructure and any damage will be reimbursed to the 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.

## **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**

- 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 7-1/2 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 10 (ten) foot setback for River Ridge and granted a 7-1/2-foot set back due to size of lots.

## **SAFETY AND SECURITY**

- 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 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**

- 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.
- 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 always be accompanied by a responsible adult. A responsible adult must always be in the baby pool with a child.
- 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

- 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](http://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. <http://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.