The Haven
AT NEW RIVERSIDE
by Del Webb

Rules and Regulations

Revised and Adopted March 2015

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1 Introduction

The Rules and Regulations of The Haven at New Riverside are established by the Board of Directors of the Association under the authority described in the governing documents for The Haven at New Riverside. The Haven was established and is operated as an age restricted community for persons 55 years or older. As such, certain state and federal laws apply to the community. These rules and regulations may be expanded, amended or repealed by the Board of Directors of the Association, at its sole discretion. In any conflict between these rules and regulations and governing documents, the governing documents control.

The governing documents also establish the right of the Association to charge reasonable fees, authorize the use of portions of the common area by third parties for purposes felt to benefit the community and to impose sanctions for violations of governing documents, rules and regulations and policies.

All members and residents have the right to enjoy and use the Association facilities. Guests are welcome and accommodated when their participation does not infringe on the right of enjoyment of the members and residents. The Association shall apply and enforce these rules and regulations with members and residents equally.

The Haven at New Riverside Community Association Board of Directors

_____ _____

Allison Tucker, President Date

_____ _____

Sarah Kirkland, Vice-President Date

_____ _____

Ed Tribuna Date
Member at Large

2. Assumption of Risk

All use of The Haven at New Riverside Community Association facilities and all participation in The Haven at New Riverside Community Association programs are purely voluntary. Correspondingly, the recreational nature of all activities and programs potentially involves some personal or physical risk on the part of the participant. Program participation by a resident or guest is, therefore, interpreted as tacit acknowledgement and acceptance of the inherent risks.

3. Code of Conduct

The following outlines the Code of Conduct that shall be adhered to within the Community. Comments and complaints are to be civilly directed to the Association Community Manager. The Community Manager shall require that the complaint be submitted in writing before taking action.

Code of Conduct for Residents

- Residents, occupants, guests and staff must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other residents, occupants or guests.

- Residents are responsible for the conduct of their occupants and guests. Occupants and guests will be held to the same standard of conduct as set forth herein for residents.

- Residents, occupants, guests and staff will refrain from loud, profane or indecent language.

- Residents, occupants, guests and staff will not harass or accost any other resident, or an occupant, guest, Association employee, Developer employee, director, officer, committee member or any other person.

- Residents, occupants, guests and staff will not compromise the safety of others by their actions.

- Residents will be held responsible for any damage to Association property caused by the resident and/or the resident's occupants or guests.

- Residents, occupants, guests and staff shall not interfere with the management of the Association or reprimand or discipline any Association or developer employee. Comments and complaints are to be civilly directed to the Community Manager. The

Community Manager shall require that the complaint be submitted in writing before taking action on the complaint.

- Residents are prohibited from making a personal financial gain or profit as a result of utilization of the Association facilities. The Association and/or chartered clubs may, from time to time, enter into contracts with residents to provide products or services for an approved fee.

- Any resident who violates this code of conduct or who violates an Association rule or regulation is subject to disciplinary action which may include suspension of resident privileges and/or monetary fines as determined by the Board. Such fines shall be assessed to the residents account and collected in accordance with established collection policies.

- Safety is paramount and any resident or guest not adhering to the rules and regulations stated herein and/or posted or otherwise obvious safety rules, may be asked to leave any Association facility or program with respect to safety, proper decorum and sanitation, The Association staff's judgment will prevail in all instances.

- All Association staff and contract labor shall adhere to the regulations set forth within the Community.

4. Activity Cards

Activity card checks may be made by the Association staff to monitor compliance and to determine validity of resident and guest identification cards.

4.1 Guest Activity Cards

- Each household is issued two guest activity cards.

- Household guests may use the Haven amenities without being accompanied by the resident as long as they are in possession of the guest activity card for the appropriate resident.

- Children under 18 need not be accompanied by the resident but must be accompanied by a responsible adult.

- Guests who use the amenities must report to and sign in with the Haven front desk.

- Students spending summers and/or vacationing persons not permanently in a residence are considered guests and will not be eligible for additional activity cards.

4.2 Resident Activity Cards

- Non-transferable resident identification cards are issued at no charge to each qualified resident. Lost, stolen or damaged cards should be reported to the Association management immediately and can be replaced for which a fee may apply. Renewal of activity cards may be in a manner set forth by the Board of Directors.

- Resident activity cards are non-transferable and are not to be loaned or given to guests or other residents for entry.

- Any owner who transfers occupancy of his or her home is not entitled to retain an activity card and must relinquish it to Association management on transfer of occupancy. Failure to do so may result in a fine.

4.3 Renter Activity Card

- The owner (lessor) shall have registered with the Association in order to rent their home. Any owner who leases or otherwise transfers occupancy of his or her lot is not entitled to retain an activity card.

- Lessees may apply for an identification card by submitting a copy of the lease agreement to the Association management. Issuance of identification cards, including guest cards is the same as for owners.

- The Association must be notified in writing within 10 days of the transfer of occupancy, and the owner shall surrender to the Association his/her previously issued activity card(s). The right of the lessee(s) to receive the activity card(s) depends on each lessee's status as a qualified occupant (per Age Restriction Requirements identified in the Covenants, Conditions & Restrictions (CC&Rs)) each dwelling unit shall be occupied by at least one person 55 years of age or older, specifically, the lessee is subject to the same qualifications, limitations and conditions, including the payment of any fee that may be established by the Board of Directors.

- Renter activity cards will not be issued unless the lessor surrenders his/her activity cards to the Association.

5. Alcohol

- All residents must abide by the laws of South Carolina governing alcohol and alcohol use.

- Use of alcohol is permitted at the Retreat except in the pool, spa tub or fitness center.

- Only those establishments and individuals licensed by South Carolina are permitted to sell alcoholic beverages during any event, whether held within The Haven property or any off-site location. The establishment must provide a copy of the license to the Lifestyle Director if the event is held at any venue other than the establishment's normal place of business.

- Additional provisions may be made by the Community Manager, Lifestyle Director or the Board for special center events or club activities, provided the same is in compliance with applicable law.

- When alcoholic beverages are to be served or consumed at any event, the Lifestyle Director must approve this in writing and in advance.

- Residents and guests may provide alcoholic beverages for their personal consumption within the Retreat, including during any Club function or community event.

- Individuals assume sole responsibility for any liability that may arise from any such consumption.

6. Amenities

6.1 The Retreat Scheduling

The Association has the right to rent or lease any portion of any clubhouse and recreational facilities on a short-term basis to any resident or Association-sanctioned group for their exclusive use, including the right to include guests.

All use of Association space is managed by the Lifestyle Director, requires completion and submission of a Room Reservation Request form and a fee may be charged. Residents and guests are free to use areas of the Retreat such as the sunroom, television area, etc. on an ad hoc basis without scheduling as long as the area is not reserved for a group.

The Association reserves the right to deny, adjust, cancel, reschedule, or move meeting space as deemed necessary. The Board of Directors may set reasonable limits on the number of times facilities may be booked by any one club or group.

In scheduling space, the following hierarchy will be followed:

- Association's Board of Directors, standing and ad-hoc committees
- Developer
- Association Special Events

- Regularly scheduled Chartered Club Meetings
- Special Interest Groups
- Resident Reservation Rentals
- Unscheduled Activities

6.2 Hours of Operation

The Retreat hours are:

• Monday through Friday	6:30 a.m. – 9:00 p.m.
• Saturday and Sunday	8:00 a.m. – 8:00 p.m.

Hours of operation may be changed for lifestyle approved events.

6.3 Arts and Crafts Room

The Arts and Crafts Room is a space that may be used by residents for a variety of crafting activities. During reserved times, chartered clubs have priority for this room, control the designated space and may provide their own facility monitors and set hours of operation for their assigned activities. Other residents may use the room after coordination with the Lifestyle Director.

6.4 Billiards Table

- Please see the Front Desk Staff or Lifestyle Director to obtain hours of Open Play and those times dedicated for Club play.
- Complete rules for the billiards table are available at the Retreat front desk.
- Haven Billiard Club residents have priority use of the table during Billiard Club hours.
- Non-club members must vacate the table if club members want to use it during Billiard Club hours.
- Users are encouraged to complete games or a set of games in a timely manner when others are waiting to use the table.
- Guests must be 18 or older to use the billiards table.

6.5 Business Center

Two computers with internet connection are available at the Retreat for use by residents. Wireless internet is available throughout the building. The front desk Association staff are available to send and receive faxes and make copies for any resident for which fees may apply.

6.6 Card Room

The Card Room is a space that may be used by residents for card and board games. During reserved times, chartered clubs have priority for this room, control the designated space and may provide their own facility monitors and set hours of operation for their assigned activities. Other residents may use the room after coordination with the Lifestyle Director.

6.7 Courts - Tennis, Bocce, Pickle Ball

- Outdoor tennis, bocce and pickle ball courts are available for resident and guest use.

- Operational management rests with the Community Manager; however specific committees may be tasked to oversee policies and rules. The Association is responsible for maintenance of all courts.

- Hours for all courts subject to weather and maintenance requirements are:

    - Monday through Friday 6:30 a.m. – 9:00 p.m.
    - Saturday and Sunday 8:00 a.m. – 8:00 p.m.

- The Lifestyle Director will maintain a "Sport Court Reservation Policy" to ensure that the chartered club for each sport has priority play. Residents may use the courts on first come first served basis, and equipment is available for check out. All court users must wear the appropriate footwear to avoid damage to the playing surface.

- One tennis court remain open at all times, unless all courts are required for tournament play.

6.8 Dog Park

- Residents are responsible for all injuries and damage caused by their dogs.

- The Dog Park hours of operation are dawn to dusk daily. Specific hours for different dogs are:

    - Small dogs, under 35 lb: 9:00 a.m. – 10: 00 a.m.

- Large dogs, 35lbs and over: 10:00 a.m. – 11:00 a.m.

- All dog owners utilizing the dog park must abide by the laws governing pet ownership as set forth by the state of South Carolina.

- All residents and guests must register their dogs before using the dog park for the first time.

- Residents or a responsible adult must be with the pet in the park at all times.

- Residents must keep dogs leashed until safely inside the fence and before exiting.

- Dogs that are sick, aggressive, in heat or have not been inoculated are not permitted in the dog park.

- Residents must continually watch dogs and maintain voice control over the animal.

- Children at the dog park must always be supervised by a responsible adult.

- Residents must not allow dogs to dig holes and if they do, the resident must immediately fill the hole.

- No food is permitted in the dog park.

- Access to the dog park may be restricted during special events. Notice will be posted.

6.9 Fire Pit

- The fire pit may be reserved without cost from the Association. Lifestyles and Charter Club events have priority over individuals.

- Hours for the fire pit are:

  - Monday through Friday 6:30 a.m. – 9:00 p.m.
  - Saturday and Sunday 8:00 a.m. – 8:00 p.m.

6.10 Fitness Center

- Use of exercise equipment and the fitness facility is at the resident's or guest's risk.

- All persons under the age of 18 are prohibited from using the Exercise Room.

- All users must comply with posted rules and verbal instruction from management and administrative staff.

- Hours for the fitness center are:

  - Monday through Friday 6:30 a.m. – 9:00 p.m.
  - Saturday and Sunday 8:00 a.m. – 8:00 p.m.

6.11 Clothing and Footwear

- Proper athletic dress is required. Users may not wear jeans, must wear upper body garments and closed toe rubber sole shoes. Users may not be in wet clothes and sneakers worn to play tennis are not allowed on any machines.

- Non-slip footwear is recommended for use in the shower area of the locker rooms.

6.12 General Operation

- Operational responsibility rests with the Community Manager. The Community Manager may appoint administrative staff to oversee fitness center policies and rules. Maintenance of the fitness center facilities rests with Retreat staff.

- Designated fitness specialists, who are qualified fitness instructors, may be made available to provide instruction on the use of fitness equipment and programs, and counseling for personal and group fitness regimens.

- Cardio equipment must be wiped down with wet wipes when finished and the wipes disposed of in provided containers.

- Equipment may be subject to time limits on use. Association management may impose a reservation system on equipment.

- No food or beverages are allowed except water or sports drinks in plastic containers.

- Use of radios and personal listening devices are permitted only with earphones. Talking on cell phones is not permitted and ringers must be turned off.

6.13 Guest Use

- All guests must sign in with the Retreat front desk.

6.14 Locker Rooms

- Locker rooms and showers are provided for use and enjoyment of residents and guests.

- Lockers are available on a first-come, first-served basis. Clothing or personal effects may not be left unattended or unsecured in these areas, and safekeeping is the responsibility of the user. Lockers are to be used only when the resident or guest is using the Retreat.

6.15 Gas Grill

- The gas grill is available for by use by residents at no cost.

- Hours for the grill are:

  - Monday through Friday 6:30 a.m. – 9:00 p.m.
  - Saturday and Sunday 8:00 a.m. – 8:00 p.m.

- Reservations may be required and time limits may apply, particularly during community events and on holidays.

- Residents must clean the grill after use or may be assessed a fee.

6.16 Kitchen

The Retreat kitchen is available for rental use upon reservation and fees may apply. South Carolina Department of Health and Environmental Control (DHEC) rules for kitchen safety and food preparation are posted and must be observed by all users.

6.17 Movies and Books

Movies and books have been donated by and are maintained by residents. Movies and books may be checked out from the front desk and are due back in a reasonable amount of time.

6.18 Restrooms

Restroom facilities are available for use by residents and their guests and are located at the Retreat and pool house.

6.19 Swimming Pool and Spa

- Pool hours are based on seasonal demands and may vary. Specific operating hours will be posted and publicized.

- Normal hours for the pool and spa are:

  - Monday through Friday 6:30 a.m. – 9:00 p.m.
  - Saturday and Sunday 8:00 a.m. – 8:00 p.m.

- Children are allowed in the pool only at specific times. Children's Pool Hours are:

  Sunday, Tuesday, Thursday and Saturday 8:00 a.m. – 12:00 p.m.
  Monday, Wednesday, Friday 1:00 – 5:00 p.m.

6.20 General Safety

- Lifeguards are not provided and facilities are designated as "Swim at Your Own Risk". "Life Buoys" and "Shepherd's Crooks" are available at poolside for emergency use only.

- Individuals with hypertension, heart conditions or those on medication for any reason, should not use the spa without first consulting a physician.

- Individuals who have recently consumed alcoholic beverages should avoid using the spa altogether.

- Running, horseplay, profanity, disruptive conduct and diving in the pool or pool deck area is not permitted.

- Any time lightning is observed, all swimmers must immediately vacate the pool and adjacent deck area until a safe environment is restored.

- Swimmers using marked lap lanes should remain within the lanes. Others in the pool should clear the lanes to allow lap swimming.

- The pool may be closed for certain activities, maintenance, repair, or due to inclement weather.

- Personal music devices may only be used on the deck and lounge areas and only with earphones. However, instructors may use portable radios for Lifestyle activities.

6.21 Guests

- Residents are responsible for the conduct of their guests.

- Children less than 18 are not permitted on the pool deck except during children's pool hours. Children in diapers and those not toilet trained are not permitted in the pool at any time. Baby pools are never permitted on the pool deck.

- Persons less than 18 are not permitted in the spa.

6.22 Health & Sanitation

- Showers should be taken before entering the pool
- All swimmers must wear appropriate swimming attire.
- Food and beverages are only allowed at tables. Trash should be disposed of in appropriate containers. Glass containers and sharp objects are not permitted in the pool area.
- Only animals that are ADA (Americans with Disabilities Act) certified will be permitted in the pool areas.
- Incontinent persons of any age are not allowed to use the pool or spa at any time. Non-compliance could result in the pool and/or spa being closed for cleaning or draining because of a potential health hazard and such cost for cleaning/draining will be levied upon the owner for non-compliance.
- Any person with a health problem that may be contagious to others is prohibited from using the pool and spa.
- No bandages of any type may be worn in the pool.

6.23 Swimming Pool Furniture

Pool furniture is provided on a first come, first served basis and may not be reserved; personal items may not be left unattended. Furniture must be used on the deck and cannot be placed in the pool or removed from the pool area. If moved, pool furniture must be returned to its original position by the resident or guest. Association management must arrange for the removal and storage of pool furniture in the case of hurricane and other severe storm warnings

6.24 Tot Lot

The children's tot lot is to be used during daylight hours only. Children shall be monitored at all times by a responsible adult and shall never be left unattended in the tot lot.

7. Assessment Collection and Fines

- Base assessments are billed monthly on resident statements. Assessments shall be paid on or by the first day of each month.

- A homeowner's account that is not paid by the due date will be considered delinquent. A late fee will be applied to any unpaid balance beyond thirty days of the due date.

- A letter warning of lien and/or suspension will be sent to residents whose accounts are more than 30 days delinquent. The delinquency may be incorporated as part of the association account statement and result in interest charges. Interest per the fee schedule shall be calculated from the date of the charge or assessment due until the date paid. The homeowner will have 30 days in which to bring the account current or request a hearing before the Board of Directors.

- Occupants of a residence in which an account is delinquent more than 60 days will be denied the right to use any amenities including the automatic gate to the amenities. The Association may proceed with any remedy available to collect unpaid assessments and fees.

- An account not settled within 60 days of the due date will be referred to legal counsel for collection action. Legal counsel will notify the owner by letter of default and all costs incurred by the Association to collect the debt shall be added to the delinquent owner's outstanding balance.

- Legal counsel's goal is to collect the funds as quickly as possible or proceed with lien as quickly as possible when collection is unlikely. This may result in foreclosure proceedings.

8. Bicycles

- The sidewalks/paths throughout the Haven are for walkers only. A cyclist yields to a walker; however, a walker is not permitted to take up the entire walkway. The walker must allow the cyclist adequate room to safely pass. Residents walking inn groups should walk single file, when a cyclist is approaching.

- Residents and guests operating bicycles on The Haven property must do so in a safe manner.

- Riders should limit their speeds to assure that they maintain control of their bicycles.

- Bicycles must be placed in or adjacent to the bike rack at the Retreat.

- The Association does not accept any responsibility for loss or damage to bicycles.

9. Burning/Dumping/Littering

Residents and guests are prohibited from burning and or dumping lawn/garden waste or any other items on their property as well as on common areas of The Haven.

Littering is prohibited and residents may be fined. Resident or guest use of Association or construction dumpsters to dispose of personal/household material is strictly prohibited and residents may be fined.

10. Chartered Clubs

- Chartered Clubs are organizations that are sponsored by the Association to foster and promote opportunities to pursue a hobby, recreational or cultural interest. They are the operational nucleus for the Association's recreation program and provide both structure and vitality to its mission.

- Any group of residents interested in pursuing a particular hobby, vocation or special field of interest may join together as a club and subsequently petition for an Association charter.

- Authority to grant Association charters rests with the Lifestyle Director and at times may require review by the Board.

- Charters are granted based on residents need for a specific program, resident interest, and the availability of Association facilities and equipment.

- Governance for Chartered Clubs is more specifically detailed in a separate Chartered Club Operating Manual published by the Association.

11. Common Property

- Residents are not to plant, cut, mow, trim, cultivate, remove, build on, install any devices or otherwise modify common areas or plantings on common grounds. Aquatic plantings are not to be chemically treated nor physically removed from the water's edge of lagoons.

- Swimming and/or boating is prohibited in all lagoons.

12. Community Postings

The Lifestyle Director will approve all postings on bulletin boards. The judgment of Association staff with respect to decorum will prevail at all times. See Lifestyle Director for posting guidelines.

- Religious literature may not be posted on bulletin boards other than schedules of worship services or holiday events. Political literature may not be posted unless required by law.

- Commercial solicitation materials may be placed on bulletin boards under certain circumstances as approved by the Lifestyle Director.

- Announcements: The Association also may post time-sensitive or special announcements on all centrally located bulletin boards.

- Email solicitation using Association email lists is reserved only for Association related items.

- Residents may post community flyers on the bulletin board with prior approval by the Lifestyle Director.

13 Dress Code

Proper dress is required in all facilities at all times. For specific Association facilities and locations in The Haven at New Riverside, the Board of Directors may opt to designate specific attire requirements. Unless otherwise specified, appropriate casual attire is required in all areas of the Association facilities.

Appropriate casual attire for men includes footwear, shirts and pants or shorts. For women, footwear, dresses, blouses or shirts and pants, skirts, or shorts are appropriate. Upper body garments must be worn in all activities, except for men using aquatic facilities. Appropriate athletic apparel is required in all indoor and outdoor sports areas, including proper footwear appropriate to the use of the equipment/area which will insure the safety of all persons using the equipment.

14 Exterior Sound Emitting Devices

Any exterior sound emitting devices (speakers, sound players, insect/animal repellants, chimes, etc.) shall not create audible nuisance to any neighbors.

15 Fund-Raising Events

- Chartered Clubs are permitted to hold fundraising events as outlined in the Chartered Club Operating Manual.

- The Lifestyle Director must approve all fund-raising events to be held in the facilities. Reservation requests and fees may be applicable.

- The Lifestyle Director may deny approval of any fund-raising events which are inconsistent with the policies of the Association or any of the governing documents.

- Association guest policies apply to all functions.

16 Holiday Decoration/Lighting

Home decorations, home lighting, temporary statues, artifacts, and other holiday decorative landscaping accessories are to be unobtrusive and displayed only for a period of 30 days prior to a holiday season; all such holiday decorations shall be removed no later than 14 days after the holiday.

17 Motor Vehicles

All residents must abide by the South Carolina laws governing motor vehicles. The speed limit within The Haven is 25 miles per hour. Local law enforcement officials may cite Haven residents for vehicle violations.

17.1 Vehicle Access

Owners, co-occupants and lessees are entitled to one barcode for each motorized or battery operated vehicle owned or leased to that individual.

- This bar code allows the vehicle to automatically open the front gate.

- Residents who sell or otherwise dispose of vehicles or who have lost or stolen decals must notify the Association so that the barcode can be deactivated.

- The names and phone numbers have been entered into an entry point at the front gate kiosk. Individuals wishing to enter may scroll to find the resident and the resident may then open the gate remotely to allow entry.

17.2 Vehicle Access by Service Providers

- Vendors, contractors and other service providers are permitted entry only for the purpose of authorized work at a designated project or deliver to a particular residence address.

- Service providers are allowed to park vehicles on the streets in front of homes. They should place orange cones around large vehicles.

17.3 Golf Carts/Mopeds

- All residents must abide by South Carolina laws governing golf carts and mopeds.

- Golf carts are allowed only on roadways and are strictly prohibited on sidewalks, including those in residential areas, turf landscape areas, around lakes or lagoons, wetlands and in pool, court or dog park areas.

- The number of passengers cannot exceed the golf cart's seating capacity.

17.4 Parking

Parking rules apply to all residents, guests, employees and service providers.

- Vehicles include automobiles, trucks, boats, trailers, motorcycles, golf carts, campers, vans, and recreational vehicles.

- Resident's vehicles may be parked in a resident's garage, driveway, or parking pad.

- Temporary guest on-street parking is allowed. Overnight on-street parking is prohibited unless prior approval is obtained from the Community Manager.

- Parking should not impede the flow of traffic.

- Commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles, and unlicensed vehicles or inoperable vehicles shall not be parked within the Haven except in enclosed garages. However one recreational vehicle, camper or boat or other watercraft may be temporarily kept or stored completely in a driveway or completely on a parking pad on a resident's lot for no more than 24 hours within each seven day period. If any of the above vehicles will not fit in the driveway, parking in the Retreat is available for overnight parking with Community Manager for approval. The Association assumes no responsibility for vehicles and personal property while parked at the Retreat.

- Moving vans, trailers, and portable moving/storage units must be parked in driveways if possible, and for no more than 72 hours.

- Only vehicles with the displayed valid handicap parking identification shall park in designated handicap parking spaces. No vehicles, including golf carts may park on the handicap blue striped lines meant for van access. Residents parking in designated handicap parking spaces without display of the valid identification or inappropriately on the blue lines are subject to a fine by the Association.

17.5 Boats/Recreational Vehicles/Trailers

Recreational vehicles may only be stored in Resident's garages except as noted in the Parking section 17.4.

18 Pets

- Except when fully within the Dog Park, dogs must be leashed and in control by the owner at all times.
- Owners must not allow dogs to soil private property.
- Owners must remove all waste from roads and common areas. Doggie bag stations are available at several locations throughout the Haven.
- Raising, breeding or keeping of animals or poultry of any kind, except that a total of two mature dogs and two mature cats and a reasonable number of other usual and common household pets are permitted.
- Pets permitted to roam free or that make objectionable noise, endanger the health or safety of residents or occupants or other permitted pets, or constitute a nuisance or unreasonable inconvenience to other residents shall be removed upon request of the Board of Directors. If the pet owner fails to honor such request, the Board of Directors may remove the pet.

19 Residential Property

19.1 Exterior Modifications:

Owners are required to submit an application to the Modifications Committee for exterior changes to their property. Please refer to the Design Guidelines for The Haven at New Riverside for further details

19.1.1 Prohibited External Features

The following features are prohibited for residential use in The Haven at New Riverside community:

- Outdoor electronic pest control devices (bug Zappers)

- Window Air Conditioning units
- Above ground swimming pools
- Storage buildings or sheds
- Dog houses And other animal dwellings
- Dog runs and other fencings or enclosures for pets
- Vegetable gardens on residential lots

19.1.2 Mailboxes

The color, size, appearance, and location of the mailboxes installed by the Developer shall be preserved. Costs for replacement and/or maintenance of multiple use mailbox posts shall be shared by the owners of the mailboxes mounted. Replacement of mailboxes and posts shall conform to existing standards as represented by mailboxes previously installed by the developer.

19.1.3 Hurricane/Storm Protective Systems

Hurricane/Storm protective systems shall not be implemented earlier than (7) days prior to the forecasted hurricane/storm impact and must be removed and stored within fourteen (14) days after forecasted hurricane/storm impact , if no hurricane/storm impact occurred.

19.2 Property Rental/ Leasing

- Owners may lease or rent their property in accordance with the applicable CC&Rs.
- Property may only be leased in its entirety.
- All leases must be in writing, may not be less than 90 days and a notice of lease must be given to Association management within 10 days of execution of the lease.
- No residence may be subleased without prior written approval from the Board of Directors.
- No residence may be offered for multiple ownership except as outlined in the CC&Rs.
- Owner must provide the lessee copies of the Declaration, by-laws, and the Rules and Regulations.
- The Board may adopt reasonable rules regulating leasing and subleasing.

19.3 Occupancy Limits

No more than two people per bedroom may occupy a residence.

19.4 Selling/Moving

Nothing shall impede a resident's ability to sell a home except no signs may be posted. Residents are permitted to hold Open Houses.

20 Service Providers

- Vendors, contractors and other service providers are permitted entry only for the purpose of authorized work at a designated project or deliver to a particular residence address.

- Service providers are not permitted to solicit work or distribute flyers or other advertising material.

- Service providers are expected to clean up any trash or debris daily, including site debris that blows off the site and mud tracked onto roadways. Dumpsters shall be covered at all times when work is not being performed. Any damage to common areas shall be reported to the Association management immediately. Residents who allow contractors into the Haven are responsible for any damage the contractor does to common areas.

- Service providers are allowed to park vehicles on the streets in front of homes. They should place orange cones around large vehicles.

20.1 Service Provider Advertising

Vendor solicitation at homes or in the Retreat is prohibited. However, solicitation may be authorized providing the following:

- Vendors may purchase advertisements in The Haven Herald.

- Event sponsors may provide business cards at the front desk for a designated period of time with Association management authorization.

- Vendors who do not advertise or sponsor events cannot post flyers or provide business information.

21 Signage

21.1 For Sale/For Rent

"For Sale", "For Rent", open house direction signs or other commercial signage is not permitted on a lot, house (inside or outside), vehicle, or common area.

21.2 No Soliciting

Residents may post "No Soliciting" signs:

- near or on the front door or in a window;
- professionally prepared (no hand lettering);
- not to exceed one foot in height above grade if placed on the ground, near the entrance to a courtyard;
- Not to exceed 36 square inches.

21.3 Security/Alarm

Residents who contract for security/alarm systems may post one single sided small sign from that company:

- Near or on the front door, or in a window;
- professionally prepared from the company;
- not to exceed two feet high above grade in the front yard and located within the setback criteria;
- not exceed 72 square inches if placed in the ground;
- not to exceed 16 square inches if placed in a window.

- The developer is allowed to install any signs necessary for the development of The Haven at New Riverside.

22 Smoking

The Association provides a smoke-free environment for its residents and guests. Smoking is only in permitted in the designated area located behind the bocce courts and fire pit adjacent to the common grounds garden.

23 Trash Containers

No garbage or trash shall be placed or kept on any lot, except in covered containers of a type, size and style which are required by the applicable governing jurisdiction. Such containers shall be kept inside the garage, except when they are being made available for collection and then only for the shortest time reasonably necessary for such collection.

24 Violation & Fine Policy

In the event a resident violates governing documents and/or rules and regulations, fines may be imposed. Failure to pay any fine shall subject the resident to the same potential penalties and enforcement as failure to pay any assessments.

24.1 Notice

Prior to imposition of any fine, the Community Manager shall serve the alleged violator with written notice including:

- the nature of the alleged violation;
- the proposed sanction to be imposed;
- a statement that the alleged violator may present a written request for a hearing to the Board within 15 days of the notice;
- a statement that the proposed sanction shall be imposed as contained in the notice unless a request for a hearing is received by the Board, within such time period.

Unless a timely request for a hearing is received by the Board, the sanction stated in the notice shall be imposed. The Board of Directors may suspend the proposed sanction if the violation is cured or if the resident begins the cure within 15 days. The Board of Directors is not obligated to suspend the sanction. Any suspension does not waive the right to sanction future violations of the same or other violations.

24.2 Board of Directors Hearing

If a hearing is requested within 15 calendar days, the hearing shall be held before the Board of Directors, in executive session. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to imposing the sanction, proof of proper notice shall be placed in the minutes of the meeting. Such proof is adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction imposed, if any.

25 Wildlife

The lagoons, ponds, streams and other bodies of water within the Haven are provided for storm water protection and aesthetic purposes and are intended for limited use as a recreational facility for fishing, pursuant to the rules and regulations established by State and Local Government and by the Board of Directors. Certain areas are designated as wetlands or migration and preservation areas and are restricted as to use by covenants approved by the U.S. Army Corps of Engineers and the U.S. Department of Agriculture.

Residents are not permitted to introduce any fish, plants or items into the lagoon system. Residents are prohibited from capturing, trapping or killing wildlife. Residents are prohibited from feeding wildlife except they may feed birds in approved bird feeders.

Alligators are native to South Carolina and are present in the Haven lagoons. Feeding, caring, taunting or playing with any alligators at The Haven is prohibited. Alligators are

strictly protected by South Carolina law and when residents are found to have been feeding them, they must be removed and destroyed and residents will be fined.

25.1 Fireworks

The use of fireworks is prohibited throughout the Haven.

25.2 Fishing

- Fishing is permitted on a "catch and release" basis only.
- Residents and their guests are permitted to fish in al lagoons except those areas directly behind residential properties. However, residents owning property on a lagoon are permitted to fish on their property or common area located directly behind their property.
- The Haven is a private community and therefore fishing licenses are not required and it is not necessary to comply with state, local, or federal fishing regulations.
- Residents should be aware that alligators are often attracted to fish as they are being caught.

25.3 Hunting

Hunting with any type of weapon and discharge of firearms is strictly prohibited on the property of The Haven at New Riverside. Invasive animal species must be managed in accordance with state regulations.

The Haven
AT NEW RIVERSIDE
by Del Webb

THE BARK PARK

A. Dogs must wear tags showing proof of current inoculations. Please provide management a copy of dogs current inoculations for your resident file.
B. Owners must be with their pet in the park at all times.
C. Clean-up after dogs is REQUIRED.
D. We do not allow dogs that are sick, aggressive, in heat females, too young for rabies vaccinations.
E. Leash your dog until it is safely inside and return it to leash upon exiting.
F. Always keep an eye on your dog and keep voice control to prevent any trouble.
G. Children must be supervised by an adult at all times.
H. Leash your dog whenever you sense problems.
I. You are completely responsible for all injuries and damage caused by your dog.
J. Do not let dogs dig holes. If they do, fill them in immediately.
K. Keep food out of the enclosure. Dogs may become overly aggressive or protective in the presence of food.

Access to the dog park may be restricted during special events, or may be closed from time to time for over-seeding or other landscape maintenance. If so, notice will be posted.

The dog park has special play hours for small and large dogs.

The following is our dog park schedule.

MONDAY TO SUNDAY

- SMALL dogs weighing 35 pounds or less – 9 am to 10 am
- LARGE dogs 35 pounds or heavier – 10 am to 11 am
- All other times the park is open to all properly registered dogs.