

# RIVERWALK MASTER ASSOCIATION RULES AND REGULATIONS

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**Emergency: 911     Riverwalk Clubhouse: 303.798.9414     Fax: 303.347.1413**

The following Rules and Regulations promote safety and enjoyment for all members. The Riverwalk Clubhouse area is yours to enjoy, but your cooperation is needed. Household members and guests are responsible for understanding the Rules and Regulations and for abiding by them for the good of our entire community.

*The Clubhouse Manager and the Clubhouse staff have the authority to enforce the following rules and regulations. The RMA Board of Directors reserves the right to amend, add, delete and may authorize variances to the Rules and Regulations at any time.*

## **GENERAL RULES AND REGULATIONS:**

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- All members and guests use the Riverwalk Master Association, Inc., property at their own risk. The Riverwalk Master Association, Inc. is held harmless and not responsible for any injuries sustained while using the facilities of the Riverwalk Master Association, Inc.
- No persons will be permitted in or around the Riverwalk Clubhouse area between 10:00pm and 5:00am – except participants of private events, staff and contractors.
- Shirts and shoes must be worn in the Clubhouse at all times. Wet wear is prohibited, except in locker room, swimming pool and hot tub area. Please use pool gate to enter and exit pool area
- Children under 12 years of age must be accompanied by a parent or adult guardian at all times.
- This is a smoke-free, vape-free facility, including the pool and hot tub area. Smoking and vaping only allowed on the back patio. Receptacles are provided.
- The Clubhouse staff must be consulted prior to member group activities. Use of the Clubhouse facilities may be limited during rentals of the Clubhouse; please refer to the monthly newsletter calendar and check with Clubhouse staff as to availability.
- Suggestions and concerns should be submitted to the Manager or to the Riverwalk Master Association Board of Directors in writing, signed and dated.
- Bikes are to be secured to the bike rack located at the east entrance. Roller skates, skateboards inline skates, bikes, etc., are not allowed in or at the entrance to the Clubhouse or pool area.
- The posting of commercial and political signs on the property of The Riverwalk Master Association, Inc., is not allowed without written authorization by the Board.

- Any type of door to door solicitation is prohibited and posted and should be reported to the City of Littleton Police Department's non-emergency number: 303/794-1551.

### **ACCIDENT / INJURIES:**

- If an accident or injury occurs at the Clubhouse or on the premises, an accident report must be filed with a Clubhouse staff member within 24 hours of the incident.

### **ANIMALS:**

- Animals are not allowed within the pool area and are not to be secured to railings, fences or any other fixtures in or around the Clubhouse. Exceptions will be made for animals covered under Federal or Colorado statutes regarding *Americans with Disabilities Act* or other accessibility codes and statutes.
- Littleton leash laws are in effect. It is mandatory that owners pick up after their pets.

### **BILLIARDS ROOM:**

- Must be at least 12 years of age to use billiards tables; those under 15 years of age must be accompanied by an adult to use billiards tables. Children who are at least 12 years of age may play ping-pong without adult supervision. Those who behave improperly will forfeit their privilege for unsupervised play.
- Billiards is the only activity that may take place on the tables. Please be respectful of others wishing to play and limit your time of play if others are waiting to play.
- No sitting or standing on billiards or ping pong tables. Anyone causing disturbance or misusing the equipment will be asked to leave. Replace all cues, balls and racks in the proper place following play.
- No food or drink is permitted on the billiards tables.

### **ASSESSMENTS AND FEES:**

- Riverwalk Master Association assessments and fees are payable on the first of each month and are late after the tenth of each month. Invoices will not be sent out. It is the responsibility of the member to pay monthly assessments on time.
- Checks made payable to the Riverwalk Master Association, Inc. are to be mailed with coupons provided by KC & Associates or contact their office (303.933.6279) to set up direct withdrawal from your checking account.
- Any member delinquent in the payment of assessments or fees may be denied access to the Clubhouse and facilities until all outstanding balances are paid in full.

### **FITNESS ROOM:**

- Must be 15 years of age or older to use fitness equipment.
- All members using exercise equipment are responsible for proper use and knowledge of the equipment. If you are not familiar with a piece of equipment, do not use it until an experienced user can instruct you.
- The exercise room is unmonitored. Use of all equipment is at your own risk. It is strongly suggested to not use the equipment alone.
- Please wipe down each piece of equipment after use; dispose of trash properly.
- If you are the last one in the gym, please check to make sure all the windows are closed, fans are off and lights are off before leaving.

### **GUESTS:**

- Each household is allowed four (4) guest passes for the use of the Clubhouse facilities. Members are responsible for their guests at the facility and must accompany guests at all times.

### **MASTER ASSOCIATION FUNCTIONS:**

The Riverwalk community has a number of events during the year which are organized by management and volunteers in which all residents may attend. (Example: holiday party). Exclusive homeowner association events, which are hosted by and exclusively for members of each of the nine Homeowner's Associations, are also allowed, by arrangement with the Manager.

### **PATIO USE:**

- Residents are not authorized to use the patio during private events. If no private event is being held, residents should check with Clubhouse staff regarding use of patio.
- After use of patio area, put umbrellas down, clear tables and bag trash.

### **PRIVATE RENTALS:**

A private rental is a resident (member) event or non-resident event. All attending are guests of the individual hosting the event. See Clubhouse staff for availability of facility, charges and additional regulations.

- Reservations are on a first-come first-serve basis. Members will be charged the scheduled rate for private rentals.
- All rentals of the Clubhouse will require a signed rental agreement, private event guide and security deposit. Damages in excess of the deposits will be billed to the member.
- Private events must be attended by the member (resident) who has signed the rental agreement for the duration of the event.

- All renters must supply Clubhouse staff with an estimated number of guests at the time of reservation. Attendance cannot exceed 175 guests.
- Renter(s) accept full responsibility for the Clubhouse and cleanup during and after their event. Clubhouse glassware and other utensils are for members use only and must be washed and put away by those hosting the event.
- Exclusive, private functions are never allowed in the swimming pool area.

### **SWIMMING POOL RULES:**

The following pool rules will apply to all members, guests and their families. In the interest of safety and the welfare of the members and guests, these rules are not all inclusive.

- Each household is allowed 1 key fob and 4 guest passes for the use of the Clubhouse facilities.
- No lifeguard is on duty – swimming is at your own risk. The Riverwalk Master Association and Clubhouse staff does not assume responsibility for any accident or injury resulting from the use of these amenities.
- For safety reasons, the gates at the swimming pool must remain locked at all times. No propping of doors or gates at any time.
- No running on pool deck. Horseplay is not tolerated. No diving, “cut corners”, dunking, pushing or splash fighting. No Frisbee or weight throwing in the pool. Anyone disturbing other pool users will be asked to leave. **Offensive language will not be tolerated.**
- **No smoking/vaping, glass containers, food or alcoholic beverage of any type is permitted in the locker rooms, in the pool or in the hot tub areas.** Light snacks may be eaten at the tables on deck; meals should be served and eaten on the patio. All trash must be placed in receptacles
- **Pets are not allowed in the pool area.**
- Roller skates, skateboards, bikes, etc., are not allowed in the pool area.
- Proper swimwear (swimsuit required) is to be worn in the pool, hot tub and steam room at all times. Cut-offs and t-shirts are not allowed as swimming attire.
- Children who are not toilet-trained are allowed in the pool with the use of waterproof swim wear – such as Huggies® “Little Swimmers”.
- Please clean up after yourself and put all trash in the receptacle provided. If a flotation device or toy is used, it must be returned to the receptacle provided.
- A key fob to access amenities and guest passes are initially given to you at no charge. A charge of \$25 is assessed to replace a lost key fob.

- Key fobs and pool passes are for members or residents use only. Do not loan your fob to anyone. Non-compliance can result in deactivation of fob and loss of use of Clubhouse amenities.
- Due to the extremely high temperatures of the hot tub and steam room, it is recommended that pregnant women not use the hot tub or steam room without consent of their doctor. This is true for any health concerns; if you are on any prescription medicine, consult your doctor before using hot tub or steam room.
- Children under the age of 12 are to be accompanied by an adult member at all times. It is not recommended that children under the age of 6 use the hot tub.
- Anyone using the pool, hot tub or steam room must shower prior to entering.
- Be considerate of others and keep noise at an acceptable level.
- The pool area needs to be cleared at the first sign of thunder and/or lightning.
- Before leaving area, please cover the hot tub (if applicable), return pool furniture to original location and lower umbrellas.
- The swimming pool, hot tub, library and exercise room hours are restricted and may be changed at the discretion of management.
- Management will refuse admission to the pool to anyone not complying with the rules, or anyone who is not using the facility in a safe, respectful manner.

### **TRAFFIC / PARKING:**

- Parking is prohibited on outer curbs of Riverwalk Circle and at the entrance from Prince Street to the Clubhouse.
- Parking is allowed, but limited to 72 hours on inner curb of Riverwalk Circle. Violators are to be reported to the City of Littleton Police Department.
- Parking of passenger, recreational vehicles, trucks or trailers is allowed at the Clubhouse by permit only. A 24-hour parking pass must be obtained from a staff person and will be issued only if space will be available for the time period requested.

### **Rules & Regulations Modified to Incorporate City of Littleton City Code Section 9-1-6**

On August 27, 2008, The Riverwalk Master Association authorized the Littleton Police Department to enforce speed limit, stop sign and parking violations, where posted, as it pertains to **Riverwalk Circle**. The RMA Board of Directors revisited the subject of parking and towing at the April 20, 2010 meeting and incorporated the provisions of Littleton City Ordinance 9-1-6 in the RMA Rules and Regulations and repealed former parking and towing rules that were inconsistent with the Littleton City Code provisions.

In addition to obvious violations (parked in fire lanes, obstructing driveways, parked in “no

parking” zones), the City of Littleton will ticket and/or tow vehicles that are addressed by Ordinance 9-1-6. Please report violations to the LPD non-emergency number 303-794-1551. If necessary, inform call-taker that the City has authorization to enforce Littleton’s parking restrictions on Riverwalk Circle. **Please note that this change affects Riverwalk Circle only and has no impact on individual homeowner associations’ parking areas.**

**9-1-6: TRUCKS, OVERSIZED VEHICLES AND TRAILER PARKING PROHIBITED:**

- (A) It shall be unlawful for any person to park or stand a commercial trailer, semitrailer or trailer or to permit same to be parked on any public street, highway, road, alley or other right of way, whether attached to a motor vehicle or not, except when said trailer is being expeditiously used to render services, such as, but not limited to, deliveries, pick ups or construction activities, to property located within two hundred feet (200') of where said trailer is parked.
- (B) Notwithstanding the provisions of subsection [10-4-9\(A\)3](#) of this code, it shall be unlawful for any person to park or stand a dump truck, truck exceeding seven thousand (7,000) pounds empty weight, commercial trailer, semitrailer or truck tractor, or to permit same to be parked anywhere within the City in any residential zone district, except when said vehicles are being expeditiously used to render services, such as, but not limited to, deliveries, pickups or construction activities, to property located within two hundred feet (200') of where said vehicle is parked.
- (C) It shall be unlawful to park or stand an oversized vehicle upon any street in any residential zone district, except when said vehicle is parked for the purposes of loading or unloading and so long as it is not so parked for periods in excess of forty eight (48) hours.
- (D) It shall be unlawful to park or permit to stand any recreational trailer or mobile home upon any street, highway, road, alley or other such right of way for more than forty eight (48) hours.
- (E) A certified copy from the State of Colorado of the registration of any vehicle, recreational trailer or trailer alleged to be in violation of any section of this Title or any section adopted by this Title shall be prima facie evidence of the ownership and empty weight of said vehicle, recreational trailer or trailer. Further, a prima facie presumption shall exist that the registered owner of the vehicle, recreational trailer or trailer alleged to be unlawfully parked, was the person who so parked, or permitted to be parked, said vehicle, recreational trailer or trailer.
- (F) Testimony that any truck tractor or truck alleged to be in violation of this Section has its company name, empty weight and Public Utilities Commission or Interstate Commerce Commission number printed thereon as required by law, shall constitute prima facie evidence of the ownership and empty weight of said vehicle.
- (G) Upon the application of a resident of the City, a special permit may be issued by the Department of Community Development for a nonresident journeying in an oversized vehicle used for recreational purposes, or a recreational trailer, to park such vehicle on the public right of way at the applicant's residence for not more than seven (7) days. The special

permit shall specify the address where the vehicle will be parked and the expiration date of the permit, and shall be prominently displayed on the vehicle.

(H) Definitions: For purposes of this Section, the following definitions shall apply:

**COMMERCIAL TRAILER:** Any wheeled vehicle, without motive power, which is designed to be drawn by a motor vehicle and to carry its cargo load wholly upon its own structure and which is generally and commonly used to carry and transport property over the public highways and which is registered under the State's ton-mile tax laws.

**DUMP TRUCK:** A truck having a bed that tilts to dump its cargo or contents.

**OVERSIZED VEHICLE:** Any car, truck, van, recreational vehicle, or other motorized vehicle which exceeds seven feet in width or twenty two feet in length (7' x 22').

**RECREATIONAL TRAILER OR MOBILE HOME:** Any wheeled vehicle that is a single self-contained unit, without motive power, and is designed and generally and commonly used for occupancy by persons for residential purposes, in either temporary or permanent locations, and which may be drawn over the public highways by a motor vehicle or truck.

**SEMI-TRAILER:** Any wheeled vehicle, without motive power, that is designed to be used in conjunction with a truck tractor so that some part of its own weight and that of its cargo rests upon or is carried by such truck tractor, and is generally and commonly used to carry and transport property over the public highways.

**TRAILER:** Any wheeled vehicle, without motive power, that is designed to be drawn by a truck or motor vehicle and to carry its cargo load wholly upon its own structure and which is generally and commonly used to carry and transport property over the public highways.

**TRUCK:** Any motor vehicle equipped with a body designed to carry property and is generally and commonly used to carry and transport property over the public highways.

**TRUCK TRACTOR:** Any motor vehicle that is generally and commonly designed and used to draw a semitrailer and its cargo load over the public highways. (Ord. 49, Series of 1984; Ord. 31, Series of 1992)

## **18-4512 ▪ ABANDONMENT OF A MOTOR VEHICLE**

**The City of Littleton will also ticket or tow abandoned vehicles. But, when is a vehicle considered abandoned?** According to Sergeant Cindy Mitchell, LPD, Community Outreach Unit, the City of Littleton, has adopted **Ordinance 18-4512 ▪ Abandonment of a Motor Vehicle**. Vehicles not moved after 72-hours following tagging by LDP are considered abandoned and are subject to ticketing or towing. The ordinance reads as follows:

Any person who abandons any motor vehicle upon a street, highway, right-of-way, or any other public property, or upon any private property without the express consent of the owner or person in lawful charge of that private property commits abandonment of a motor vehicle.

To "abandon" means to leave a thing with the intention not to retain possession of or assert ownership over it.

The intent need not coincide with the act of leaving.

(3) It is prima facie evidence of the necessary intent that:

- a) The motor vehicle has been left for more than seven days unattended and unmoved; or
- b) License plates or other identifying marks have been removed from the motor vehicle; or
- c) The motor vehicle has been damaged or is deteriorated so extensively that it has value only for junk or salvage; or
- d) The owner has been notified by a law enforcement agency to remove the motor vehicle, and it has not been removed within three days after notification.

Abandonment of a motor vehicle is a class 3 misdemeanor.

**Source: L. 71:** R&RE, p. 432, § 1. **C.R.S. 1963:** § 40-4-512

**Cross reference:** For the towing and storage of abandoned and illegally parked motor vehicles, see part 18 of article 4 of title 42.

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The Rules and Regulations contained herein are not all inclusive. Other Rules and Regulations may be posted in and about the facilities of the Clubhouse and shall be binding on the members as if set out herein in full.

Management reserves the right to amend the Rules and Regulations and/or policies not herein covered and all members will be obligated to follow these policies, as modified. In addition Management reserves the right to expel anyone who violates the Rules and Regulations

In association with my membership to the Riverwalk Clubhouse, I / We the undersigned, have read, understand, and will comply with all the Rules and Regulations listed above. I / We further understand that failure to comply with these Rules and Regulations may result, at the option of management, in loss of use of the Clubhouse.

It is further agreed and understood that members and their guests in attending and using the facilities and the equipment therein do so at their own risk. The Association or Management shall not be liable for any damages arising from death, personal injuries or property damage sustained by members, guests, visitors, or any other individuals in, on, or about the premises. Members assume full responsibility for any injuries or damages which may occur to member or guests in, on, or about the premises and members hereby fully and forever release the Riverwalk Master Association, Inc., and all associated owners, employees, and agents from any and all claims, demands, damages, rights of action or causes of action, present or future, whether the same be known or unknown, anticipated or unanticipated, resulting from or arising out of members use or intended use of the said facilities and/or equipment thereof. In addition, each member shall be liable for any and all damages to the facilities and/or equipment from such member's or any guest's actions.