

RIVIERA II – RULES & REGULATIONS

PETS

- Barking dogs are NOT allowed on common or limited common areas, such as balconies, walkways, etc.
- All droppings MUST be scooped. Pet station is located near the dumpster.
- Unless written permission is received from the board, owners and renters are allowed 2 small pets – up to 50lb each.
- All pets MUST be leashed at all times in common areas.

PARKING

- Two long-term owner/renter vehicles are allowed per condo.
- Two short-term (2 weeks max.) guest/visitor vehicles are allowed per condo.
- All vehicles parked on-site require a prominently displayed parking pass.
- Vehicles are NOT allowed to be stored on-site for over a 30 day period. A stored or abandoned vehicle, as defined in Texas legal statutes, will, after 30 days, be referred to the city for disposition at the owner's expense as allowed by said statutes.
- Please respect the "loading" area and DO NOT exceed 15 minutes.
- *Vehicles may be towed for parking violations, at the owners expense, without any additional notice.*

ELEVATOR

- If the elevator malfunctions, please contact management.
- Please DO NOT abuse the elevator in the form of horseplay or overload.
- The owner will be responsible for self/guest that causes damage to elevator because of misuse or abuse.

STAIRWELL

- DO NOT leave stairwell doors or gates open or ajar.
- DO NOT place items in the doorway to prevent doors from locking.

COMMON AND LTD. COMMON AREAS

- NO activities or items that create open flames such as barbecuing are allowed on balconies, breezeways, or hallways.
- DO NOT hang towels or clothing items from rails.
- DO NOT attempt to jump, dive, or throw objects from the balcony or overhead walkway.
- DO NOT feed birds from the balcony.
- Pets must NOT be left unattended in limited common areas.
- NO skating, skateboarding, or running in the hallways.
- The hallway/breezeway and the hose are NOT to be used to dry out items such as shells, clothes, buckets, beach chairs, and other beach gear.

SMOKE DETECTORS

- DO NOT tamper with smoke detectors.
- DO NOT cook smokey foods with the door open to prevent triggering the smoke detector.
- If you accidentally trigger and alarm, please notify management.

GALVESTON

- Riviera II is located within Galveston city limits and is, therefore, under the jurisdiction of the City Police and Fire Department laws and ordinances.

GARBAGE CAN BY ELEVATOR

- Trash MUST be taken in plastic bags to the dumpster in the parking lot and disposed of.
- NO pet waste, please use the pet station by the dumpster.

CONSTRUCTION RULES

- Construction work inside of a unit must be done between the hours of 8 am – 6 pm Monday through Friday. On Saturday, work can be done between the hours of 9 am – 12 pm. No work is allowed inside a unit on Sunday.
- NO construction materials may be placed in the dumpster. Your contractor is responsible for hauling and disposing of all materials.
- Contractors must leave common areas clean.
- Provide contractor and workers ONLY with the rental code, DO NOT provide them with the owner code.
- Express to the contractor the importance of the owner's rights to quiet enjoyment.
- Owners are ultimately responsible for any damage or extra costs incurred by the HOA by the contractor.

OCCUPANCY

- All rentals MUST be for a period of at least 60 consecutive days.
- Your rental contract/agreement states the number of people that are allowed to occupy the condo.
- Failure to comply voids your contract and you may be asked to leave.
- Units cannot be rented to anyone under the age of 25. Third party rentals, or any attempt to violate this rule will NOT be accepted.
- Tenants are limited to 2X the sleeping occupancy of the condo you are renting.
- Parties must end by 10:00 pm in compliance with the Galveston City code of ordinances stating that noises considered to be unreasonably loud, disturbing or unnecessary are prohibited between the hours of 10:00 pm and 7:00 am.
- Noise violations should be reported to the Galveston Police. Documentation of the violation will be necessary if not ongoing when they arrive on scene.

IMPORTANT PHONE NUMBERS

Jorge Alfaro 409-392-2366
LPI Property Management
409-763-4323

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**EMERGENCY POLICE 911**  
**Non-Emergency Police**  
**409-797-3702**