




RIO VISTA COMMUNITY ASSOCIATION BY-LAWS

Ratified and Approved by the Board of Governors August 14, 2024

Effective October 15, 2024

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ARTICLE I Introduction

1. These By-Laws define procedures, responsibilities, rights and rules applicable to Owners and residents of Rio Vista, a deed-restricted community association located in Talbot County, Maryland.
2. The mailing address for Rio Vista Community Association is P.O. Box 254, St. Michaels, Maryland 21663.
3. Rio Vista By-Laws are based on the covenants, restrictions, agreements, easements, conditions and reservations defined in the Deed & Agreement between Theodore E. Fletcher and Myrtle H. Fletcher and Maryland-Virginia Farm Agency, Inc., Containing Restrictions, Conditions, Reservations etc. Relating to Rio Vista, dated April 2, 1954; on the Seventh Article Sections (a) and (b) of the Articles of Incorporation; and on Rio Vista By-Laws.
4. In accordance with the intent of the Articles of Incorporation the Board is to make every effort to enforce these By-Laws. Any failure to enforce does not constitute a waiver of any or all of these By-Laws.
5. Changes within, additions to, or deletions from these By-Laws:
 - a. Require a consideration period of no less than thirty (30) days for Board review;
 - b. Require a majority vote of the Board; and
 - c. Require written notice to the General Membership within ninety (90) days.
 - d. Notwithstanding Sections 5 (a)-(c) above, the Board may from time to time by a majority vote update the attachments to these By-Laws. An updated attachment shall replace the previous version, and shall be posted via electronic link and incorporated by reference into these By-Laws. The Board will notify the General Membership of updated attachments.
6. Enforcement of any new or modified components of the By-Laws will commence 30 days after the General Membership has been notified of the changes.

ARTICLE II Name

The name of this organization shall be Rio Vista Community Association Inc., (a not-for-profit corporation registered with the State of Maryland Department of Assessment and Taxation) hereinafter referred to as “the Association” or “RVCA”.



ARTICLE III Objectives

To promote the general welfare of the Rio Vista community and its Owners and residents by:

1. Taking actions as necessary to provide and maintain a sense of community;
2. Taking actions as necessary to provide and maintain a safe community;
3. Maintaining property values of all RVCA Parcels and maintaining and improving Community-Owned Lands by enforcing the General Conditions and Restrictions as set forth in the Deed & Agreement, the Articles of Incorporation, and in these By-Laws;
4. Taking all other actions that the Board determines to be appropriate to maintain and improve the Community-Owned Lands;
5. Conducting the business of the Association in accordance with the Deed & Agreement, Articles of Incorporation and these By-Laws and
6. Taking such other actions from time to time as may be deemed necessary and proper.

ARTICLE IV Definitions

1. Annual Fee

A mandatory assessment, to be determined by the Board yearly, levied on every residential Parcel. No Owner may waive or otherwise escape liability for the assessment by non-use of Community-Owned Lands or abandonment of his or her Parcel. The Annual Fee is listed in the Fee Schedule attached to these By-Laws. To view current version, click [here](#).

2. Annual Meeting

A meeting of the General Membership held once each year at a time and place designated by the Board for the purpose of electing members of the Board and reviewing the business of the Association.

3. Articles of Incorporation

The articles of incorporation set forth by Theodore Fletcher at the time of the incorporation of the Rio Vista community on September 3, 1954, as amended by Articles of Amendment on January 17, 1974.

4. Board of Governors (also referred to as the “Board”)

A group of no less than three nor more than nine Members-In-Good-Standing duly elected in accordance with the Articles of Incorporation and these By-Laws for the purpose of conducting the business of the Association.

5. Boat Slip Fee

Fee assessed in exchange for lease or rental of a boat slip at the Boat Dock Area of the Community-Owned Lands. The Boat Slip Fee is listed in the Fee Schedule attached to these By-Laws. To view most current Fee Schedule, click [here](#).

6. Boat Slip Rental Agreement

Contract containing terms and conditions that apply to use of boat slips at Boat Dock Area of Community-Owned Lands. The Boat Slip Rental Agreement is attached to these By-Laws. To view most current version, click [here](#).



7. By-Laws

By-laws approved and adopted by Board of Governors in 1955 in accordance with the Articles of Incorporation, as amended from time to time in accordance with the By-Laws. Attachments to these By-Laws are incorporated by reference herein.

8. Community-Owned Lands

Community-Owned Lands are the Landing and the Recreation Area (now referred to as the “Boat Dock Area” and the “Picnic Area”) as described in the Deed & Agreement and designated on the map of Rio Vista as irrevocably reserved, dedicated, and restricted to use by Members-In-Good-Standing and their tenants.

9. Construction and Architectural Policies

Regulations established by the Architectural Review Committee, as authorized by the Board, for the purpose of enforcing the General Conditions and Restrictions (Deed & Agreement #10). The Construction and Architectural Policies are attached to these By-Laws. To view most current version, click [here](#).

10. Deed & Agreement

Deed and Agreement between Theodore E. Fletcher and Myrtle H. Fletcher and Maryland-Virginia Farm Agency, Inc., Containing Restrictions, Conditions, Reservations etc. Relating to Rio Vista, dated April 2, 1954.

11. Fiscal Year

The fiscal year shall begin on January 1 and run through December 31 of that year.

12. General Conditions and Restrictions

Each and every rule, regulation, covenant, restriction, agreement, easement, condition and reservation set forth or described in the Deed & Agreement, the Articles of Incorporation and/or the By-Laws.

13. General Membership

The General Membership consists of all Members-in-Good Standing.

14. Member-In-Good-Standing

A Member-In-Good-Standing, or “Member,” is an Owner who has paid the Annual Fees and Reserve Assessment Fees to date. A Member-in-Good Standing shall:

- a. Have access to RVCA facilities, properties and activities, subject to any rules established by the Board for such access.
- b. If over the age of 18, be eligible to serve on the Board of Governors and RVCA committees as set forth in these By-Laws.
- c. Each Parcel owned by a Member-In-Good Standing is entitled to one vote. In the event that more than one person owns a Parcel, either jointly, in common or by the entireties, the Owners must decide which of the Owners will represent the Parcel and cast the vote. In the event the Owners cannot agree on the vote, the Parcel will abstain from the vote.

A tenant of a Member is entitled to the same benefits and rights as a Member, except that a tenant is not entitled to serve as a member of the Board of Governors or to vote in elections conducted by the Board.



15. Owner

Any person, other than a mortgagee, listed as an owner on the title of the Rio Vista Parcel, is an Owner and a member of the Association.

16. Parcel or Lot

A Parcel or Lot is defined and identified as a numbered street address located within the community of Rio Vista.

17. Paper Street

A Paper Street or Paper Road is a street shown on the Rio Vista Community Association recorded subdivision plat that has never been developed or improved.

18. Reserve Assessment Fee

A fee authorized pursuant to Maryland House Bill No. 107, effective October 1, 2022, that allows a homeowners association to impose assessments on property owners necessary to meet legally-required reserve funding levels. To view the current Reserve Assessment Fee, click [here](#).

ARTICLE V Management of the Association

1. Election of the Board of Governors

- a. The election of the Board shall be held at the Annual Meeting.
- b. A nomination committee designated by the President shall submit a list of nominees who are Members-In-Good-Standing to the Board 60 days prior to the Annual Meeting.
- c. Ballots will be sent to all Parcel holders 30 days prior to the Annual Meeting only if there are more candidates than vacant positions.
- d. Standing members of the Board may submit their names to the nomination committee to be elected to additional terms.
- e. Term of Office. The initial term of office for members of the Board shall be three years. Board members may be re-elected for successive terms of 3 years. To provide continuity, the terms of Board members are staggered so that approximately one-third of the members' terms expire each year.
- f. Vote. The election shall be determined by a majority vote of Members-In-Good-Standing attending the Annual Meeting and those Members-In-Good-Standing submitting an absentee ballot to be received no later than the day before the Annual Meeting. Each Parcel owned by a Member-In-Good Standing is entitled to one vote. In the event that more than one person owns a Parcel, either jointly, in common or by the entireties, the Owners must decide which of the Owners will represent the Parcel and cast the vote. In the event the Owners cannot agree on the vote, the Parcel will abstain from the vote.

2. Vacancies on The Board

- a. The president of the Board shall have the authority, with approval of the Board, to fill vacancies until the next Annual Meeting.
- b. At the Annual Meeting that appointee may, through the nomination process, run for election to fulfill the remaining term of the vacated position.



3. Recall of Members of the Board or Officers of the Board

- a. The Board, by a majority vote, may require an officer of the Board to vacate his/her office.
- b. The Board, by a majority vote, may require a member of the Board to vacate his/her position on the Board.
- c. A motion to remove a member of the Board from his or her office or position shall be considered for thirty days prior to a vote.

4. The Business of The Board of Governors

- a. The Board shall manage the business of the Association.
- b. The Board shall consist of not less than three (3) or more than nine (9) Members-In-Good-Standing duly elected by the majority of the Members-In-Good-Standing attending the Annual Meeting and those Members-In-Good-Standing casting absentee ballots.
- c. The Board shall meet within thirty (30) days of the Annual Meeting for the purpose of electing officers and organizing the business of the Association for the year.
- d. Only members of The Board shall be eligible to vote at Board Meetings. Upon agreement of a majority of Board members, the Board may arrange for absentee Board members to vote. A Quorum of the Board shall be a majority of the total number of Board members.
- e. The Board has the authority to take all actions that are necessary and proper to implement the objectives of these By-Laws, including but not limited to the establishment of procedures and policies to govern the duties of Board members and the operation of committees.

ARTICLE VI Board Officers and Their Duties

1. President

- a. The President or his/her designee shall preside at all meetings of the Association and at all meetings of the Board of Governors.
- b. The President shall call meetings of the Board as necessary and provide at least 7 days' advance notice to Board members, with the exception of emergencies.
- c. The President shall, with the approval of the Board, have power to appoint such committees as may be necessary.
- d. The President or his/her designee shall appoint all committee chairs.
- e. The President or his/her designee shall monitor zoning meetings and other government meetings that could affect the Rio Vista community.
- f. The President shall be an elected member of the Board.
- g. The President shall see that the decisions of the Board are carried out.



2. Vice President

- a. In the absence of the President, the Vice President shall preside at meetings of the Association and the Board and do such acts as the President could do if present.
- b. The Vice President shall be an elected member of the Board.

3. Treasurer

The Treasurer:

- a. Shall collect and keep all the funds of the Association in an FDIC-approved institution.
- b. Shall pay out funds as approved by the Board.
- c. Shall be a member of the Finance Committee.
- d. Shall provide a financial report at meetings of the Board at least quarterly and make copies of bank statements available for the Board's review.
- e. Shall prepare an annual budget and income statement for presentation to the General Membership at the Annual Meeting.
- f. May be bonded with corporate surety in such amounts as may be determined by the Board, with premiums paid by the Board.
- g. Shall make the books of the Association available for review or audit anytime the Board deems necessary.
- h. Shall prepare a draft budget for the consideration of the Board at least 45 days prior to the end of the current budget cycle. The budget shall contain a line item for a reserve fund.
- i. Shall be an elected member of the Board.
- j. Shall oversee and manage use of the Association's debit card.
- k. Shall purchase duck blind permit(s) each year to cover Community-Owned Lands.
- l. Shall pre-approve any expenditures made on behalf of the Association.
- m. The Treasurer or other designated Board member shall collect mail from postal box and distribute as appropriate.

4. Secretary

The Secretary:

- a. Shall keep records of the Annual Meeting, General Membership meetings and meetings of the Board.
- b. Shall keep safe and organized the available archival records of the Association.
- c. Shall be an elected member of the Board.
- d. Shall record all meeting votes.
- e. Shall give notice of all Member meetings.
- f. Shall maintain the database containing pertinent information on all Parcels.



- g. Shall prepare and send invoices for the Annual Fee and Reserve Assessment Fee.
- h. The Secretary or other designated Board member shall collect messages from the Association email inbox and distribute as appropriate.

ARTICLE VII Committees

1. Business of the Committees

- a. The President or his/her designee shall appoint all committee chairs.
- b. Committee chairs shall report committee activities to the Board when requested.
- c. All committees shall provide the Secretary with copies of correspondence upon request by the Secretary.
- d. Each committee shall perform its applicable duties specified below or as authorized by the Board.

2. Architectural Review Committee (ARC)

The Architectural Review Committee:

- a. With the approval of the Board, shall develop and maintain the Construction and Architectural Policies for the purpose of enforcing the General Conditions and Restrictions (Deed & Agreement #10). The Construction and Architectural Policies are attached to these By-Laws. To view most current version, click [here](#).
- b. Shall enforce all applicable provisions of the General Conditions and Restrictions (Deed & Agreement #10), including these By-Laws and Articles of Incorporation, with regard to setbacks, structural design, and other guidelines as deemed necessary.
- c. Shall provide forms and Construction and Architectural Policies to Members as requested and required.
- d. Shall review all Construction Approval Request Forms (CARF), approve or deny the request and communicate the results to the applicant in a timely manner. The CARF is attached to these By-Laws. To view the most current version, click [here](#).
- e. Shall maintain an electronic archive of all requests, copies of all plans, request forms and committee decisions.
- f. Shall provide the President and Secretary with copies of all Approvals/Denials made by the committee.

3. Communications Committee

The Communications Committee:

- a. Shall have the mission of maintaining a two-way communication between the Board and the General Membership.



- b. Shall manage and maintain electronic media as appropriate to disseminate pertinent information about Rio Vista to the General Membership and the public.
- c. Shall manage a welcome program for new residents to the community.
- d. Shall produce and distribute to the General Membership a community newsletter at least four times a year.

4. Curb Appeal Committee

The Curb Appeal Committee:

- a. Shall routinely inspect all parcels within the Association for the purpose of identifying those properties that are not in compliance with the Deed & Agreement, Articles of Incorporation, By-Laws, and/or the Construction and Architectural Policies.
- b. Shall contact the Owners of non-compliant Parcels to bring the Parcels into compliance.
- c. Shall keep a log of contacts concerning compliance issues.
- d. Shall report to the Board on a regular basis.
- e. Shall provide the Secretary upon request with copies of all correspondence.

5. Dock Committee

The Dock Committee:

- a. Shall as necessary, maintain and repair the dock and boat slips.
- b. Shall, with the approval of the Board, determine the rules and regulations as necessary to protect the Association from liability and protect the dock from damage.
- c. Annually, shall prepare and submit a Boat Slip Rental Agreement for Board approval. The Boat Slip Rental Agreement is attached to these By-Laws. To view most current version, click [here](#).
- d. If a Member-in-Good Standing asks for a boat slip assignment, the Dock Committee shall determine the availability of a boat slip and then ask the Member-in-Good Standing to sign the Boat Slip Rental Agreement and remit payment of the Boat Slip Fee before the slip is assigned. Slips are assigned on a first come, first-serve basis. Thirty days after the slips have been offered to all Members, any unassigned slips may be offered to Members who already have an assigned slip but want a second slip, or to non-Association members. Members who obtain a second slip and non-Association members must sign a Boat Slip Rental Agreement and pay a Boat Slip Fee for each slip rented. The Boat Slip Fee is listed in the Fee Schedule attached to these By-Laws. To view most current Fee Schedule, click [here](#).
- e. May offer a tenant of an Owner the right to lease a boat slip if the Annual Fee and Reserve Assessment Fee for the Parcel at which the tenant resides have been paid to date.



- f. Shall keep a listing by slip number of all lessee name, boat description and contact information, and provide a copy to the Secretary upon request.
- g. Shall provide the Treasurer with estimates for future dock repairs and maintenance.

6. Shoreline Preservation Committee

The Shoreline Preservation Committee:

- a. Shall routinely inspect the Community-Owned Lands and report to the Board.
- b. Shall put out for bids any repairs approved by the Board.
- c. Shall present proposed contracts for repairs to the Board for approval.
- d. Shall provide the Treasurer with estimates for future repairs and maintenance.

7. Finance Committee

The Finance Committee:

- a. Shall consist of the Treasurer, one or more members of the Board, and one non-Board member.
- b. Shall review the finances of the Association and report to the membership annually or at any time deemed necessary.

8. Neighborhood Watch

The Neighborhood Watch:

- a. Shall be comprised of a member of the Board and volunteer Block Captains responsible for promoting the concept of neighbors watching out for neighbors.
- b. Chairperson shall be responsible for training Block Captains and providing them address assignments or block areas to contact regarding Neighborhood Watch goals and procedures.
- c. Chairperson shall monitor progress of Neighborhood Watch and report results, questions, and issues to the Board.
- d. Chairperson shall maintain regular communication with the Sheriff's Department.
- e. The Board shall listen to safety inputs from Block Captains and take steps to implement suggestions if approved by the Board.

9. Other Committees; Changes to Committees

The President, with the approval of the Board, may appoint and/or organize additional committees, may change the scope of responsibility of existing committees, and may disband existing committees as deemed necessary. The Board will notify the General Membership of substantive changes to the committees by posting notice on the Rio Vista website.



ARTICLE VIII Finances of the Association

1. Annual Fee and Reserve Assessment Fee

The Board shall set the Annual Fee and Reserve Assessment Fee at least 45 days prior to the beginning of the Fiscal Year and promptly notify Owners if a fee has been changed.

- a. The Annual Fee and Reserve Assessment Fee shall be based on a budget submitted by the Finance Committee and approved by the Board.
- b. The Annual Fee shall cover the operating costs of the Association, provide for the maintenance, management and improvement of Community-Owned Lands and cover the cost of the Annual Meeting.
- c. The Annual Fee shall enable the Association to accumulate a reasonable amount of savings to address special economic circumstances.
- d. Portions of funds collected by the Annual Fee may be used by the Association to provide funds for donations to community causes that the Board determines to be in the best interest of the Association.
- e. The Reserve Assessment Fee shall be set at a level necessary for the Association to meet its reserve funding level required by law.
- f. Payment of the Annual Fee and Reserve Assessment Fee is mandatory.
- g. Invoices for the Annual Fee and Reserve Assessment Fee shall be sent to the Owner/Owners of every residential Parcel thirty days prior to the beginning of the Fiscal Year and shall be payable 30 days thereafter.
- h. The Board shall make every effort in accordance with applicable law to collect the Annual Fee and Reserve Assessment Fee from the Owner/Owners of every residential Parcel.
- i. The current Annual Fee and Reserve Assessment Fee are listed in the Fee Schedule attached to these By-Laws. To view most current Fee Schedule, click [here](#).

2. Security of Funds

- a. The Finance Committee and the Treasurer shall oversee and maintain such accounts as deemed necessary in an insured financial institution.
- b. The Finance Committee shall make the books available for audit as deemed necessary.

3. Reimbursement For Expenses

- a. Members of the Board and members of the Association may be reimbursed for expenses incurred in the furtherance of Association business with the prior approval of the Finance Committee or Treasurer.



4. Boat Slip Fee

- a. The Board shall set the Boat Slip Fees at least 30 days prior to start of the boating season each year. Current Boat Slip Fees for Members-in-Good Standing and for non-Association members are listed in the Fee Schedule attached to these By-Laws. To view most current Fee Schedule, click [here](#).
- b. The boat slip lease period is specified in the Boat Slip Rental Agreement attached to these By-Laws. To view most current version, click [here](#).
- c. Invoices and Boat Slip Rental Agreements shall be sent to Members-in-Good Standing who are prior year slip holders and to those requesting slips.
- d. Members-in-Good Standing are eligible to lease boat slips. If any boat slip(s) is unleased at the start of the boat slip lease period, the Dock Committee may in its discretion make such boat slip(s) available for lease to Members-in-Good Standing who request a second slip or to non-Association members who sign a Boat Slip Rental Agreement and pay the applicable Boat Slip Fee.
- e. Boat slip lessees are required to complete a Boat Slip Rental Agreement and pay the Boat Slip Fee and any outstanding Annual Fees and Reserve Assessment Fees in full prior to receiving a slip assignment.

5. Insurance

The Board shall annually maintain an Errors and Omissions or other similar insurance policy without deductible, in an amount(s) determined by the Board from time to time to be necessary to protect Association Board members and officers from liability associated with performance of their duties and responsibilities.

ARTICLE IX Meetings

1. Annual Meeting

The Annual Meeting is a meeting of the General Membership for the purpose of electing members of the Board and reviewing the business of the Association.

- a. Unless prevented by extraordinary circumstances beyond the Board's control, the Annual Meeting shall be held once per year, at a time and place designated by the Board.
- b. The Annual Meeting shall have an agenda, including the election of Board members.
- c. The Annual Meeting shall foster a sense of community.
- d. The Annual Meeting shall be called and noticed at least thirty days prior to the scheduled meeting date.



- e. Each Parcel owned by a Member-In-Good Standing is entitled to one vote in elections for the Board of Governors. In the event that more than one person owns a Parcel, either jointly, in common or by the entireties, the Owners must decide which of the Owners will represent the Parcel and cast the vote. In the event the Owners cannot agree on the vote, the Parcel will abstain from the vote. Tenants of Owners are invited to attend the Annual Meeting, but are not entitled to vote in Board elections or to serve as Board members.

2. General Membership Meetings:

- a. Shall be called as necessary.
- b. Members shall be given at least 30 days' notice with the exception of emergencies.
- c. Only matters described in the agenda shall be acted upon.
- d. Shall be conducted in accordance with the modified "Robert's Rules of Order."

3. Notice of Annual and other General Membership Meetings:

- a. Shall be posted in public spaces at the entrances to the community.
- b. Shall be posted electronically.
- c. Shall be delivered by hand or mailed or emailed, as necessary.
- d. Shall be posted at least 30 days prior to the meeting, with the exception of emergency meetings.

4. Meetings of the Board

- a. Unless prevented by extraordinary circumstances beyond the Board's control, shall take place at least quarterly, with one meeting within thirty days of the Annual Meeting.
- b. Shall be called by the President as necessary to conduct the business of the Association.
- c. Board members shall have at least seven days' notice of the meeting, with the exception of emergencies.
- d. Shall be conducted in accordance with modified "Robert's Rules of Order."
- e. Shall follow an agenda provided by the President.
- f. Quorum. A Quorum of the Board shall be a majority of the total number of Board members.

ARTICLE X Use of the Association Facilities by Non-Members

1. Outside Organizations

- a. The Board may approve the use of the Association's facilities by an outside organization under terms and conditions established by the Board, provided the facility is not closed to Association members.
- b. Outside organizations using the Association's facilities must sign a waiver of liability prior to the Board granting permission for use.



- c. Outside organizations must abide by all the rules and regulations of the Association, including but not limited to posted signs at the Community-Owned Lands.
- d. Outside organizations shall agree to repair or compensate the Association for any loss or damage to Community-Owned Lands arising directly or indirectly from the organization's use of the Community-Owned Lands.

2. Guests

- a. Members-in-Good Standing are responsible for their guests' use of Community-Owned Lands.
- b. Guests shall adhere to all rules and regulations of the Association including but not limited to posted signs at the Community-Owned Lands.
- c. Guests not adhering to the rules and regulations of the Association will be asked to leave immediately.

ARTICLE XI General Restrictions and Regulations

1. No hotel, boarding house, cabin, camp, factory or any other commercial enterprise of any kind shall be carried on in this development except at those Lots specifically designated as commercial lots.
2. Home offices are permitted provided there are no employees at the home site and the business does not rely on customers visiting the home site.
3. Rentals for terms of less than one year are not permitted. In no event may any structure on any Parcel be offered or utilized as a weekend or other short-term vacation rental. This includes rentals that are advertised and/or managed by VRBO, AirBnB, HomeAway, other internet or social media sites, vacation rental agencies or realtors, or rentals by an Owner directly to individuals, groups or organizations.
4. Properties must be kept in a neat, safe and sanitary condition. If the Board requests an Owner to take action to comply with this requirement and the Owner fails to do so, the Board may take appropriate remedial action and charge the Owner the cost of restoring the property to a neat, safe and sanitary condition.
5. Out of service vehicles may not be parked on Parcels unless they are covered and parked in a normal parking space (not on the lawn) or parked in a closed garage. The Association will consider vehicles 'out of service' if they do not display valid current license plates, tags or registrations. The Owner has thirty days after notification of violation to do one of the following: tag the vehicle, cover the vehicle, park the vehicle in a closed garage, or remove the vehicle from the Parcel and any other location within the Association. If the Owner does not comply, the Association retains the right to have the vehicle impounded and removed, and to bill the Owner for costs and fees.



6. Vehicles, including motor homes and recreational vehicles shall be parked in the Owner's driveway or finished parking area (not the lawn) and not on the roadway or right of way, with the exception of special temporary events. Recreational vehicle parking must comply with *Talbot County Code Section 190-33.15*, which states as follows:
 - Recreational vehicle parking.***
 - A. In all zoning districts, one recreational vehicle may be stored on a lot as an accessory use to the residential structure.***
 - B. The vehicle may be parked on the lot or parcel for storage only, and shall not be occupied or lived in.***
 - C. The vehicle shall be placed in the rear or side yards only and shall be located at least eight feet from all property lines.***
 - D. No recreational vehicle shall be used as a principal permitted use.***
7. Open bed trucks and trailers with construction materials or debris or other objects shall be parked or backed in (with the front of the vehicle facing the street) so that the materials cannot be seen from the street.
8. All dogs must be kept on a leash when not on the Owner's property. All dog waste must be collected and disposed of.
9. Any changes or additions (including but not limited to fences, sheds, or other structures) or new construction requires an approved Construction Approval Request Form (CARF) before construction can begin. This approval should be obtained prior to obtaining Talbot County permits. Decisions on changes, additions and new construction are made by the Architectural Review Committee. Appeals of Architectural Decisions may be made in writing to the Board. The Construction and Architectural Policies and the Construction Approval Request Form are attached to these By-Laws. Click [here](#) for current versions of Construction and Architectural Policies and Construction Approval Request Form.
10. Burning of leaves, twigs, yard debris and trash is a nuisance and therefore is prohibited. Violators will be reported to the Talbot County Office of Environmental Health at 410-770-6880 or other appropriate enforcement agency.
11. Dumping of trash, dog waste, yard debris or other materials on Community-Owned Lands, drainage ditches, in the Miles River bordering Rio Vista or the pond and the portion of Spencer Creek within Rio Vista is prohibited.
12. Boat slips are assigned on a first-come first-served basis with prior year slip holders given first right of refusal as long as they have submitted a completed Boat Slip Rental Agreement and paid their Annual Fee, Reserve Assessment Fee and Boat Slip Fee. A slip is not assigned until the completed contract and the full amount of the Boat Slip Fee is received. The Boat Slip Rental Agreement and Fee Schedule are attached to these By-Laws. Click [here](#) for current Fee Schedule and click [here](#) for current Boat Slip Rental Agreement.



13. Picnic Area Regulations are attached to these By-Laws. Click [here](#) for current version.
14. [Boat Dock Regulations](#) and [Boat Dock Area Regulations](#) are attached to these By-Laws. Click on the document name above for current versions of Boat Dock Regulations and Boat Dock Area Regulations.
15. Boat slip lessees are bound to adhere to all provisions of the Boat Slip Rental Agreement. Click [here](#) for current version.
16. Owners who rent their properties for terms of one or more years shall provide the Secretary with name and contact information of each tenant, so that the Board may provide important information about the Rio Vista community to the tenants.
17. Paper Streets. An Owner who wishes to annex a portion of a Paper Street abutting his property shall notify the Board and shall comply with conditions and procedures established by the Board. The current version of these conditions and procedures is [HERE](#).