RIVIERA ISLES MASTER ASSOCIATION, INC
RULES AND REGULATIONS

The Association Rules and Regulations are designed for the mutual benefit of all owners within our community. These Rules and Regulations shall apply to and be binding upon all owners and owners' guests, tenants, family members, employees, contractors or any other person for whom the owner is responsible. It is the owner's responsibility to ensure these persons are aware of and abide by them for everyone's benefit.

These Rules have been promulgated pursuant to Section 13 of the Bylaws and are intended to supplement the Initial Use Restrictions ("Use Restrictions") Article 10 of the Declaration. In the event of a conflict between the Use Restrictions and the Rules, the Use Restrictions shall control.

The Rules below are merely an extraction from the Declaration, Covenants, and Bylaws of the Master Association. Please refer to your respective village documents for any additional rules, regulations and guidelines to follow.

GUEST ACCESS TO PROPERTY

Guests can only be added to your visitor list via written request or through the Vertilinc App. Please contact the clubhouse during business hours by sending an email to rimafrontdesk@campbellproperty.com. **If a visitor is not on your guest / visitor list, you will be contacted by the guard to authorize access.** When a visitor approaches the gate who is NOT on your guest/visitor list, you will be contacted by the guard to authorize access. If the resident is NOT reached after two (2) phone calls, the guest will be denied access and asked to leave the line until the resident is reached. Any resident or their guest who strikes the gate or gate arm will be immediately charged a minimum fee of $100.00.

Please note that you have the capability to provide seamless gate entry access to your visitors by providing them with a QR code for the duration of your choosing. This can be done by simply registering to the association gate access control (Vertilinc) either online or through the mobile app named "Vertilinc Residents"

TRASH AND RECYCLE

- Trash days are Wednesdays and Saturdays.
- Recycle days are every Wednesday.
- Trash cans are allowed outside only on trash pick-up day or the evening before.
- Please make sure trash cans are stored out of sight from the street.

BULK TRASH

- Bulk trash pick-up is the 4th Monday of every month.
- All items should be placed at the curbside no more than 24 hours before pick-up day.

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CITY OF MIRAMAR- WATER DEPARTMENT

Owners are responsible for contacting the City of Miramar to set up their water service.

(954)602-3000 2300 Civic Center Place- Miramar, Florida 33025

MAINTENANCE ASSESSMENTS

Homeowners' assessments are due quarterly on the first day of the quarter and considered late after the 30th. Any payment received after the thirtieth will be charged a $25 late fee. Due dates are as follows:

January 1st April 1st July 1st October 1st

Homeowners who are delinquent in the payment of their quarterly assessment by 90 days or more may have their rights and privileges suspended. This includes denied access to the amenities and suspension of their gate transponder use.

To make online payments, you must register your account. Please contact the clubhouse to obtain registration information.

POOL

- Owners must accompany their guests when using the pool. Only (6) guests are allowed per household when using the pool. You are responsible for the actions of your children and guests.
- No food, alcohol or drinks are allowed in the pool area.
- Residents under the age of sixteen (16) must be accompanied by an adult resident.
- Use the pool at your own risk. No lifeguards on duty.
- **Pool hours are from dawn until dusk.**

FITNESS CENTER AND CLUBHOUSE HOURS

Monday- Saturday 6:00 a.m. - 10:00 p.m.
Sunday 6:00 a.m. – 8:00 p.m.
Please use the fitness center at your own risk.

The fitness center is for residents sixteen (16) years or older **only**. Guests are not permitted in the fitness center. All residents must present their Riviera Isles resident ID card for access.

GREAT ROOM, DANCE ROOM, AND TOT ROOM

- These rooms are available for residents' use, if space is available. Only (6) guests allowed per household when using the Great Room, Dance Room, or Tot Room. You are responsible for the actions of your children and guests.

TENNIS AND PICKLEBALL COURT RESERVATIONS

Tennis and Pickleball courts are for residents only and require a reservation. Please contact go to www.rivieraisles.com to reserve your court. This is to avoid double booking and confusion. **Email confirmation is sent to confirm all reservations. Limited to 2 reservations per household per day.**

CLUBHOUSE RENTALS

Residents can reserve the clubhouse great room and/or patio for a party or a meeting. Please contact the clubhouse for instructions and the application. Clubhouse hours are:
Monday- Friday from 9:00 am to 6:00 pm. Closed on Saturday and Sunday.

DANCE ROOM: Reservations exceeding two hours per day will incur a charge of $100.00 for each additional two-hour period.

GREAT ROOM: (Including patio and kitchen) $300.00 for 4 hours (business hours) with a $500.00 or $1,000.00 security deposit.

PATIO: (Excluding kitchen) $125.00 for 4 hours (business hrs.)with a $250.00 security deposit.

- Parties can be scheduled after clubhouse hours for $115 an hour for the Great Room and $75.00 an hour for the Patio. After hours parties cannot exceed past midnight.
- Homeowners must provide a copy of their homeowners' insurance policy carrying a minimum of $300,000 in property and liability coverage to secure a reservation. All security deposits are refundable upon a final walk through.

IRRIGATION

- Management should be contacted immediately when excessive loss of water or flooding is noticed. Please report concerns to the clubhouse by calling (954) 322-5284.

- Residents will be responsible for negligent damage to irrigation main lines.
- Main lines up to the water distribution valve at each home will be repaired by the Village (Subdivision) due to normal wear and tear.
- Irrigation equipment and lines from the shut off valve to the home and respective lot is the responsibility of the homeowner to maintain and repair.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

- **All exterior improvements/alterations/additions to your home must be submitted for approval.** Fences, shutters, window installation, exterior painting, pavers, driveways, etc. are some examples but not limited to items that require ARC approval by both the Village and Master Associations.
- The by-laws allow for a thirty (30)-day review process of all architectural requests. Please note that no work can commence without the written approval from the Association.
- Any work performed without written approval may be subject to removal/restoring at the homeowner's expense and fines may be levied for non-compliance.

SWALES AND SIDEWALKS

*Landscape maintenance in swale areas on improved lots is the responsibility of each respective owner. Trees must be trimmed by a licensed and state certified arborist. The Association is responsible for the repair of the sidewalk and apron directly adjacent to each home. If a sidewalk or apron is damaged due to negligence or improper maintenance, the homeowner will be responsible for the repairs needed.

AUTOMOBILES AND BOATS

- Commercial vehicles with or without outside lettering must be stored inside the garage.
- No vehicle can be repaired on property unless totally enclosed in the garage and is not visible from the outside.
- Any vehicle that is considered inoperable must be totally enclosed in the garage or not visible from the street.

BOATS

- The use of non-motorized boats or personal watercrafts such as canoes, sailboats, kayaks, paddle boats are allowed within the lakes.
- Non-motorized watercraft can be stored at the rear of the property, and out of view from the street. The maximum size of these boats cannot exceed 18 feet.
- All homeowners with watercraft are responsible for securing them during storms. No boats can be stored in the water during storms and need to be properly secured.
- All non-motorized watercraft stored at the rear of the property must be operable and neat in appearance.
- Gasoline powered engines are not allowed on the lakes or stored on the property unless totally enclosed in the garage.
- Electric engines are allowed, not to exceed trolling speed (no wakes allowed).

PARKING

- Towing is strictly enforced throughout Riviera Isles. Please check with your Village regarding additional rules that pertain to parking.
- Parking on the streets can result in costly citations issued by the City of Miramar and/or a violation from the Association at any time. Cars that block the bike lane or sidewalk are considered a traffic violation.
- Vehicles parked on the streets between the hours of 11:00 pm -3:00 am will be stickered by our Security, and subject to tow.
- Vehicles that block the bike lane or sidewalk are considered a traffic violation.
- Violation stickers will **NOT** be issued by the Association on Saturdays, Sundays, or Holidays. The city of Miramar reserves the right to issue citations anytime. During these times, vehicles are to be parked facing the flow of traffic and without impeding access for emergency vehicles.
- We ask that all homeowners utilize the space they have in their garages, driveways, and aprons. Riviera Isles was not built with an abundant amount of guest parking.

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SIGNS

1. **Allowed Placement:**
   - One sign per dwelling unit (single-family home) is permitted.
   - Signs must be placed **only at the front of the property**.
   - Cannot be placed on **Master Common Areas or Village Common Properties**.
2. **Sign Content:**
   - May include:
     - Property identification.
     - Owner or agent name.
     - Address and phone number of the owner or agent.
3. **Main Sign Dimensions:**
   - **Maximum size:** 24 inches wide × 18 inches high.
4. **Additional Sign Allowed:**
   - One optional additional sign can be attached.
   - **Maximum size of additional sign:** 15 inches wide × 6 inches high.
   - May contain wording such as:
     - "By Appointment Only"
     - "Open"
     - "Pool"
     - "Realtor/Associate Name"
     - "Rental" or "For Rent"
5. **Sign Construction:**
   - Materials: Metal, plastic, wood, or pressed wood.
   - Must be fastened to a supporting member.
6. **Supporting Member Requirements:**
   - Material:
     - Either angle iron (max 1 inch × 1 inch)
     - OR a 4 inch × 4 inch wooden post.
   - Color: Must be **all white** or **all black**.
   - No letters or numbers allowed on the support.
   - Must be **driven into the ground**.
   - **Top of the sign face** must not be more than **4 feet above finished ground grade**.
7. **Orientation:**
   - Sign must be erected with its **centerline parallel or perpendicular** to the front property line.

8**. Restrictions:**
   - No other signs, ads, notices, or lettering on the property **without prior ARC (Architectural Review Committee) approval**.

OWNERS/OCCUPANTS/TENANTS

- Homeowners' names that appear on the deed will be listed as **owners.**
- When the homeowner resides in the home, they can add additional **occupants** as follows:
    - The Spouse of an owner with different last names must provide a marriage certificate.
    - Children ages 16-18 can be added as occupants by providing a birth certificate.
    - All other occupants must provide (2) proof of residence, one of which MUST be a driver's license or ID card with the Riviera Isles address listed. The second proof of residence with address listed can be any of the following: vehicle registration, bank statement, credit card statement, or utility bill.
- When the homeowner is not residing in the home, their occupants are considered **tenants**. All tenants must be screened and approved and must complete the application package. Any homeowner/tenant found not complying with these regulations will be subject to appropriate action by the respective Village Association.

GENERAL

EMERGENCY – CALL 911 or Non- Emergency Police Department (954) 765-4321.

Keep an eye out for suspicious activity and report it immediately to Miramar Police. If you have an emergency or view suspicious activity DO NOT CALL the guard house or clubhouse- call the police.

- After hours maintenance emergencies – call (954) 427 8770, calls will be dispatched to the maintenance department and responded to if it is the Association's responsibility.
- Swimming is not allowed in the lakes. The lake is dangerously deep and there are no lifeguards.
- Fishing from the common areas is not allowed. Fishing is only permitted directly from the rear of private properties.
- Contracted work is not allowed on Sundays or National holidays. This includes moving, furniture deliveries, pool cleaning, and construction of any kind. Deliveries and/ or vendors will be denied access at the gate on Sundays, except for emergencies- medical, food and flowers. If you are planning a party, vendors related to your event (bounce house deliveries and caterers) will be allowed access.

- Deliveries are only permitted: **Monday – Friday from 7:00 am to 7:00 pm and Saturdays from 8:00 am to 7:00 pm. No deliveries on Sundays or Holidays.**
- Solicitation is strictly prohibited in Riviera Isles. Please report door hangers or any violators to management. Please remind all contractors you may hire of this policy. Riviera Isles has no tolerance for illegal solicitation. You are responsible for your vendors' actions.
- Failure to produce a Riviera Isles Club card can result in denial of access to the clubhouse facilities including fitness center and pool, until a replacement card is purchased.
- The Association may levy reasonable fines of up to $100.00 per day up to $1,000.00 per violation against any member for the failure of the owner of the parcel or its occupant, guest, contractor, or invitee to comply with any provisions of the Declaration, the Association Bylaws, or the Rules of the Association.

Please contact the management office should you have any questions or concerns at (954) 322-5284.

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Dear Residents,

The Board of Directors voted on January 26, 2026, to require mandatory registration for all Residents that are in possession of motorized bikes, scooters, and similar motorized vehicles capable of sustaining speeds of 15 MPH or greater. Registration will include a decal that must be displayed on these vehicles.
We encourage all residents to register their motorized bicycles, scooters, and golf carts and to also display a decal.
In addition, the following rules have been adopted that will take effect immediately. Our focus while implementing these changes is to keep everyone safe and to avoid serious accidents.
Parents, please take this opportunity to make sure your children understand road safety and proper etiquette when riding on the road. Please refer to the Highway Safety and Motor Vehicles Handbook (FLHSMV).
Adopted Rules:

- Bicycles, golf carts, motorized scooters, electric bikes, and similar vehicles on the roadways shall move in the same direction as vehicular traffic, always staying to the extreme right of the road. They shall only move in a single file, not side by side.
- Bicyclists, golf cart drivers, motorized scooters, electric bikes, and vehicles alike must be equipped with both front and rear reflectors and lights.
- The speed limit for vehicular traffic is 25 mph. Bicycles, golf carts, motorized scooters, electric bikes, and similar vehicles must be operated below the speed limit. The dangers are just too severe for any motorized vehicles to be going as fast as regular traffic.
- Bicyclists, golf cart drivers, and operators of motorized scooters, electric bikes, and similar vehicles, should be on the lookout for pedestrians and traffic signs.
- **No motorized vehicles are allowed on the sidewalks, grass, sport courts, or pool deck.**
- Golf Cart drivers must obey traffic laws. This includes stopping at all stop signs. Drivers must be of a minimum age of 15 and must carry with them a government issued ID, either a learner's permit or driver's license. Golf carts must be registered with the Management Office and display a decal.
- **Riviera Isles Registration and decals are required on all motorized scooters, electric bikes, and similar vehicles.**
- Be seen. Wear reflective tape on sneakers/skates or clothing that is easily visible between dusk and dawn.

The following fine schedule has been adopted and approved to enforce these rules:

1. First Infraction: Warning.
2. Second infraction: $25 fine.
3. Third infraction: $50 fine.
4. Subsequent infractions: $100 fine; suspension of the household's fobs for **14 days.**

Decals must be visible and attached to the backside of all motorized vehicles no later than 5/1/26. Failure to display the decal after 5/2/26 will result in the above fine schedule.

Please contact the Management Office to register your vehicle. If you have any questions or concerns, please call the office at (954)-322-5284 or email the front desk at; rimafrontdesk@campbellproperty.com.