

# Rules for RiverTree – Quick Reference

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Post these in your home or RV; share these with your guests; review these with guests/family frequently

## Gate entrance and exit

- ✓ Gate device (remote or key) **REQUIRED** to **ENTER** and **EXIT** RiverTree
- ✓ In the event of a **MEDICAL EMERGENCY**, **CALL 911** for local EMS response.
  - Tell Dispatch you are in RiverTree on Hwy 83 South of Leakey.
  - Provide your RiverTree 911 address if you have it.
- ✓ All emergency response, volunteer fire dept., law enforcement, and utility companies have 24 hour gate entrance access in the event of an emergency.

## Private Property

- ✓ ALL LOTS within RiverTree are Private Property, with the exception of the Common Areas, i.e., paved roads, hike/bike/walking trails, pavilion, river park, and RV Pit.
- ✓ Owners who encounter individuals intentionally trespassing on their property are **DIRECTED TO CALL 911** to report the incident and request law enforcement assistance.
- ✓ The BOD recommends that individual owners post signs on your property stating: **"POSTED – NO TRESPASSING"**.

## Off-Road Vehicles (ORV) & Licensed Vehicles

- ✓ Only **"permitted"** ORVs allowed in RiverTree; register and post # on ORV prior to use. See BOD Treasurer for registration forms.
- ✓ Only battery operated ORVs allowed on hike/bike trails
- ✓ **No** ORVs allowed in trailer pit except for dumping trash in garbage containers
- ✓ **No** ORVs around pavilion except to use facilities
- ✓ Motorized ORVs & licensed vehicles allowed on paved roads only
- ✓ ORVs must have lights turned on after dark
- ✓ **No** off-roading is allowed except on the property of the owner of the ORV
- ✓ **No** licensed vehicle off-roading is allowed on any property.
- ✓ **No** dragging of limbs or other debris on paved roads.
- ✓ **No** dragging or towing of objects designed for non-road activities on paved roads.

## Park Rules

- ✓ **No** glass containers allowed in Park or Riverbed
- ✓ **No** Licensed Vehicles or ORVs allowed inside River park area. (special needs only & Emergency services)
- ✓ Please pick up and take trash with you when you leave
- ✓ Pets on a leash in RiverTree at all times. This includes the River Park.
- ✓ Be considerate of private property on either side of the park and from the midline of the river to the opposite bank

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## **Green Garbage Dumpsters – RV Pit**

- ✓ **Please**, only put household garbage in dumpsters
- ✓ **No** metal, hazardous materials, tires, paint, etc.
- ✓ **No** roofing or building material or brush
- ✓ Boxes should be folded or cut up
- ✓ Leakey has several Thrift Stores that will gladly take your, in good condition: furniture, household goods, bedding, working electronics & appliances, etc. Re-purpose it....don't toss it.

## **Lighting--** Please be sure all exterior lights are off when:

- ✓ You leave
- ✓ You go to bed
- ✓ Not needed

## **Excessive Noise--** Please be considerate of your neighbors:

- ✓ When playing music
- ✓ Having a party
- ✓ Loud off-road vehicles

**Pets:** All pets must be on a leash at all times except when they are confined within the premises of the lot owner

## **Recreational Vehicles**

- ✓ Cannot be left unoccupied or unattended on the majority of RiverTree property.
- ✓ RV/tent camper/tent can remain in place on your property, while continuously occupied, for a 30 day period.
- ✓ At end of 30 day period, RV/tent camper/tent must be moved off your property for a 24 hour period, before it can be set up again on your property.
- ✓ The unit can be moved to a site approved by the BOD, an assigned site in the RiverTree RV Pit, or taken outside RiverTree to another storage or camp facility.
- ✓ If you need a space in the RV Pit, contact the BOD President or Treasurer.
- ✓ Owners with assigned RV Pit spaces are responsible for the property maintenance of that space.