

EXHIBIT "1"  
SCHEDULE A  
RULES AND REGULATIONS

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One: The sidewalks, entrances, driveways and courts of the various buildings shall not be obstructed or used for any other purpose than ingress to and egress from buildings.

Two: Nothing shall be hung or installed on the doors, windows, or patios or placed upon the windowsills of the buildings without the written consent of the Board of Managers.

Three: No exterior of any building shall be decorated or furnished by any unit owner in any manner.

Four: Owner shall keep their apartment, their designated storage space and patios to which they have sole access in a good state of preservation and cleanliness, and shall not sweep or throw therefrom, or from the doors, windows or patios thereof, any dirt or other substances.

Five: No awning or radio/television aerial shall be attached to or hung from the exterior of any building or patio, and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any buildings, except such as shall have been approved by the Board of Managers. Such approval may be granted or refused at the sole discretion of the Board of Managers. (Decisions made by the Board of Managers regarding communication devices shall be in compliance with all existing FCC and other Federal and State laws.)

Six: Refuse from all apartments shall be enclosed in bags and placed in containers inside refuse bins. Boxes placed in refuse bins for pickup must be broken down.

Seven: Reporting the requirement for maintenance or complaints regarding maintenance or service of the condominiums shall be made in writing to the Resident Manager, or other designated management agents.

Eight: Apartment owners shall not cause or permit any unusual or objectionable noise or odor to be produced upon or to emanate from their apartments, patios, storage areas or carports.

Nine: No patio or carport shall be enclosed, decorated or covered by any awning or otherwise without the written consent of the Board of Managers. Storage of building materials, tools or other equipment on carports, not related to normal use and occupancy of apartments is not permitted without similar approval.

Ten: All shrubs located at the front of each apartment and all trees/shrubs planted on common grounds by the builder are common association property and shall be maintained by the association as required. The planting of flowers, etc. in the front shrub bed by co-owners shall not be approved by the Board of Managers. Flowers, etc. planted in these areas are at risk during shrub trimming, weeding and mulching. The association may not be held responsible for damage to such plantings. Co-owners may landscape the area alongside their units and plant additional trees only with written permission from the Board of Managers. Landscaped areas must be trenched or bordered to allow easy trimming by mowing and lawn contractors. Such landscaped areas must be properly maintained by co-owners. Failure to do so (after notification) may result in removal of such plantings by the association. Any cost incurred in removing such plantings shall be assigned to applicable apartment owners.

Eleven: No vehicle belonging to an apartment owner or to a member of the family or guest, tenant or employee of an owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any building by another vehicle or to restrict the flow of traffic to any building or buildings. No apartment owner or resident shall allow any camper, boat, recreation vehicle, unlicensed or inoperable vehicle, bus, trailer, commercial vehicle with more than four (4) wheels or other similar vehicle owned by them or placed in their care and responsibility by a guest, visitor or other person, to be parked within the driveways or guest parking areas of River Plantation, Section Eleven. Guest parking shall not be used by any person, including co-owners or any permanent occupant of any apartment for storage or parking of extra vehicles or equipment, which

cannot be parked in individual carports. Vehicles parked in violation of this rule may be towed at owner's expense or fines may be imposed in the amount of fifty dollars (\$50.00) per day for each day of such violation when owners fail to immediately remove such vehicles or equipment upon delivery and receipt of written notice by the Board of Managers or their Representative.

Board of Manager decisions regarding guest parking area time limits shall be addressed on an as needed basis in a fair and equitable manner to meet the needs of co-owners and the Association rather than the establishment of fixed time limits for guest parking.

Twelve: Any condition that threatens the peaceful possession of the property, or may threaten the safety or health of other owners, or violates any of these rules and regulations shall result in the Board of Managers or their agent having the right and option to enter upon such co-owners apartment or limited common element to remove or change any condition causing or resulting in such violations and to correct such violations. Any such entry, removal or change shall be deemed to be with the consent of such co-owners or the party in possession thereof, and such Board of Managers or management agent shall not be liable for trespass, conversion or any action based upon such entry, removal or change made upon reasonable cause that such violations existed. Any cost incurred in correcting such violations shall be a part of the fees of the co-owner at fault.

Thirteen: The Board of Managers reserves the right to make such other rules and regulations from time to time as may be deemed needful for the safety, care and maintenance of the condominium, and for securing the comfort and convenience of co-owners and/or tenants, including but not limited to, the rules and regulations concerning the use of the swimming pool, clubhouse, common grounds, driveways and guest parking areas, and said rules and regulations shall be considered a part of the By-Laws. Any consent or approval given under these rules and regulations may be added to, amended or replaced at any time by resolution of the Board of Managers.

Fourteen: Homeowners and tenants will be fined fifty dollars (\$50.00) per occurrence if their dog is outside without a leash and/or excreting in homeowner's yard(s) without proper disposal of waste.

Rules Three and Eleven of Exhibit "1" Schedule A of River Plantation Section XI Rules and Regulations shall be administered by the Board of Managers as described below:

### RULE THREE

#### DECORATING BUILDINGS

Even though Rule Three of our By-Laws strictly prohibits the decoration of our buildings, our Board of Managers agrees that our current less restrictive enforcement of this rule shall continue, i.e., traditional holiday decorations are allowed. However, they should be removed within 30 days after the end of each holiday season. Flags/banners in support of country, sports teams, etc. at the rear of the building are allowed. Flags/banners, etc. at the front of the units are discouraged.

### RULE ELEVEN

#### GUEST PARKING

Guest parking spaces may be occupied by Guests for periods not to exceed 48 hours without verbal or written permission from the Board of Managers.

Occupying guest parking spaces for more than one week may be approved by the Board of Managers when conditions warrant. Temporary, short-term parking of owners' vehicles in Guest parking spaces to facilitate building maintenance or allow a handicapped visitor the temporary use of owner's carports is allowed.

## POOL RULES

The pool at River Plantation Section XI is for the use of residents and their guests only.

The Association's rules require that the homeowner or resident must be present with their guests. Residents, please do not give your key to someone and invite them to go as your guests without you!

### Entry to the Pool

1. Swimming is prohibited with fewer than two (2) people in the swimming area.
2. Health Department Rules require that all persons using the pool take a shower prior to pool entry.
3. Persons having infectious diseases or communicable diseases shall not use the pool. This includes persons with open blisters or cuts/wounds.
4. Our municipal permit to own and operate the pool specifies that the pool is to be used ONLY from dawn to dusk; that is during daylight hours only.

### Pool Behavior

1. No running, boisterous or rough play is permitted in the pool, on the decks, or in the shower room.
2. Diving is not allowed.
3. Spitting or spouting of water in the pool is strictly prohibited.
4. No pets or animals of any kind are permitted in the pool. (Service animals are allowed by law.)
5. No glass or metal food/beverage containers are allowed in the pool area.
6. Children are not allowed in the pool without adult supervision. Diapered children in the pool must use approved swim diapers.
7. You are responsible for keeping the pool clean.
8. When using a radio, use earphones so as not to bother other residents.
9. When leaving the pool area, lower umbrellas and replace chairs to their as-found locations.

### Guests

1. All guests must be accompanied by a resident.
2. Large pool parties composed of non-residents are not allowed.
3. The pool is NOT included in the clubhouse rental agreement.

### Rear Patio

1. The rear patio is a designated area for food and drinks. Please place unused food and drink in containers and keep closed.

### Misc. Information

1. Contact Bob Adams at (270) 839-3033 or email at [badams51@bellsouth.net](mailto:badams51@bellsouth.net) to request a pool key if you need one. There is a \$20 charge for a key.
2. Pool opening and closing dates and times will be posted on the bulletin board.
3. If at any time (and especially at night!), you find that there are people in the pool area who do not belong (they are not residents, or guests present with residents), please contact the association board as soon as possible. Feel free to photograph license plates, etc., of the vehicles. Our "outsider" problem is usually worse near the beginning of the season, and especially around the time schools finish their academic year. If we are diligent about staying on top of the problem early on, the rest of the season seems to go more acceptably.

SAFETY NOTICE: There is no lifeguard on duty at the pool. Use this facility at your own risk. Be alert and keep an eye out for others who might be in trouble. Know where the safety equipment is located at all times.

The 911 EMERGENCY TELEPHONE is for 911 calls only.

THIS POOL IS FOR THE ENJOYMENT OF OUR OWNERS AND RESIDENTS.  
PLEASE BE COURTEOUS AND RESPECTFUL OF OTHERS.  
YOUR COOPERATION IN COMPLYING WITH THESE RULES IS APPRECIATED.

## PARKING

River Plantation Section XI has a covered two-car carport for every unit. In addition, we have guest parking sections, of varying capacities, scattered throughout the property. The guest parking is for guests, visitors, or temporary use. Guest parking is not for continual parking of an additional third vehicle attached to the household.

Sometimes, because of repair work, visitors on extended stay, etc., residents may need to use the guest parking for longer than it is ordinarily meant to serve. Residents should contact the board when this kind of need arises. The board has parking authorizations that can be signed, dated, and placed on the dashboard of the appropriate vehicles. This will prevent parking violation notices. It will also inform the board so that it can properly handle any complaints or inquiries from residents who may not be aware of the situation.

As a reminder, Sawyer Brown Road is a public road, and has a parking lane clearly marked on either side. Parking on Sawyer Brown Road is available to all.

## SECTION XI CLUBHOUSE REGULATIONS AND AGREEMENT

The clubhouse can only be rented by an owner or a condominium resident. The owner/resident must sign and therefore assume all responsibility according to the terms of this agreement. Please write two checks to River Plantation XI:

- A non-refundable rental fee of \$50 is charged per day or night.
  - A cleaning and damage deposit of \$200 is required to secure reservations. The rental deposit will be returned (minus anything needed to pay for repairs or additional cleaning) as soon as possible after the rental manager's inspection.
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1. No smoking is permitted in any portion of the clubhouse.
  2. Do not tape signs on front door.
  3. Candles should be burned only when attended.
  4. Check the closets. Do not leave anything behind.
  5. No food or drink is to be left in the cabinets, refrigerator or freezer.



6. Range, refrigerator, and sink are to be left clean.
7. Any utensils are to be clean.
8. All trash must be removed from the building because there is no trash pick-up at the Clubhouse. All inside trash cans should be left clean with new liners.
9. Floors should be left free of spills and trash. Vacuum the carpets and mop the floors.
10. Furnishings that have been moved or set up are to be returned to original position or storage. (Please lift furniture to avoid floor damage.)
11. Return thermostats to original setting: 66° in the winter and 78° in the summer.
12. Close the blinds and turn off the lights and fans.
13. Lock all doors. RETURN KEYS PROMPTLY to the rental manager.
14. Take home any used dishtowels; wash them and return to the rental manager.

Parking should be along curbs or in parking lots. Do not block homeowners' units or streets. Leave parking areas clean. If any furnishings or accessories are damaged or stolen, you are held responsible for repairs and/or replacements. This is your responsibility as the owner/resident.