

Riverside Condos "Everyday Rules" to remember

Athletics: No one can ride bikes, skateboard or play athletics on the property.

Stairwells: Please do not sit or congregate in the stairwells, hallways or in front of the unit at any time. This creates a physical hazard and is against parish fire code. Sitting on stairs in front of someone's window also creates undue noise to that resident.

Dumpster: Anyone seen throwing trash outside of the dumpster and/or on the ground will be fined. There won't be a warning because the problem has been occurring for some time. Please do not use the laundry rooms for household garbage.

Parking: Park in your own spot and have a valid parking tag. Guests can only park in the assigned visitors parking spaces. If the office is closed guests can park in the office spots after hours. Anyone who has lost their parking tag may purchase a new tag at the office for \$15. If a second parking space is needed, come to the office to purchase one; it is \$20 per month. If someone is in your spot, please come by or call the office and the vehicle will be towed at the owner's expense. The office can still be reached after hours through our answering service; this is the same phone number as the regular office number.

Laundry Rooms: You are not allowed to dump your trash or throw food in the laundry room. Any personal items left in the laundry room will be thrown away after two hours.

Household: You are not allowed to have your front door propped open or a window unit installed. The offending unit will lose its "Green Utility Discount" and this will affect your rent and / or fees. At no time are you allowed to leave trash sitting outside of your door as that attracts rats and other rodents. You must pick up after your pet. No unsupervised outdoor feeding.

Loitering & Disturbing the Peace: You are not allowed to loiter on the property at any time. Any disturbing the peace on the property will not be tolerated (ex. fighting, fussing, loud noises outside or inside of the unit, blowing car horn, blasting stereo, etc.)

Additionally, please note that designated quiet time hours are 10pm through 10am 7-days / week. No construction, renovations or move-in / move-outs are allowed during "quiet time hours". Additionally, music, television, closing of doors etc., must be kept at a reasonable level - this means noise should not be heard outside of your unit. All social interactions should be brought inside and be maintained quietly. Excess noise complaints will be addressed with a warning then followed up with a fine should it persist.

Barbeque Pitts are prohibited by law: Per the Jefferson parish Fire Marshall no one is allowed to barbeque on the property underneath any overhang, porch, balcony or any enclosed area. This is actually a national federal fire safety law that applies to all multi-family structures. The fine for violating fire safety rules is \$150 per occurrence. No violation will be tolerated, not only for safety reasons but to qualify for fire insurance coverage.

Rules exist to insure the sanitary, safety & peaceful conditions for the owners & residents of Riverside Condominiums. Our goal is to work together to maintain a positive living environment.

... Riverside Condo Management (2018)