

RIVIERA I – RULES & REGULATIONS

1. Pets

- All pets should be “walked” off the Riviera I premises – **AND MUST BE LEASHED at all times.**
- Barking dogs are not allowed on the common or limited common areas, such as balconies, walkways, etc.
- All droppings **MUST** be scooped.
- Owners are allowed 2 small pets - renters/guests must receive written permission from Board of Directors before bringing any pets onto the premises.

2. Parking

- One or two vehicles are allowed.
- Please respect the “loading” area and do not exceed 15 minutes.

3. Elevator

- Elevator code will be provided by Rapp Management Co., Inc.
- If elevator malfunctions, please call Rapp Management Co., Inc. 763-4323.
- Please do not allow your children to play on the elevator.
- Owner will be responsible for self/guest that causes damage to elevator because of use or abuse.

4. Stairwells

- The stairwells doors are locked at all times.
- **DO NOT LEAVE STAIRWELL DOORS OPEN OR AJAR. DO NOT PUT SHOES OR OTHER ITEMS IN THE DOORWAYS TO PREVENT DOORS FROM LOCKING.**

5. Balconies/Hallways

- No barbecuing on balconies or hallways.
- Do not hang towels or clothing from rails.
- Do not attempt to jump or dive or throw objects from balcony.
- Do not feed birds from balcony.
- Barking dogs are not allowed on the common or limited common areas, such as balconies, walkways.
- No skating, skateboarding, or running on the hallways.
- The hallway/breezeway nor the hose area are not to be used to dry out shells, clothes, buckets, beach Chairs and gear, etc.

6. Smoke Detectors

- Do not tamper with the smoke detectors.
- Do not cook smoky foods with door open as this draws smoke over the alarms and triggers them.

- If you accidentally trigger an alarm, please notify Rapp Management Co., Inc.

7. Galveston

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

8. Garbage

- Trash **MUST** be taken, in plastic bags, to the dumpster in the parking lot and disposed of.

9. Construction Rules for Repair/Refurbishments

- Construction work inside a unit must be done between the hours of 8 am - 6 pm Monday thru Friday. On Saturday, work can be done between 9 am - Noon. No work is allowed inside the unit on Sunday.
- No construction materials may be placed in the dumpster - your contractor must haul off all items.
- Contractors are not allowed to park their vehicles on the front row parking spaces near the building.
- Contractor must leave common areas clean.
- Provide contractor and works **ONLY** with the rental code - do not give out the owner code.
- Express to contractor the importance of the owner's right to quiet enjoyment.
- Owners are ultimately responsible for any damage or extra cost incurred by the HOA by the contractor.

9. Occupancy

- **All rentals must be for a period of at least 60 consecutive days.**
- Your rental contract/agreement states the number of people who 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 age 25. Third party rentals or any attempt to Violate this rule will not be accepted.
- Parties are limited to 2x the sleeping occupancy of the condo you are renting. Parties must end by 11 pm.

PHONE NUMBERS

Luis Morales 409-655-1881

LPI Property Management 281-947-8675

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**EMERGENCY POLICE 911**

**Non-Emergency Police 409-797-3700.**