

The ROARING RIVER OAKS

The Official Newsletter of River Oaks Townhomes HOA

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To enroll:

Text

BHSHOA RO to 25827

Per City ordinance open flame cooking devices shall not be stored or used on a balcony or within 10 ft of combustible material.

308.1.4 (Open-Flamed Cooking Devices) is amended by deleting the section including exceptions in its entirety and replacing with the following:

Section 308.1.4 (Open-Flame Cooking Devices). Charcoal burners, liquefied-petroleum-gas fueled cooking devices, and other open-flamed cooking devices shall not be stored or operated on combustible balconies or within ten feet (3048 mm) of combustible construction. To comply with this city ordinance, the River Oaks Board has decided that any open flame cooking device shall not be permitted on the property.

If any grills are left in common area they will be removed from the property.



Parks & (No) Wrecks

DO NOT PARK IN THE NO PARKING ZONES; TOW AWAY ZONES OR FIRE ZONES. NO VEHICLES ARE ALLOWED ON THE GRASS AT ANY TIME. (The City of College Station Ordinances requires Fire Lanes to be clear at all times and prohibits parking on the grass.)

Cars with flat tires, expired License Plates or Inspection Stickers will NOT be allowed to remain on the property. DO NOT work on your vehicle(s) on the property.

No large Commercial-type vehicles, Delivery Trucks or Recreational Vehicles (Campers, Motor/Mobile Homes, Trailers, Travel Trailers, Boats or Water Craft of any kind) will be permitted to park on the property.

DO NOT PARK IN YOUR NEIGHBOR'S PARKING SPACE! River Oaks has assigned parking spaces violators can/will be towed at vehicle owner's expense! If someone is parked in your space please see the towing signs for the number to call. **NO VEHICLE WASHING OR MECHANIC WORK PERMITTED.**



Party-cipation

Parties are allowed as long as they are kept under control. Excessive noise **WILL NOT** be tolerated and owners/residents are encouraged to file a complaint with the Police Department.

Please play music for your personal enjoyment. Stereos should be played for your benefit and not your neighbors. Please be considerate, your neighbor may not like the baby shark song.

The clubhouse is locked with clicker access only. Residents are to accompany guests at all times when using the clubhouse/pool. Tenants and owners will be held responsible for damage to the clubhouse. It's your responsibility to clean up after yourselves and leave it clean and tidy. **ABSOLUTELY NO** painting projects allowed in the clubhouse this includes "fish camp" banners! Contact our office for Clubhouse Rental for private parties 979-703-1819. Be safe when using the gym equipment and only use it for its intended purposes. Horseplay in the gym is **PROHIBITED**. **YOU MUST BE OVER 18 TO USE THE GYM AND CLUBHOUSE.**

Down in the Dumps

Garbage and trash must be put in plastic bags. Please use the dumpsters that are located in several areas around the property.

DO NOT STORE TRASH AT YOUR FRONT DOORS OR WITHIN THE FENCED PATIO AREAS!

DO NOT put trash bags on the ground next to the trash can, they must be placed inside the can. **RIVER OAKS DOES NOT PROVIDE DOOR FRONT TRASH PICK UP OR LARGE ITEM PICK UP!**

The City will refuse to pick up dumpsters if there are natural debris such as tree branches or if there is large furniture items. If you have couches, mattresses or any other large furniture items **OWNERS** are responsible for haul off.

Front porches are not to be used as storage area, and are to be kept neat and clean. There is to be no attached hardware or fixtures to the wood fence or the unit.





Stay Pawsitive

No more than **two (2)** animals per unit. Size limit is 50 pounds. All animals must be kept in an enclosure, within an enclosed patio or on a leash being held by a person capable of controlling the animal. Owners are responsible for **PICKING UP YOUR PET WASTE AT ALL TIMES**. Cleanup stations are located around the property. Absolutely **NO ANIMALS** are permitted inside the pool area at any time. The Health Department can close down the pool if animals are found in the pool area.

Water You Doing?

SAFETY is the priority **ABSOLUTELY NO GLASS ALLOWED IN THE FENCED POOL AREA! IF YOU HAVE GLASS IN THE POOL YOU WILL BE ISSUED A FINE.**

NO SMOKING within the fenced pool area. These are both items that are detrimental to the pool equipment and surface. River Oaks pool rules are to be followed at all times for safety.

NO GLASS within the fenced pool area. **ANYONE UNDER 18 MUST BE ACCOMPANIED BY AN ADULT.**

ALL GUESTS MUST BE ACCOMPANIED BY OWNER/RESIDENT. ALL VIOLATORS ARE SUBJECT TO CRIMINAL TRESPASS CITATIONS FROM THE CITY OF COLLEGE STATION POLICE DEPARTMENT.

NO pets allowed in the fenced in pool area. The pool could be shut down by the city if animals are caught swimming in this. This is a health code violation.





Enter Here

The gates are to be respected at all times. The River Oaks Homeowners Association shall not be held responsible for damages of any kind caused by contact with the gates. Admittance into the complex is through clicker access. If you have any issues with your clickers contact our office at 979-703-1819

Please be aware of your surroundings, get to know your neighbors. Remove all valuables from your vehicles. Be sure to keep your unit secured at all times.

Thank you for your contribution to keeping River Oaks Condominiums a great community!

TALK TO US!

BHHS Caliber Realty HOA
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BERKSHIRE HATHAWAY
HomeServices

Caliber Realty

HOA MANAGEMENT
