

River Mill Condominium Community Rules for Residents

Parking: River Mill is private property. Parking is limited to residents and their guests only. All other vehicles will be towed. Units are allowed two spaces per unit. Any resident that needs more than two spaces needs to contact our property manager for approval. Parking is currently unassigned; however, all vehicles must park only in delineated spaces. Recreational vehicles, trailers and boats must be parked in areas nearest Falls of Neuse Road. Parking for townhomes is defined as follows:

- The townhomes with garages park in or in front of their garage.
- The lower parking lot spaces are limited to the eight townhomes without garages.



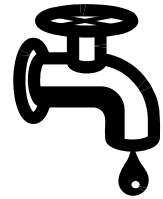
Guests: Guests are welcome at River Mill provided they do not disturb other residents or act in a disruptive manner. Residents are responsible for any damage caused by guests. Due to the increasing numbers of unauthorized and unaccompanied people around the River Mill property, we ask that you assist us in keeping our community a private area to be enjoyed by residents and their guests. We ask, as a courtesy, that you familiarize yourself with the following guidelines:

- Residents are discouraged from allowing their guests to use the Mill property at will and without their express knowledge.
- Residents who have guests staying in their units and using the grounds unaccompanied are asked to notify a board member or post a notice on the River Mill Google-group of their presence at the Mill.
- If you have guests walking the property unattended, please make them aware that a resident may approach them to ask who they are. Please have your unattended guests be prepared to give your name and unit number if a resident approaches them. In addition, please ask them to be courteous if approached by a resident.
- Unaccompanied guests may not use the gazebo without an accompanying resident.
- Please ask all guests visiting the Mill to use the parking spaces located in the upper parking lot (area farthest away from the Mill building).

Vehicle requirements: All vehicles parked at River Mill must be in operating condition and maintain a current license tag. This applies to boats and trailers also. Please be advised that any vehicle or trailer not in compliance is subject to removal from River Mill property at the

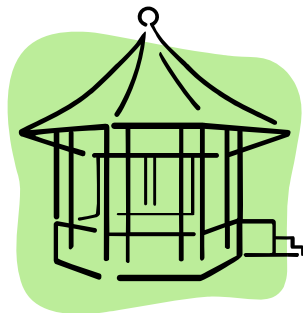
owner's expense. Commercial related vehicles, such as but not limited to dump trucks, wreckers and step vans may be permitted on an as-needed basis by the Board of Directors.

Water: River Mill operates an independent well and water treatment facility. In order to keep maintenance and repair costs to a minimum, residents are asked to refrain from flushing tampons, dental floss, teeth whitening strips, disposable cleaning brushes or anything else that is not biodegradable. Please report running toilets, leaks or any other water issues to Charleston Management immediately.



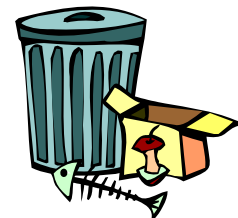
Pets: Dogs, cats and other domestic pets are allowed, provided that they do not disturb or annoy residents or their guests. Any inconvenience, damage, excrement or unpleasantness caused by any pet shall be the sole responsibility of its owner. All pets must be kept under the direct control and supervision of their owner at all times.

Noise: Being thoughtful of one's neighbors is appropriate in our quiet community. Loud noises such as conversations, televisions, stereo equipment, musical instruments, annoying pets and other disturbances should be avoided at all times. Any disturbing noise between the hours of 11:00 p.m. and 7:00 a.m. may result in a fine levied upon the offending unit's homeowner.



Gazebo use: You are encouraged to enjoy the gazebo. In addition to the naturalist environment it is the only location that many units are allowed to use to grill food outdoors. You are permitted to reserve the gazebo for a private party on a first come-first serve basis by using the sign-up sheet/calendar at the gazebo. However, recognized holidays are automatically reserved for use by all residents. Please clean up after yourself. Parking behind the Mill building or near the gazebo is prohibited.

Garbage and Recycling: We have two separate dumpsters, one for corrugated cardboard and chipboard and the other for household waste. Boxes made of corrugated cardboard must be broken up and placed in the dumpster marked for cardboard, so it can be recycled. Only household waste is permitted in the garbage dumpster. Other material – wood, metal, bottles -- must be carried to the landfill. Recycling stations are located on Durant Road and off Hwy 98. Do not store garbage or trash, even temporarily, outside of your unit or outside of the dumpsters. Do not leave cigarette butts on the grounds.



Hazards: The discharge of firearms is not permitted at River Mill. The storage and use of any hazardous material is restricted in type and quantity to those that are appropriate for use in the home.



Mail: Mail is delivered by the Wake Forest branch of the USPS (224 E Holding Ave, Wake Forest). Contact the post office for replacement locks and keys. If you receive mail in your box for another neighbor, please deliver the mail to that unit or -- for the Mill Building: place the mail in the parcel box marked MISDELIVERED MAIL. All Mill building residents should check this box regularly for mail.

Alterations: All changes to the exterior of units, including but not limited to buildings, fences, antennas and plantings must first be approved by the Board of Directors. Approval is subject to the completion of an Architectural Request form available from Charleston Management.

Maintenance and repairs: The owner is responsible for all interior repairs and maintenance. Special care must be taken to maintain the integrity of fire-rated common walls or ceilings that separate each unit. The association is responsible for all exterior repairs and maintenance except for windows, doors, skylights, patio unit fences and private decks. Contact Matoka Suggs at Charleston Management (contact info listed below) for repairs.

Signs: All “for sale” and “for lease” signs are prohibited at River Mill. Listing information may be posted on the community web site www.rivermill.org . To list a unit, contact the webmaster at info@rivermill.org .



Mill building (only): The unique nature and number of units located in this building make it necessary to observe the following additional rules and regulations:

- Since construction in the Mill building has been engineered to provide protection to neighbors, no alteration of walls or ceiling may be made without prior approval by the Board, as well as county building permit if required.
- Stairwell and laundry room doors leading into the fire protected corridors and stairways must remain closed when not in use.
- Laundry activity must be monitored in the shared facilities on each floor to prevent a delay to others that may wish to use the machines.
- Access to the roof is forbidden because of personal safety and damage to the roof covering.

- All personal and household items must be stored in your unit. You are not allowed to store items under the stairs, in stairways or hallways.
- Pets are not allowed to roam unattended throughout any of the building common areas.
- Patio units are responsible for providing their own landscape maintenance; however, any change in the area must be approved by the Board of Directors.
- Windows in the Mill Building eventually have their parts wear out, and River Mill maintains an inventory of parts. If your window becomes difficult to raise or lower, chances are a very simple repair can be made to greatly improve their operation with parts in stock, available at cost. Contact Ken Parker at 562-4056.

Contacts:



Property Management: Matoka Snuggs Charleston Management 847-3003 or Matoka@charlestonmanagement.com

Wake County Sheriff's Department: (non-emergency) 856-6911

River Mill Homeowners Association President: Susannah Koger, Unit 1601, 562-4285, rivermillhoa@gmail.com

River Mill Email list: send your email address to susannah.koger@gmail.com