

Riverbend Property Owners Association
Renter's Advisory

Riverbend is a private community. It has a peaceful, scenic, relaxed and rustic atmosphere. Almost all lots are designated for Single Family Residential usage. It is not a resort. Vacationers that have rented a cabin or home in our community are welcome, as long as they understand and respect this concept and follow the covenants, rules and restrictions. The wooded lots along our roads are not part of a national forest or state park, they are private property. The folks in the cabin/home down the road are most likely not there on vacation, but live there. These are our homes and get-a-way houses for rest and relaxation. Enjoy your stay, but please respect our rules and regulations and the quiet nature of our community.

1 - Occupancy. As mentioned above, Our lots are predominately designated for Single Family Residential use. Of course families come in different sizes and certainly have guests from time to time, but it is inappropriate for a cabin to be rented to multiple families who are coming together for a group vacation. Excess people and vehicles on a continuing basis have a negative impact on the use of our amenities and on our base infrastructure.

2 - Roads. Most are gravel, some tertiary roads that are little used are grass based to maintain the road bed without the continuing gravel expense. Maximum speed is 15 MPH throughout Riverbend. Please slow down on curves and up hills to help curtail "wash-boarding". Only licensed road legal vehicles are allowed. No "ATV" or similar vehicles are allowed at any time, other than by the POA for maintenance purposes.

3 - Waterways. Boats stored at the beach are private property and not for general use. No motorized boats or vehicles are allowed other than those with electric motors. North Carolina rules and regulations require fishing licenses for those fishing anywhere other than on personally owned property.

4 - Campfires. No open fires are permitted without a burning permit secured from the NC Division of Forest Resources or it's agencies.

5 - Pets. The decision to allow pets is up to the property owner. However, Riverbend covenants allow only common household pets and do not allow them to run free. People come here to relax and enjoy the scenic nature of the community. It is unsettling, and sometimes scary, to suddenly be approached by a free running dog. Wildlife, such as the deer and turkeys that most find welcome, are easily spooked as well. Simply put, dogs are to be kept on your property or on a leash. No dogs on the beach even if on a leash, it is a health issue.

6 - Noise. Vacationers are looking to relax and have a good time. However, this is not a rental community. Only about 10 percent of our dwellings are used as rentals and most are not used so on a full time basis. Loud parties late at night, especially on the weekends, are an unwelcome intrusion. Sound travels a long way in the quiet of the woods. Our guests should certainly enjoy themselves, but also be considerate of others.

7 - Beach and Pavilion. Both are in scale with the assumption of low attendance and the minimal impact expected in a single family residential community. They are to be shared in a respectful manner. Aggressive and rowdy behavior will result in revocation of use privileges. Automobiles parked here, or at any of the common areas, must display either a Riverbend decal or a rental occupant tag indicating length of authorized stay. All others will be asked to leave the property. A summary of beach restrictions is as follows:

- There is no lifeguard, swim at your own risk
- Do not climb on the concrete square in the water.
 It is a flood control device and not a swimming or diving platform
- No profanity
- No dogs at any time, even if on a leash
- Boats nearby are private property and not for public use.
- No campfires
- Beach closes at 8pm

8 - Trash. There is no residential pick up service. Our dumpsters are located at the intersection of Rainbow and Sparrow. They are emptied on Mondays and Thursdays. Please bag all trash and flatten any boxes such as beer / soda cases to reduce the space they occupy. No furniture or construction materials are allowed. Recycling or disposal of large bulky items can be done at the county "convenience center". Exit the Riverbend main entrance, turn left. Turn left onto Bill's Creek Road and go about 4 miles. The convenience center is on the right.

9 - Permitted rentals. Again, almost all lots are designated for Single Family Residential usage. This means allowing rentals is a privilege, not a right, allowed by the Association. To that extent the privilege to rent has been extended to cabins/homes only. Vacant land owners, temporary RV/Camper, permanent RV/Camper and Commercial owners have not been extended the privilege to rent the use of the amenities, lakes, river, trash or any of the facilities maintained by the Association.

Please note that the restrictions and guidelines outlined above have been implemented to protect the quiet, rustic and residential nature of our community. They are based on the section of our covenants that refers to noise and nuisances. That section reads, in part: "... No noxious or offensive activity shall be carried on upon any Lot or any public area within the community, nor shall anything be done thereon tending to cause harm, damage, embarrassment, discomfort, annoyance or nuisance to the community by any owner, agent of owner or their employees, suppliers or contractors, or their guests, renters or any persons invited by an owner to the community." Our property owners and residents abide by these guidelines and we respectfully request that our visitors do as well.