



RIVERBEND OF NAPLES MOBILE HOMEOWNERS ASSOCIATION, INC.

Welcome Aboard!

A Short Guide for Newcomers to Riverbend about Living Together February 11, 2024

This guide highlights some of Riverbend's 'common understanding' rules for living together in harmony. It does not substitute in any way the comprehensive Rules and Regulations we all read and initialed on arrival or the boat rules. It can be a foundation for being respectful, community minded Riverbenders.

Your Board of Directors hopes that you will find this 'common understanding' helpful, and that we all will abide by it in the spirit of Community.

Speed Limit:

- For safety, we follow the 10 MPH limit carefully, and encourage our Neighbors to do the same.

Quiet Time:

- We respect our Neighbor's desire for peace and quiet, and refrain from making excessive noise when possible and provide quiet enjoyment of their personal space close to their home.
- We carefully observe Riverbend's 'quiet time', between 10 PM and 7:30 AM

Trash Pickup:

- Trash only is collected by the County on Tuesdays. Pick up for trash, recycle and heavy items such as yard waste is on Friday. Yard waste is in a separate can, not in waste or recycle bins. See brochure.
- Appliances are picked up on special request by calling.
- We put trash bins out after 6PM on the day before pickup and no later than 7:30 AM on pickup day. We remove our containers as soon as is practical and help neighbors as needed.

Parking:

- Parking at Riverbend is extremely limited. We all work together to optimize it.
- We remove our vehicles from the street overnight, beginning at sunset.
- If parked in street during the day, we ensure access to transit, such as delivery trucks, and access to personal driveways.
- Parking on grass is avoided due to underground utilities located close to the road and street.

Parking (cont.)

- On trash days, we remove cars, boats, and trailers from the street during working hours.
- We receive permission before parking in other peoples' driveways.
- We do not block access to the Boat Storage Area or the Dock Ramp or Dock Area at any time, as it is unknown when access might be needed and recognize the importance of preserving the long-term integrity of dock area infrastructure.
- Drop off and pick up vehicles only near piers. No overnight parking in pier area.
- Due to very limited space, we only park boats and trailers in the Boat Storage area, and we utilize only our own space unless we gain permission.
- All vehicles on site are to be registered to owner including cars, trucks, boats.

Vehicle Maintenance:

- Limited repairs to our vehicles (autos, boats, etc.) on personal driveways are done, and we refrain from this activity on the street. Similarly, washing cars/boats would not be done on trash days.
- We thoroughly clean any mess we make on Common Areas street, gardens, docks, etc., out of respect for our property and our Neighbors.

Architectural Changes:

- We follow Riverbend's Architectural Review Process for any visible changes external to our homes. This includes colors, structural changes, landscaping, etc. We do this because we care about the beauty of this place and to protect infrastructure.
- We have a 10- foot access setback between all homes, coinciding with county setback requirements between structures. The access area is common property. We obtain board approval to make any changes to this area and work with our neighbor to reach an acceptable conclusion with abutters.
- We do our best to maintain all structures and landscaping in good repair.

Boats, Slips, and Storage:

- There are fewer boat slips and storage locations than units. Slips and storage are not 'open', but 'assigned'. Only two storage spots per household are allowed depending on available space.
- We utilize a 'first listed, first served' method of assigning slips and storage spaces.
- The Dockmaster (Charlie Weinbeck) maintains and manages requests for space.
- For temporary use of a slip or storage space, we obtain permission from the Dockmaster.
- No more than two motorized boats are allowed.
- We Check the website first for the latest assignments for permanent and temporary assignments.
- We help to remove debris washed up on the boat ramp using shovel and bucket near the ramp.

General Information:

- Board of Director meetings are 'where the business of Riverbend gets done', and where our voices are shared. We attend as often as possible and encourage our Neighbors to join us.
- All Board of Director and Community meetings are posted on the bulletin board located next to our mailboxes and is also emailed to the Community at least 48 hours before any meeting.
- We notify the Secretary of any Special topic requests 3 days in advance.