

RIVERWALK CONDOMINIUM ASSOCIATION

“Rules and Regulations for the Use of Common Elements and Limited Common Elements”

Board of Directors Approved – January 11 , 2022

Riverwalk Condominiums are located within the Historic District of Wilmington. Any additions and/or changes to the property are required to receive approval from the Historic Preservation Commission before any changes may be made. This includes any outdoor decorations, attached to the building(s), with the exception of planters and outdoor furniture. This approval should be included with the architectural request form submitted to the Board of Directors. The Common Elements and Limited Common Elements must be kept clean and clear of rubbish, debris, and any other items which may diminish the appearance of the property at all times.

Unit owners should use special care to maintain the cleanliness and orderliness of the trash area (adjacent to unit 1N) and respect the following rules:

- The lids of the trash cans should always stay closed.
- All recycling (as ordered by the City) and trash must be placed in the appropriate containers.
- No construction/renovation materials, furniture and/or large appliances are to be put in the cans or left on the ground for pickup.

The following are prohibited in any parts of the Common Elements and Limited Common Elements:

1. To play amplified or live music.
2. To cook or use a barbecue.
3. To store any items -provided however, that up to ten (10) items of patio furniture per unit may be used in the Limited Common Elements, and provided that the items are well maintained, and are arranged in an attractive manner for active use. **(Updated January 11, 2022)**
4. To have unsecure items on top of the balcony rail at any time.
5. To display or sell goods or merchandise without prior written approval of the Executive Board.
6. To have outside furniture and other unsecure belongings during a tropical storm/hurricane.
7. To display exterior holiday decorations after the 15th of January.

AWNINGS:

Awnings may be installed by the owners with the following provisions:

1. The awning must comply with all applicable regulations.
2. The color should be approved by the Historic Preservation Commission.

3. The material should be fire and wind resistant.
4. The awning can only project a maximum of 10 feet from the building.
5. The awning must be retracted when no one is in the unit, when high winds are forecast, and at night.

BUSINESSES:

Business use of the Common Elements and Limited Common Elements for operating business must be approved in writing by the Executive Board and is subject to the following provisions:

1. The business must respect, at all times, the Rules and Regulations of the Common Elements and limited Common Elements, and the Bylaws of the Association.
2. The business must not create any nuisance to other residents or generate complaints.
3. The business must clear the Common Elements of any furniture and any other authorized items at closing time.
4. The business must carry, at all times, a General liability insurance policy (\$1,000,000 minimum) and any other insurance policies specific to their operation (\$1,000,000 minimum). The Association should also be named as an additional insured on such policies. Proof of insurance must be provided to the Association yearly.
5. Business signs/decorations must be approved by the Historic Preservation Commission and proof of approval must be provided to the Association.

It is the responsibility of the unit owners to communicate ALL Rules and Regulations to their guests, tenants, and/or any person(s) working for them. The boat owners using the boat slips are subject to the same Rules and Regulations. Any violation of these Rules and Regulations will be addressed by the Board of Directors and/or the Manager of the Association in accordance with the Bylaws and the Declaration of the Association

****Per the Executive Board of Directors, this document cancels any prior Rules and Regulations published by the Riverwalk Condominium Association. Revised January 11, 2022.****

UNIT OWNERS RESPONSIBILITIES

In general owners are responsible for their personal property and all non-load bearing structures and items within the interior of their units. Following are examples, not a complete list, of such items.

- All doors, windows and screens in unit.
- Any change in appearance of exterior doors, windows and screens must be approved by HOA in advance.
- Floors - 1st floor only interior surface.
- Non-load bearing walls, e.g. non-brick.
- All plumbing controlled by unit's main water cutoff valve.

- All electrical devices and wire controlled by unit's main electrical junction box.
- TV/Internet cable leading from building's main junction box to unit and all cable within unit.
- Clothes dryer vent (resident units). For convenience HOA does arrange cleaning yearly and notifies owners beforehand so they may elect out. Cost of cleaning is billed separately to each unit.
- Unit specific air conditioning and heating equipment in unit, on roof and connections between.

HOA RESPONSIBILITIES

In general HOA is responsible for all load bearing structures, Common Areas

Equipment.

Following are examples, not a complete list, of such items.

- Common areas: Dock, deck, north ramp to building, north utility room, north entrance to 2nd floor, south entrance to 2nd floor, utility room on 2nd floor, hall on 2nd floor, roof
- All load bearing walls, e.g. all brick walls
- Load bearing wood columns and wood ceiling beams in units
- Foundations
- Balconies (resident units)