

THE RIVER NORTH HOMEOWNERS' ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q: Is The River North HOA professionally managed?

A: **The River North HOA is managed by Harbor Management of South Florida, Inc.
641 University Blvd, Ste. 205
Jupiter, FL 33458
561-935-9366**

Q: How many town homes are in The River North HOA?

A: **The River North HOA is comprised of 312 town homes.**

Q: How much are my assessments to the homeowner association and when are they due?

A: **For 2025, quarterly dues are \$1,290.00 per unit, due on the 1st of each quarter: January 1, April 1, July 1, and October 1.**

Q: What is included in the HOA dues?

A: **The HOA dues include the maintenance of common areas, maintenance of the roofs and fences/gates, and recreation facilities, which include a pool and wading/kiddie pool, tennis and pickle ball courts, a basketball court, pavilion, tot lot, etc., as well as landscape maintenance, irrigation maintenance, bulk cable & internet, and professional property management.**

Q: What amenities are offered in The River North HOA?

A: **Some of the community's wonderful amenities include:**
Community Pool & Kid Pool
Tennis & Pickle Ball
Basketball Court
Picnic Pavilion
Tot Lot

Q: What restrictions exist in the documents on my right to use my home?

A: **Unit may be used for residential purposes only; please see governing documents for specific restrictions and more information.**

Q: Are there any pet restrictions?

A townhouse unit owner or tenant shall not keep more than one (1) pet in his unit without the prior written consent of the Board. A pet shall be defined as a domestic or household dog, cat or bird, which shall weigh no more than twenty-five (25) pounds at maturity. Pets shall not be permitted in any of the common areas unless under leash. Each pet owner shall be required to clean up after the pet in order to properly maintain the common areas. Pets may not create a public nuisance, annoy, disturb, injure or endanger the comfort, health, peace or safety of others. For additional details regarding pet restrictions, please refer to the community's governing documents.

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Q. How do I acquire Mailbox Keys and Key Fobs?

A. Each unit should have 2 mailbox keys and are to be acquired from the prior Owner. You are encouraged to make duplicates. If the final key is lost, the Post Office will have to re-key the box.

Key Fobs for access to the pool and tennis/pickleball courts should also be acquired from the prior Owner. Replacement key fobs are \$50 and can be obtained from the Management office.

Q. What restrictions exist in the homeowner documents on the leasing of my home?

A: Leases must be for a minimum 90 days. All owners and prospective tenants must complete an application to Lease, to include a "Get Acquainted" orientation to the community with management.

Q. Are there assigned parking spaces?

A. All units will be required to have parking permits for their vehicles. Each unit will be assigned two (2) parking permits for their assigned spaces. Visitors will use a guest parking pass that can be obtained from the office.

Q. When is Trash and Recycling Pickup?

A. Trash and yard waste pickup is on Mondays and Thursdays. Recycling and bulk pickups are on Thursdays. Trash and recycling bins are to be placed in appropriate area for pick up, no earlier than the day prior to pick-up, and removed following pick up (before end of day). Store all trash/recycling bins away and out of view. Trash is to be placed in appropriate trash receptacles with lids.

Q. What landscaping does the HOA take care of, and what is the Homeowner responsible for?

A. The HOA is responsible for landscaping in the common areas, and outside of the townhomes. Owners tend to any plantings inside the courtyard. No trees should be allowed to grow to a height that might come in contact with the Mansard roofs, nor grow in such a way as to put pressure on the fence.

Q. Can I adjust my sprinklers?

A. The community's irrigation system is operated and maintained by the Association. Only personnel authorized by the Board are permitted to adjust/operate the irrigation system (owners, tenants and others are not permitted to do so). Please enter a Work Order or contact Harbor Management to report any irrigation issues.

Q. What is included in the HOA Cable Television Plan?

A. The Association has a bulk cable and internet contract with Xfinity. The Community's services include Xfinity TV, with 2 X1 HD TV Boxes, and Xfinity Internet, with download speeds up to 200 Mbps.

Q. What requires an ACC Application?

A. Before making any exterior change to a Unit or Lot, an Architectural Change Application must be submitted to the property manager and approved by the ACC/Board of Directors. This includes any and all proposed additions, exterior

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alterations, modifications, and/or other external improvements, including, but not limited to landscaping changes, satellite dishes, etc.

Q: Is the homeowner association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: **No.**

Q. What else might be helpful to know?

A. **For more helpful information that all Owners and residents should know, please refer to the Governing Documents located under "For Realtors".**

**Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE.
A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS
HERETO, THE SALES CONTRACT, AND THE HOA DOCUMENTS.**

Updated May 2025