

RIVER MILL COMMUNITY RULES

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. All vehicles must park only in delineated spaces. Recreational vehicles, trailers and boats must be parked in areas nearest Falls of Neuse Road.

Townhomes, Even-numbered: Residents and their guests are to park in the two (2) assigned parking spaces in front of each unit. Visitors (with guest passes) may park in the designated Visitor spaces along the drive or in the Mill building lot if all of the Visitor spaces are occupied.

Townhomes, Odd-numbered: Residents and their guests are to park inside and/or in front of their garages. Visitors (with guest passes) may park in the designated Visitor spaces along the drive or in the Mill building lot if the all of the Visitor spaces are occupied. Please limit the number of vehicles parked in front of a garage to two (2).

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 the property on an as-needed basis with permission by the HOA.

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.

Wastewater: Our wastewater system is an Aerobic Wastewater Treatment Plant -- it is a "living" machine that houses a micro-organism bug colony that consumes organic waste naturally and efficiently. These micro-organisms require oxygen and the appropriate "food" (organic waste devoid of toxins) to survive.

In order to keep maintenance and repair costs to a minimum, residents are asked to follow these "Do's and Don'ts" to effectively care for our living wastewater treatment plant. By 'dispose' I mean, do not wash these items down the drain or flush them down the commode.

- Do not dispose of grease, fats and oils.
- Do not dispose of pesticides, herbicides, medicine or other toxins.

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- Use the garbage disposal sparingly. **In fact, consider having it removed altogether.** Food waste represents additional loading the Aerobic Treatment Unit would have to digest, increasing pump out intervals. Food waste, grease, etc. should be disposed of in the solid waste bin.
- Do not dispose of paints, household chemicals, auto fluids, or discard floor mop water into the system.
- Do not dispose of non-biodegradable items such as cigarette butts, disposable diapers, condoms, feminine hygiene products, hair, coffee grounds, paper towels, bandages, etc. This will cause pump failure.
- Never use detergents with "built-in" bleach.
- Do not dispose of citrus products: oranges, lemons, grapefruit, etc.
- Do not use drain cleaners or additives for septic systems like "Rid-X" or similar products. These are made for Septic Systems, not Aerobic Systems.
- Do not dispose of alcoholic beverages or home brewery waste.
- Do not dispose of strong disinfectants such as Pine-Sol, bleach, or Lysol. Anti-bacterial soaps should be avoided.
- Never use Tidy Bowl or other automatic toilet bowl cleaners.
- Do use detergents that are low-suds, low in phosphates, and biodegradable with washing soda ingredients. Fabric softener dryer sheets are recommended.

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 submitting your request via [TownSq](#). 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: Only household waste is permitted in the garbage dumpster. Other material – wood, metal, bottles -- must be carried to the landfill. No furniture or other large items are to be left near the dumpsters. Please do not leave cigarette butts anywhere on the grounds.

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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.

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 Associa/HRW.

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. County fire code prohibits storage of items under the stairs, in stairways or hallways.
- Pets are not allowed to roam unattended throughout any of the building common areas.

Maintenance Requests, Forum: River Mill owners can submit requests for maintenance, share information with the community, and pay their assessments via the [TownSq](https://app.townsq.io/login) website (<https://app.townsq.io/login>) or mobile app. All residents – owners and tenants – are highly encouraged to join TownSq as it is the quickest way to alert the community, property management, and the HOA Board to changes and events. Owners need their HRW Account Number to sign up. Tenants can request site access via the owner or property manager of their unit.