



SUMMARY LIST OF UPDATES TO RIO VISTA COMMUNITY ASSOCIATION BY-LAWS EFFECTIVE OCTOBER 15, 2024

Article I, Introduction, new Section 5.d: Clarifies that the Board may update the attachments to the By-Laws (such as the Construction and Architectural Policies or the Fee Schedule) from time to time and the updated attachments will become part of the By-Laws. The Board will notify Rio Vista property owners of any updates to the attachments.

Article IV, Definitions, Section 3 definition of “Articles of Incorporation”: For completeness, adds reference to the 1974 Articles of Amendment to the 1954 Rio Vista Articles of Incorporation. *Note: The 1954 Articles of Incorporation established the Rio Vista Beach Club, Inc., composed of residential lot owners, and set forth its powers and purposes, including management by a Board of Governors. The 1974 Articles of Amendment changed the name of Rio Vista Beach Club, Inc. to Rio Vista Community Association, Inc. and among other things, established that the Association shall be a non-profit organization.*

Article IV, Definitions, Section 7 definition of “By-Laws”: clarifies that attachments to the By-Laws are part of the By-Laws.

Article IV, Definitions, Section 9 definition of “Construction and Architectural Policies”: changed name of “Architectural Committee” to “Architectural Review Committee.”

Article IV, Definitions, Section 14 definition of “Member-in-Good Standing”: Adds requirement that Member-in-Good Standing must have paid the Reserve Assessment Fees to date, in addition to paying the Annual Fees to date.

Article IV, Definitions, new Section 17 definition of “Paper Street”: defines Paper Street as a street shown on the RVCA recorded subdivision plat that has never been developed or improved. *Note: For more information about Paper Streets, please see the Summer 2024 and Fall 2024 editions of The Nav-Light.*

Article IV, Definitions, new Section 18 definition of “Reserve Assessment Fee”: defines Reserve Assessment Fee as a fee authorized by Maryland law that may be imposed by a homeowners associations as necessary to meet legally-required reserve funding levels. *Note: For more information about the Reserve Assessment Fee, please see the Letter to Property Owners of May 25, 2024 at <https://riovistacom.org/wp-content/uploads/2024/05/2024-05-25-RVCA-2025-Resident-Ltr-AnnualFee-ReserveAssessment.pdf>*

Article V, Management of the Association, Section 4.e : clarifies that Board is authorized to establish procedures and policies to govern duties of Board members and operation of committees.

Article VI, Board Officers and their Duties, Section 4.g: updates Board Secretary duties to include invoicing the Reserve Assessment Fee.

Article VII, Committees, Section 2: Changed name of “Architectural Committee” to “Architectural Review Committee.”

Article VII, Committees, Section 3.b: updates Communications Committee duty to manage and maintain electronic media to disseminate pertinent information about Rio Vista.

Article VII, Committees, Section 5.e: updates requirement that Dock Committee may offer boat slip lease to tenant of an owner only if both Annual Fee and Reserve Assessment Fee have been paid to date for property where tenant resides.

Article VII, Committees, Section 9: clarifies that the Board may change the responsibilities of a committee, and will notify owners of any substantive changes.

Article VIII, Finances of the Association: updates to refer to Reserve Assessment Fee:

Title of Section 1: now includes “Reserve Assessment Fee”.

Section 1: Board will set Reserve Assessment Fee at least 45 days before beginning of fiscal year and notify owners if Reserve Assessment Fee changes.

Section 1.a: Reserve Assessment Fee will be based on budget submitted by Finance Committee and approved by the Board.

New Section 1.e: Reserve Assessment Fee shall be set at a level necessary to meet legally required reserve funding level.

Section 1.f (formerly 1.e): payment of Reserve Assessment Fee is mandatory.

Section 1.g (formerly 1.f): establishes invoicing process for Reserve Assessment Fee.

Section 1.h (formerly 1.g): sets forth Board’s efforts to collect Reserve Assessment Fee.

Section 1.i (formerly 1.h): Reserve Assessment Fee is listed in Fee Schedule.

Section 4.e: Any outstanding Reserve Assessment Fees must be paid in full prior to receiving a boat slip assignment.

Article XI, General Restrictions and Regulations, Section 4: Adds language consistent with Section 15 of the Deed & Agreement that if Owner fails to comply with Board request to clean up property, Board may take remedial action and charge Owner for cost of returning property to neat, safe and sanitary condition.

Article XI, General Restrictions and Regulations, Section 9: Removes statement that Association set back rules are more restrictive than Talbot County rules, because this is no longer correct. Changed name of “Architectural Committee” to “Architectural Review Committee.”

Article XI, General Restrictions and Regulations, Section 12: adds requirement that prior year boat slip holders have right of first refusal for slip assignment if they have submitted completed Boat Slip Assignment Rental Agreement and paid Reserve Assessment Fee.

Article XI, General Restrictions and Regulations, new Section 17: adds provision that owner who wishes to annex portion of Paper Street abutting his property must notify Board and comply with Board conditions and procedures.

List of Attachments: Includes Paper Street Conditions and Procedures.

END OF UPDATES

Questions? Contact Us:

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