

RIVER RIDGE FAIRWAYS HOMEOWNER ASSOCIATION RULES AND REGULATIONS

In an association like ours, rules are absolutely necessary. Keeping in mind most people do not like rules, your Board of Directors has given each of these rules due and careful consideration. Your association Rules and Regulations protect everyone's property values and living comfort.

In order to enforce the governing documents and Rules and Regulations; the Board of Directors may levy, assess and collect reasonable fines as established by the Board of Directors for a violation of published Rules and Regulations governing residents of the association. The fines shall be assessed against the homeowners involved for violation by the owner, member of his/her family, or by an invitee, licensee, or lessee of such owner. Whenever the word "Owner" is used in this document, the word shall equally apply to owner, member of his or her family or any invitee, licensee or lessee of such owner.

Each homeowner who rents or sells their unit is responsible for supplying the tenant or buyer with all governing documents, including these Rules and Regulations.

These Rules and Regulations do not supersede or change the governing documents of the association in any manner. However, they do have the same status of law and enforceability.

RULES ENFORCEMENT

- 1. Violation Reports. To report any area of concern, write, e-mail or call the AMS Realty. If you are reporting a violation that could result in a lot owner being fined, the complaint MUST be in writing in order for the Board/Management to act on it. The violation must contain:
 - a. The nature of the accusation.**
 - b. The name and address of the accused (if the name is unknown. please make sure the address is correct).**
 - c. The date and time the alleged violation(s) occurred,**
 - d. The name, address and telephone number of the reporting party.****

The only violation that cannot be addressed is one submitted anonymously. Please mail reports of violations to:

**River Ridge Fairways HOA
C/o AMS Realty
2323 Portola Road, Suite 150
Ventura. CA 93003**

Or by e-mail, with River Ridge Fairways in the subject line:
AMS4HOA@aol.com

2. **Responses to Violation Notices.** "When a violation notice is received you must respond in writing within ten (10) working days if your decision is to either:
 - a. Appeal this violation notice in writing, or
 - b. Notify us in writing that you intend to attend the next meeting of the Board of Directors and that this matter should be put on the agenda.All correspondence should be mailed to the address above.
3. **Rule Enforcement.** The Board of Directors shall have the authority to stop any activity deemed to be endangering the health, welfare, safety or well-being of the community or any of the association members.

Residents are encouraged to call the Oxnard Police Department if individuals are involved in violations of the law and/or are disturbing the peace of the community. Emergency calls should always be to 911. Following such incident, a River Ridge Fairways violation report should immediately be submitted, in writing, to provide the association knowledge of the incident and allow for proper follow-up.

Fines for the violation of the rules promulgated in Paragraphs 4 and 5 of these rules are established as follow-up.

- a. First Violation: warning letter.
- b. Second Violation: final warning.
- c. Third Violation: \$50.00 fine.
- d. Fourth and subsequent violations, loss of use of the pool, tennis court and spa for a period of one (1) month and additional \$50.00 fine.

Legal costs and expenses for all correspondence and any and all other costs incurred, will be home by the responsible owner.

4. **Swimming Pool and Spa**
 - a. The swimming pool hours are: 7:00 a.m. until 10:00 p.m.
 - b. The gate must be closed at all times. Close and lock the gate when entering and leaving the pool area
 - c. All persons using the swimming pool and spa do so at their own risk.
 - d. Guests are permitted as follows:
 1. Guests shall be limited to four (4) persons at one time per River Ridge Fairways household when accompanied by a River Ridge Fairways resident who is eighteen (18) years of age or older.
 2. Guests shall be limited to two (2) persons at one time per River Ridge Fairways household when accompanied by a River Ridge Fairways resident between ages sixteen (16) and

eighteen (18). No guest shall be allowed to accompany a River Ridge Fairways resident under the age of sixteen (16),

3. Guests are subject to these rules, except that any fines levied as a result of misconduct shall be assessed to the host River Ridge Fairways member.
 - e. In accordance with state law, all children under the age of fourteen (14) must be accompanied and supervised by an adult while in the pool area.
 - f. The spa is limited to persons over fourteen (14) years of age unless accompanied by an adult
 - g. Safety equipment should be used only in case of emergency.
 - h. No animals are allowed in the pool spa or pool area.
 - i. **NO GLASS IS PERMITTED!!** Drinks must be in unbreakable containers, such as cans or plastic cups.
 - j. No food is allowed in the pool or spa areas, except for pre-approved special events.
 - k. Climbing the fence and/or walls is prohibited.
 - l. Running, yelling, rough and boisterous play is not allowed in the pool area. Diving into the pool or spa is not allowed.
 - m. Each household will be entitled to one gate card only. \$60.00 will be charged for replacement of lost pool gate cards.
 - n. Persons with dirt, sweat, or oils on their bodies must shower before entering the pool or spa.
 - o. No person having a skin disease, sore or inflamed eyes, cough, cold nasal or ear discharge, or any communicable disease, is allowed in the pool or spa.
 - p. Shoulder length or longer hair must be tied back or covered with a bathing cap. No barrettes or bobby pins are permitted in the pool or spa.
 - q. No hard objects shall be thrown or used inside the pool or spa.
 - r. Radios, tape players or other electronic devices must be battery operated only. **NEVER** connect such devices to outlets near the pool because of possible **ELECTROCUTION!**
 - s. Swimming suits or swimming trunks shall be worn in the pool and spa. Cut-off jeans are NOT appropriate swim wear.
 - t. No smoking while in pool or spa.
 - u. No bicycles or skateboards are allowed within the recreational area.
 - v. The use of the pool for the provision of swimming lessons is allowable, however, the River Ridge Fairways member shall do so at no cost or liability to the association. Dates and times shall be approved by the Spa, Court and Pool Committee or the Board of Directors. Instructors shall be bound by these rules.
5. **Tennis/Badminton/Volleyball Courts.**
- a. Court hours are 7:00 a.m. to 10:00 a.m. daily.
 - b. Use of reservation boards to reserve courts is suggested, and should be made in advance. Members shall honor prior reservations.

- c. When other players without reservations are waiting to use the courts, time on the courts is limited to one half hour or the time necessary to complete the current set, whichever is less.
- d. Guests are limited to no more than four guests per River Ridge Fairways member or resident and guest must be accompanied at all times by a River Ridge Fairways resident or member over eighteen (18) years of age. Guests are subject to these rules, except that any fines levied as a result of misconduct shall be assessed to the host River Ridge Fairways member.
- e. Youth under fourteen (14) years of age must be supervised and accompanied by an adult.
- f. Members and Guests shall not use abusive, profane or foul language. Loud and boisterous play and excess yelling is not allowed.
- g. No food or beverages are allowed in court areas in glass or plastic containers.
- h. No animals are allowed on courts or in court areas.
- i. No black rubber sole, leather shoes or bare feet are permitted on tennis court.
- j. No bicycles, skates or skateboards are permitted on the tennis court
- k. The use of the courts by instructors is allowable: but at no cost or liability to the association. Dates and time shall be coordinated and approved through the Spa, Court and Pool Committee or the Board of Directors. Instructors shall be bound by these roles.
- l. Climbing fences is prohibited.
- m. All persons using the Courts do so at their own risk.
- n. The gate must be closed at all times. Do not allow the gate to be propped open or leave it unlocked. You may not allow non-members to enter the recreation area.

6. **Damages and Destruction.** Owners shall be responsible to the association for any damage to or destruction of the association property caused by him/her, his/her family, guest, servants, agents: licensees and/or lessees.

POOL, SPA AND COURT RULES AND REGULATIONS

In an Association like ours, Rules are absolutely necessary. Keeping in mind most people do not like Rules, your Board of Directors has given each of these Rules due and careful consideration. Your Association Rules and Regulations protect everyone's property values and living comfort.

In order to enforce the governing documents and Rules and Regulations, the Board of Directors may levy, assess and collect reasonable fines as established by the Board of Directors for a violation of published Rules and Regulations governing residents of the Association. The fines shall be assessed against the homeowner involved for violation by the owner, member of his/her family, or by any invitee, licensee, or lessee of such owner. Whenever the word "Owner" is used in this document, the word shall equally apply to owner, member of his/her family or any invitee, licensee or lessee of such owner.

Each homeowner who rents or sells their unit is responsible for supplying the tenant or buyer with all governing documents, including these Rules and Regulations.

These Rules and Regulations do not supersede or change the governing documents of the Association in any manner. However, they do have the same status of law and enforceability.

RULES ENFORCEMENT

1. Violation Reports. To report any area of concern, write or call Association Management Systems. If you are reporting a violation that could result in a lot owner being fined, the complaint MUST be in writing in order for the Board/Management to act on it. The violation must contain:

- (a) The nature of the accusation.**
- (b) The name and address of the accused (if name is unknown, please make sure address is correct).**
- (c) The date and time the alleged violation(s) occurred.**
- (d) The name, address and telephone number of the reporting party.**

The only violation that cannot be addressed is one submitted anonymously. Please mail to the address stated herein.

2. **Response to Violation Notices.** When a violation notice is received, you must respond in writing within ten (10) days if your decision is to either:

- (a) Appeal this violation notice in writing, or
- (b) Notify us in writing that you intend to attend the next meeting of the Board of Directors and that this matter should be put on the agenda. All correspondence should be made on the reverse side of the Violation Letter and mailed to:

AMS Realty, Inc.
2323 Portola Road, Suite 150
Ventura, CA 93003

3. **Rule Enforcement.** The Board of Directors shall have the authority to stop any activity deemed to be endangering the health, welfare, safety or well-being of the community or any of the Association members.

Residents are encouraged to call the Oxnard Police Department at (805) 486-4311 if individuals are involved in violation of the law and are disturbing the peace of the community. Emergency calls should always be made to 911. Following such incident, a RIVER RIDGE FAIRWAYS violation report should immediately be submitted, in writing, to provide the Association knowledge of the incident and allow for proper follow-up.

Fines for the violation of the rules promulgated in Paragraphs 4 and 5 of these Rules are established as follows:

- (a) First violation, warning letter.
- (b) Second violation, final warning.
- (c) Third violation, \$50.00 fine.
- (d) Fourth and subsequent violations, loss of use of pool, tennis court and spa for a period of one (1) month and additional \$50.00 fine.

Legal costs for all correspondence and any and all other costs incurred, will be borne by the responsible owner.

4. **Swimming Pool and Spa.**

(a) The swimming pool hours are:

Monday	-	Thursday	7:00 a.m. to 10:00 p.m.
Friday	-		7:00 a.m. to 10:00 p.m.
Saturday	-		8:00 a.m. to 10:00 p.m.
Sunday	-		8:00 a.m. to 10:00 p.m.

(b) The gate must be closed at all times. Close and

lock the gate when entering and leaving pool area. You must not prop open or leave entry gate unlocked or allow non-members to enter area.

(c) All persons using the swimming Pool and Spa do so at their own risk.

(d) Guests are permitted as follows:

(1) Guests shall be limited to four (4) persons at one time per River Ridge Fairways household when accompanied by a River Ridge resident who is eighteen (18) years of age or older.

(2) Guests shall be limited to two (2) persons at one time per River Ridge Fairways household when accompanied by a River Ridge Fairways resident between ages sixteen (16) and eighteen (18). No guests shall be allowed to accompany a River Ridge Fairways resident between ages fourteen (14) and sixteen (16).

(3) Guests are subject to these rules, except that any fines levied as a result of misconduct shall be assessed to the host River Ridge Fairways member.

(e) In accordance with state law, all children under the age of 14 must be accompanied and supervised by an adult while in the pool area.

(f) The spa is limited to persons over fourteen (14) years of age unless accompanied by an adult.

(g) Safety Equipment should be used only in case of emergency.

(h) No animals allowed in the pool, spa or pool area.

(i) NO GLASS IS PERMITTED!! Drinks must be in unbreakable containers, such as cans or plastic cups.

(j) No food is allowed in the pool or spa areas; except pre-approved special events.

(k) Climbing the fence is prohibited.

(l) Running, yelling, rough and boisterous play is not allowed in the pool area. Diving is not allowed in pool.

(m) Each household will be entitled to one key only. \$60.00 will be charged for replacement of lost pool keys.

- (n) Persons with dirt, sweat, or oils on their bodies must shower before entering the pool or spa.**
- (o) No person having a skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease, is allowed in the pool or spa.**
- (p) Shoulder length hair must be tied back or covered with a bathing cap. No barrettes or bobby pins are permitted.**
- (q) No hard objects shall be thrown or used inside the pool or spa.**
- (r) Radios, tape players, or other electronic devices, must be battery operated only. NEVER connect such devices to outlets near the pool, because of possible ELECTROCUTION!**
- (s) Swimming suits or swimming trunks shall be worn in the pool and spa. Cut-off jeans are NOT appropriate swim wear.**
- (t) No smoking while in pool or spa.**
- (u) No bicycles or Skateboards allowed within the recreational area.**
- (v) The use of the pool for the provision of swimming lessons is allowable, however I the River Ridge Fairways member shall do so at no cost or liability to the Association. Dates and times shall be approved by the Spa, Court and Pool committee. Instructors shall be bound by these rules.**

5. Tennis/Badminton/Volleyball Courts.

- (a) Court hours are 7:00 a.m. to 10:00 p.m. daily.**
- (b) Use of reservation board to reserve courts is suggested, and should be made in advance. Members shall honor prior reservation.**
- (c) When other players without reservations are waiting to use the courts, time on the Courts is limited to one-half hour or the time necessary to complete the current set, whichever is less.**
- (d) Guests are limited to no more than four guests per River Ridge Fairways member or resident and guests must be accompanied at all times by a River Ridge Fairways resident or member over 18 years of age. Guests are subject to these Rules, except that any fines levied as a result of misconduct shall be assessed to the host River Ridge Fairways member.**

RULES CONCERNING CARDKEY USE AND RULES VIOLATIONS THAT COULD AFFECT THE VALIDATION OF THE CARDKEY

- 1. The recreation area is to be used only during posted hours - the card key system allows for the automatic locking of the facilities outside of those hours and should the premises not be vacated within fifteen minutes of the posted times, violators will be locked-in the facilities. The public phone will have to be used to call the guard service in order to exit the area.**
- 2. All the rules and regulations currently in force for the recreation area remains in force. Violation of these rules and regulations by a homeowner, family, member, or a guest of a homeowner may result In the deactivation of an individual cardkey at the discretion of the Board of Directors.**
- 3. Homeowners who are two or more months delinquent In their association dues will automatically have their card deactivated until their dues are paid in full. Homeowners currently two months or more delinquent will not receive a cardkey until their account Is paid in full.**
- 4. Entrance to the recreation area by any other method than thru the gate (climbing walls, etc.) shall be deemed a violation of the rules and subject to card deactivation.**
- 5. Continuous incidents of homeowners being locked in the facilities (fifteen minutes after posted hours) shall constitute a rules violation and will carry a penalty assessment of \$ 25.00.**
- 6. The new pool hours, effective Friday, September 9, 1994, are 7:00 am to 10:00 pm every day.**

I, the undersigned River Ridge Fairways Homeowner, acknowledge that I have received a cardkey and have been given instructions In Its use. I have also read and understand the rules regarding their use, a copy of the recreation area rules, and the consequence of various rules violations that may affect the cardkey.

Card key #

Lot #

Address

Homeowner Signature

Homeowner Name