

## **Plantation Lakes Synopsis of Governance**

The Property Owners Association, (POA) of Plantation Lakes is governed by four distinct documents each with its own unique purpose and methods for adaptation, modification, and enforcement. The four documents are:

1. Declaration of Protective Covenants, Restrictions, Easements, Charges, and Liens for Plantation Lakes at Carolina Forest.
2. Bylaws of Plantation Lakes Property Owners Association, Inc.
3. Plantation Lakes at Carolina Forest, Architectural Review Board, Design Guidelines and Building Permit Application.
4. Rules and Regulations of Plantation Lakes at Carolina Forest Property Owners Association.

All of these four documents are interrelated with authority for enforcement residing with one or more of the following: Architectural Review Board (ARB); Board of Directors (BOD); or the Property Manager (PM). This overview document will provide a summary of the important restrictions, rules and regulations, fines and fees and duties of POA members. For complete information the individual document should be consulted.

### **Rules Detailed by the Covenants**

#### Access at Reasonable Hours

The Association or its duly authorized employees or agents shall have the right to enter upon any lot at reasonable hours on any day, except Sunday and Holidays, on reasonable prior notice.

#### Amendment

The Covenants and Restrictions may be amended by a two-thirds vote of the Association membership and recordation of the Amendment with Horry County.

#### Architectural Review Board (ARB)

The ARB has the sole authority to approve or disapprove all architectural and landscaping plans and location of any proposed improvements. This includes buildings, fences, sea walls, boat slips, landscape or any improvement or change. Minimum makeup of the ARB must be 3 members with a maximum of 5 participants. Members of the ARB need not be members of the Association. No property improvement activity should be commenced unless approved by the ARB. Consult the ARB Guidelines for complete details on processes.

#### Assessments

Owners agree to pay annual assessments and any special assessment for the sole purpose of promoting the health, safety and welfare of the residents of the development. Annual assessments, by covenant, are due in full at the first of the year. Current practice is quarterly payments, although the BOD reserves the

right to change this practice. Special assessments are due on demand. Non payment of any assessment shall result in a lien against the property until paid.

#### Clotheslines

Clotheslines may not be visible from the common area or an adjoining lot.

#### Construction Sizes

Minimum heated square footage requirements are as set forth in the Declaration and are as follows:

Phases 1-4:

1-Story: 2,000 heated sq.ft.

2-Story: 2,400 heated sq.ft. with minimum of 1,600 sq.ft. on first floor.

Phases 5-7:

1-Story: 1,800 heated sq.ft.

2-Story: 2,200 heated sq.ft. with minimum of ,400 sq.ft. on first floor.

Homes shall not exceed two stories in height. All homes must have an attached side-loading (entry must be from the side) garage.

#### Completion of Improvements

Once started a structure must be completed within 1 year and may not be occupied until construction is complete.

#### Enforcement

In the event of a violation or breach of any restrictions by any owner, the Association has the right to proceed at law or in equity to compel compliance. Should the Association hire Counsel to enforce any restrictions all costs incurred in such enforcement including the Association's Counsel shall be paid by the owner of the lot in breach or violation.

#### Exclusion of Above Ground Utilities

All utilities must be underground. Dish antennas less than 1 meter in size are allowed, but placement must be approved by the ARB.

#### Exterior Maintenance

The owner shall maintain the grounds on each Lot in a neat and attractive manner. Upon failure to do so, after 10 days written notice, the Association may have the subject property maintained at the owner's expense. The owner shall maintain the structure on each Lot in a neat and attractive manner. Upon failure to do so, after 30 days written notice, the Association may have the subject structure maintained at the owner's expense.

#### Fireworks and Firearms

No firearms or fireworks of any variety shall be discharged upon the lots or Common Area.

### Garbage Disposal

Lot owners shall follow reasonable standards as developed by the *Association*. Trash receptacles shall only be visible on garbage pick up days and after 6:00PM the evening prior to pick up.

### Lake and Lake Area

The lake may be used only in accordance with rules and regulations promulgated by the Association through the BOD. No one is allowed to engage in any activity which could have a negative impact on proper Lake Management. The Lake in its entirety is Common Area.

### Maintenance of Common Area

Maintenance decisions shall be made by the BOD.

### Maintenance of Lots

Lots, with no residence, must be mowed each May and October.

### Membership in Association

Every owner shall be a member with 1 vote per lot, *and must be in good standing to vote*.

### Mining and Drilling

Mining and drilling are not permitted.

### Nuisances

No noxious, unlawful or offensive activity shall be carried out on any lot or *Common Area*. Garage doors must be closed when not in use.

### Off-street Parking

Owner agrees to provide adequate off street parking and not to park his automobile or other vehicles on the streets or Common Areas. No travel trailers, campers, school buses, trucks, (other than non-commercial pick up trucks), commercial vehicles, boat trailers, or boats shall be kept, stored or parked overnight on any Common Area or any lot except within approved garages. No non-operative vehicles may be kept on the Properties. It shall not be permissible to make repairs or work on vehicles, boats or other watercraft while same are located on the Properties.

### Paid Professional Manager

The Association may employ a paid professional manager to manage the Association's duties throughout the community.

### Pets

No pet shall be permitted off its owner's Lot when not on a leash.

### Property Rights in Common Area

The Association has the right to suspend enjoyment rights of any owner in the common area for any period during which any assessment remains unpaid. Violation of the Association rules and regulations can result in suspension of enjoyment rights not to exceed 30 days.

### Recreational Facilities

Owners and family members who occupy the residence may use the facilities. Owners may delegate the right of enjoyment to tenants who occupy the residence. Guests may use the facilities, but only if accompanied by the owner or the tenant, subject to the Rules and Regulations established by the BOD.

### Residential Use of Lots

All lots will be used for residential purposes only. Rentals must be for no less than 6 months. Business activity of any kind is prohibited, however a home office shall be permitted provided no customers, or employees enter the property relative to such business activity.

### Rules and Regulations

Reasonable Rules and Regulations shall be established by the Association through the BOD per the Bylaws, C. Powers and Duties, Section 18; Powers (f).

### Sewer Systems

No surface toilets are permitted on the Properties, *except for those toilets provided during construction of a residence or other improvement.*

### Signs

Signs of any kind are not permitted except signs designating the Lot owner and contractor when a residence is under construction. The Association shall have the right to erect a sign on the Common Area.

### Storage Receptacles

No fuel tanks may be located on the lots except for small portable tanks for supplying gas grills or gas logs for fireplaces, nor may such tanks be buried.

### Temporary Structures/ Other Structures

No temporary or other structures such as tree houses or outbuildings, other than shelters or structures used by contractors are permitted. Small overnight tents used by children for less than 24 hours are allowed.

### Water and Irrigation System

No individual wells are permitted and water may not be drawn from the lake.

## **Abridged Version of the By-laws**

### **Article I**

The Association is called the Plantation Lakes Property Owners Association Inc. and is organized as a non profit corporation to provide for the general health and welfare of its membership.

### **Article II**

Every lot owner is a member and is entitled to one vote for each lot owned. A Majority is defined as more than 50% and a Quorum is defined as 51%.

### **Article III**

Association affairs will be governed by a 5 person Board of Directors. Terms of these directors are determined by the number of votes received at the election.

#### **Powers and Duties of the Board as granted by the By-laws:**

1. Preparation and adoption of the annual budget.
2. Making assessments to defray the cost of Common Expenses.
3. Provide for the operation and care of the Common Area.
4. Hiring and firing the personnel required for operation and care of the Common Area.
5. Collecting assessments.
6. Making and amending rules and regulations.
7. Making repairs to Common Area after damage.
8. Enforce by legal means the Covenants, By-Laws, and rules and regulations.
9. Obtain and carry appropriate insurance coverage.
10. Pay the cost of services rendered to the Association not chargeable to the Owners.
11. Keep books on the operations of the Association.
12. Make books and financial records available to prospective purchasers, Owners, first Mortgagee, etc.
13. Permit utility suppliers to use portions of the Common Area reasonably for ongoing operations.
14. The BOD may hire a professional management agent to perform certain duties of the BOD.

#### **Enforcement Procedures granted the BOD**

1. The BOD has the authority to impose reasonable fines which constitute a lien on the property of the violating owner.
2. The procedure for such fines is as follows:
  - a. The owner in violation shall receive a written notice of alleged violation and the penalty to be imposed.
  - b. The owner shall then have 10 days in which to present a written request to the Covenants Committee for a hearing. If no timely request is made the sanction is imposed.

- c. If a hearing is properly requested one shall be given before the Covenants Committee.
  - d. The violator shall have a right to appeal the ruling of the Covenants Committee by providing written notice of appeal to the BOD or its agents within 30 days of the first hearing.
3. The BOD has the right of self help to enforce any provision of the Declaration etc. with any incurred costs, including attorney's fees, paid by the violating owner.

#### Article IV

Officers of the BOD shall be President, Vice President, Secretary, and Treasurer. The President shall be the Chief Executive Officer of the Association and the Treasurer shall prepare the annual budget.

#### Article V

Committees can be designated by resolution of the BOD. The Covenants Committee must have at least 5 members but no more than 7.

#### Article VI

Books and records of the Association are available for inspection by any member with advance notice.

All notices, demands, bills, statements or other communications under these by-laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by US Mail, first class postage paid:

- a. if to a Member or Voting Member, at the address which the Member has designated in writing and filed with the Secretary or the address of the Lot of such Member; or
- b. if to the Association, BOD or managing agent to the principle office of the Association or the managing agent or other such address designated by notice in writing to the Member.

Amendments to the By-laws made are made only by a vote of 67% of the Association.

#### Article VII

Persons serving in an official capacity for the Association are indemnified while acting on behalf of the Association. The Association shall have the power to purchase insurance on behalf of Directors or representatives of the Association against liability arising from their service.

## **Architectural Review Board (ARB) Guidelines**

The ARB has the sole authority to approve or disapprove all architectural and landscaping plans and location of any proposed improvements. This includes buildings, fences, sea walls, boat slips, landscape or any improvement or change. Minimum makeup of the ARB must be 3 members with a maximum of 5 participants. Members of the ARB need not be members of the Association. No property improvement activity should be commenced unless approved by the ARB. Consult the ARB Guidelines for complete details on processes.

### The Architectural Review Process Flow Chart

1. Submit two sets of plans and the application form to the ARB.
2. Plans are reviewed by the ARB. The ARB meets twice, on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month.
3. Applicant will be notified of ARB decision regarding its review.
4. If approved then work may begin with a final inspection by the ARB required at completion.
5. If denied then new plans can be discussed with the members of the ARB.

As a general rule of thumb consult the ARB prior to making any changes to your property including the removal of dead trees, landscape modifications, installation of satellite dishes, etc.

## **Rules and Regulations of Plantation Lakes at Carolina Forest Property Owners Association.**

The Board of Directors under their obligation as defined by the By-laws has created these reasonable rules and regulations in order to ensure the maximum enjoyment of all residents in the Community.

All rules and regulations covered in other documents are hereby incorporated into these rules and regulations. The following shall represent rules and regulations not covered elsewhere in community governance; enhanced definitions of previous rules so as to aid understanding and enforcement; and a fine schedule for violations.

1. No overnight parking on the grass of any individual lot.
2. All golf carts operated in Plantation Lakes will be registered with the Association and will be compliant with SC state law.
3. Commercial vehicles may not be visible while parked on an owner's lot. They must be garaged or properly covered. Commercial Vehicles shall be defined as one or more of the following:
  - a. Vehicles registered commercially.
  - b. Vehicles displaying signage, banners or advertisements of a commercial nature including magnetic signs over 144 square inches in size. The 144 square inch (or less) sign(s) may be on the left and right side of a vehicle OR a single 144 square inch (or less) sign on the rear of the vehicle.
  - c. Over 10,000 lbs in gross weight.
  - d. Over 20 feet in length and 8 feet in height.
  - e. Have construction tools and equipment hanging from racks in plain view.
4. Boats shall comply with these regulations.
  - a. Boat Length determines the allowable motor size.
  - b. Boat length is determined by the boat title.
  - c. Only 19 feet or shorter Boats are permitted on Plantation Lakes.
  - d. A boat that is 17 feet or over (up to 19 feet) may have a maximum of a 15HP motor.
  - e. A boat under 17 feet may have a maximum of a 10HP motor.
  - f. Boats under motor power must be moored in an ARB approved boat slip.
  - g. Boats under human power (IE. Kayaks, paddle boats, canoes, etc...) must be stored in an aesthetically pleasing manner and secured in a manner that will withstand hurricane force winds (125mph)
5. Boat Storage? To be addressed in the near future.



**Fine Schedule for Violations**

First Violation	Warning
Second Violation	\$25 Fine
Third Violation	\$50 Fine
Fourth Violation	\$100 Fine
Any Continued Violation of the same offense	\$300 Fine

These fines are in addition to any penalties detailed by other sections of community governance.

## **Amenities Center Rules**

Plantation Lakes has a resort style amenities center which includes a Clubhouse, exercise room, three swimming pools, two lighted tennis courts, lighted basketball court, day docks, boat ramp, Picnic-grill area, children's playground and parking lot. Association members are required to cooperate by adhering to these rules and regulations. The purpose of their existence is to insure the safety and comfort of everyone using the facilities so that all owners and their guests will enjoy the maximum amount of pleasure from these common area resources.

### General Rules:

1. All owners using any facility must have in their possession a valid key card and log in their use of any amenity.
2. Guests must be accompanied by a property owner at all times when using any amenity.
3. Owners may not borrow or permit their key cards to be used by unaccompanied guests.
4. Smoking will be allowed in designated areas only. For the Clubhouse the designated area will be the circular driveway. For the Pool area it will be the parking lot.
5. Pets are not allowed in any common area / facility.
6. Children under the age of 14 are not allowed in the Clubhouse or the pool area unless accompanied by an adult property owner at all times.
7. Excessive noise is not permitted from any source.
8. Rules and regulations are adopted and amended by the Board of Directors who expressly retains the right to change, revoke or add to these existing rules as circumstances may require.
9. No skateboarding permitted on any parking lot, driveway or sidewalk at the amenities center.
10. Wet towels and bathing suits are strictly forbidden anywhere within the clubhouse.

### Clubhouse Rules:

The Clubhouse is comprised of these components; an exercise room, rest rooms, card room, kitchen, great room, screened in porch, and outdoor patio. These are the rules and regulations for the use of this amenity.

### Exercise Room

1. The exercise room will be open from 5 am to 11 pm daily. To access this room prior to 9 am all users are required to enter via the front door of the clubhouse by using their key card.
2. Children under the age of 16 are not allowed to use the exercise room unless accompanied by an adult property owner.
3. Users will turn off all electric devices such as ceiling fans and TV when they exit the facility.
4. User must report improper use and damage to equipment by notifying the property management company.
5. Occupancy limit not to exceed 8 persons.

### Rest Rooms

1. Rest rooms are only to be used by members using the clubhouse. Members using the pool or other outside facilities are asked to use the pool rest rooms.
2. Be Green, turn off lights when leaving.

### Card room

1. The card room shall remain available for use by members at all times the Clubhouse is open.
2. Unaccompanied children under the age of 14 are forbidden from using the card room.
3. Pool users must change out of pool attire before using the card room. Wet towels and bathing suits are strictly forbidden anywhere within the clubhouse.

### Kitchen

1. The kitchen is a shared facility and therefore no beverages or foods will be allowed to remain over night.
2. All users will "clean as they go" when using the kitchen.
3. All trash generated from a member's use of the kitchen must be placed in the outside trash receptacles, located behind the pool restrooms, at the conclusion of the member's use.
4. Food and beverages are restricted to the kitchen, the outdoor patio and the screened in porch. Food should not be served in the great room or the card room except during reserved events which require a prepaid cleaning charge or community events sanctioned by the Association.

### Great Room

1. Pool users must change out of pool attire before using the great room. Wet towels and bathing suits are strictly forbidden.
2. Unaccompanied children under the age of 14 are forbidden from using the great room.
3. When the great room is reserved for a special event, owners and their guests will be respectful and behave in an appropriate manner when using other elements of the clubhouse or pool area.

### Screened in Porch

1. When the screened in porch is reserved for a special event, owners and their guests will be respectful and behave in an appropriate manner when using other elements of the clubhouse or pool area.
2. Users will leave the facility in a neat and clean condition removing all trash to the outside trash receptacles located behind the pool restrooms.
3. Users will turn off all electric devices such as ceiling fans and fireplace when they exit the facility.
4. Users must report improper use and damage to equipment by notifying the property management company.
5. No glass of any kind is permitted in this room.

### Outdoor Patio

1. When the outdoor patio is reserved for a special event, owners and their guests will be respectful and behave in an appropriate manner when using other elements of the clubhouse or pool area.
2. Users will leave the facility in a neat and clean condition removing all trash to the outside trash receptacles located behind the pool restrooms. Banners, strings, etc must be removed after the conclusion of the event.
3. Users will return furniture to their original position and put umbrellas in the closed position.
4. Users must report improper use and damage to equipment by notifying the property management company.
5. All canopies, tents, banners, etc. brought in for an event must be preapproved with the Management Company.
6. Smoking is prohibited.
7. No glass of any type in this area.

## Pool Rules

1. Pool hours are 9am to 10pm.
2. Shower before entering the pools.
3. The large pool is for all activities, the lower pool is a splash free and quiet zone, and the toddler pool is expressly for children under the age of 7. Splash free is defined as no jumping into the pool, no water games, toys, no loud conversations etc. Children (under 14) are allowed in the lower pool but only when accompanied by their parents who shall insure compliance with the spirit of the Splash free designation.
4. Children who are not toilet trained must wear appropriate swim diapers and are restricted to the toddler pool only.
5. **No glass of any kind is allowed in the pool area.**
6. No solo swimming.
7. Children under the age of 14 must be accompanied by an adult property owner.
8. No diving or jumping is permitted for safety reasons.
9. No persons under the influence of alcohol or drugs shall use the pool.
10. Parents are responsible for the conduct of their children at all times including those older than 13 years of age.
11. Appropriate swimwear is required. No diapers, thongs, cut off or blue jeans.
12. No throwing of any hard balls. Users engaged in ball play will respect other users and restrict their play to a reasonable space so as not to disturb others. Play must be discontinued if reasonably requested by another member.
13. No running or horseplay on the pool deck.
14. No person with communicable disease, skin, eye, ear, or nasal infection shall use the pool.
15. No smoking in the pool area. Smoking is restricted to a designated area. For the pool that area is the parking lot.
16. Owners are responsible for the conduct of their guests.
17. No spitting or blowing of the nose in the pool.
18. No scooters, skateboards, roller blades or bicycles are allowed in the pool area. They should be locked up at the provided lock up area.
19. No radios, CD players, etc. other than those using ear buds are to be played in the pool area.
20. Rafts and flotation devices should only be used if they do not disturb other users' enjoyment.
21. Users are responsible for their trash and are asked to place it in the receptacles located behind the restroom building.
22. Small snacks may be consumed while on the pool deck. Pizzas, chicken dinners and other larger portion foods should only be eaten on the outdoor patio.
23. Users must report improper use and damage to equipment by notifying the property management company.

### Tennis Courts and Basketball Court

1. The courts are open from 7am to 10pm. Anyone on the courts outside of these hours will be considered trespassing.
2. No pets, rollerblades, bikes, skateboards, etc. are allowed on either court, wheelchairs excepted.
3. No glass bottles or glass objects are permitted on either court.
4. No radios, CD players, etc. other than those using ear buds are to be played on either court.
5. Users will be considerate of time use and follow posted signs located at the courts.
6. Private tennis instruction is allowed provided those receiving the instruction are owners or family members residing in the development. Guests may not use these facilities for instruction.
7. Users will turn off lights when leaving the facility at night and will ensure the gate is locked when exiting the tennis courts.
8. Users must report improper use and damage to equipment by notifying the property management company.

### Children's Playground

1. Loitering is forbidden.
2. Users shall have proper parental supervision at all times.
3. Users must report improper use and damage to equipment by notifying the property management company.

### Parking Lot

1. Overnight parking is forbidden.
2. Hours of the parking lot are 5am to 11pm. Anyone in the lot outside of these hours will be considered trespassing.
3. Parking in the Clubhouse Circle is restricted to one vehicle only and must display a state issued handicap plate or placard and be parked within the blue lines. Only active loading and unloading is allowed in the Clubhouse Circle.

### Day Docks/Boat Ramp

1. Overnight use of the day docks is forbidden
2. Access to the Boat ramp is by advance appointment.
3. Users must report improper use and damage to equipment by notifying the property management company.
4. Boat ramp is for the exclusive use of Property Owners.

# Clubhouse Reservation Guide

## OVERVIEW

Use this guide to determine if you need to “reserve” the Clubhouse Great Room - Kitchen and / or the Clubhouse Kitchen – Screened Porch. If you determine that you will need to “reserve” the facility, then you should use this guide’s steps to ensure that you properly “reserve” and “use” the clubhouse space(s). NOTE: Currently, The Clubhouse (Amenities Center) is the only common area / asset available to “reserve”.

## “RESERVED USE” VS. “SHARED USE”

As a Plantation Lakes POA member, you are entitled to “shared use” access to all Plantation Lakes POA common properties / assets: (All Lakes; Entrance Lawns; Entire Clubhouse (Amenities Center) and Tiled Patio Area ; Pools (all three) and Pool area(s); POA Parking Lots; POA Picnic – Lawn – Grill Areas; Dock & Dock Gazebo; Tennis Courts; Basketball Courts).

“Shared Use” means that ALL POA members (in good standing) may use these areas / assets during their posted “Use Times” or from Sunrise until 10:00PM (un-posted). As POA members, we should “share” openly with other POA members and accommodate as much use as is safely possible for our members. Some examples of activities – events that take place without a reservation, or as “shared use” are: (Boy Scout / Girl Scout meetings; Hand & Foot card game – Tuesdays; Board Meetings; Friday Night Cocktail gathering; POA community events – Chili Cook Off; using pool(s); using Tennis Courts; using Basketball Courts, Gazebo, Grill Outs. etc...).

“Reserved Use” means that a POA member(s) (in good standing) that would like to “reserve” a Plantations Lakes area / asset for “private use” and is willing to pay \$ for that privilege within the hours of 10:00AM and 10:00PM. Some examples of events that POA members have historically “reserved” the Clubhouse are: (Baby or Wedding Showers; Weddings; Family Reunions; Private Parties – Events).

## RESERVATION PROCESS

1. Contact Waccamaw Management (843-903-9553) and determine if the date and time of your event is available.
2. If your date and time are available, fill out “Clubhouse Reservation Form”. You may obtain this form from (website; Waccamaw Management; clubhouse Credenza in lobby).
3. Attach check to completed “Clubhouse Reservation Form” and deliver to Waccamaw Management 7 days prior to event (address is on form ). NOTE: Your Reservation is NOT CONFIRMED until Waccamaw Management receives the form / check and has deposited the check and it is cleared. YOUR CHECK WILL BE DEPOSITED. Until your check has cleared, your reservation is “Tentative” and Waccamaw Management reserves the right to schedule that date and time to another POA member.
4. After your event is complete, Waccamaw Management will refund the remaining deposit monies after inspection shows no damage or need of additional cleaning.

\*\*\* NOTE: Additional guidelines may be on Reservation form, follow them.



**Plantation Lakes**  
at  
CAROLINA FOREST

## Clubhouse Reservation Form

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Home Phone#: \_\_\_\_\_ Cell Phone#: \_\_\_\_\_





Date & Time of Party: \_\_\_\_\_ # of People: \_\_\_\_\_

Brief Description of Party: \_\_\_\_\_








### Areas Wishing to Reserve:

- Clubhouse Great Room / Kitchen - \$500.00 Deposit with \$75.00 Non-Refundable
- Screened Porch / Kitchen - \$250 Deposit with \$50.00 Non-Refundable
- Both Clubhouse & Porch - \$500.00 Deposit with \$125.00 Non-Refundable

### Guidelines:

-  Contact Waccamaw Management, 843-903-9551 for availability of dates requested or any questions.
-  Make your check payable to Plantation Lakes POA.
-  Check & Reservation form must be received by Waccamaw Management at least 7 days prior to your event.
-  Mail completed reservation form and check to:

**Plantation Lakes POA  
C/O Waccamaw Management  
3874 Renee Drive Suite A  
Myrtle Beach, SC 29579  
(843) 903-9551**

-  Clubhouse use is limited to social functions only. Absolutely no business activities allowed.
-  Clubhouse use is limited to Plantation Lakes Property Owner's and their guests and the property owner **MUST REMAIN** at all times with the party / event.
-  Remaining deposit monies will be refunded after inspection shows no damage or need of additional cleaning.
-  Property Owner is responsible for any damages incurred during the event even if such damages exceed the deposit amount.
-  Clubhouse rental hours are from 10am – 10pm, 7 days a week.
-  Other than a marked, handicapped vehicle there will be **NO** parking on the circle in front of the clubhouse. It is the Property Owners responsibility to make sure that no vehicles are parked in front of the clubhouse.
-  Property Owner agrees to abide by the above rules and if found to be in violation, understands that a fine may be levied and will be charged to and deducted from the deposit monies. (Note: If the fines / levies exceed the remaining deposit amount, the remaining balance will be added to your POA dues balance).

Thank you for using the Amenities Center and we trust that you will have a good activity / event experience!

Signature of Homeowner \_\_\_\_\_



## **Enforcement of Amenities Center Rules**

All members of the Association agree by Covenant, to abide by these published rules. The Association as a means of enforcing these rules has established the following penalties for infractions and non payment of any assessment.

Unpaid assessments: Suspension of all common area use until such time as all assessments are paid in full. Suspension will result in the property owners key cards being disabled.

### Rule Infractions:

1. First Infraction, warning
2. Second Infraction, 10 day suspension of use
3. Third Infraction, 20 day suspension of use
4. Fourth Infraction, 30 day suspension of use
5. After the fourth infraction, 30 days suspension and a \$25 fine will be levied for each and every violation occurring thereafter and such fines will be considered an assessment against the owner's property.

Infractions shall be cumulative when committed by the same individual or members of a family. In the case of guests an infraction committed by a guest will result in the punishment being served by the owner. By way of example, an owner's child rides their skateboard in the pool area; this would result in a warning. Another child of the same family smokes in the pool area; this is then a Second Infraction and results in a 10 day suspension of use for the family. Here is an example regarding guests; at a party 4 guests are asked to stop playing football in the pool. They comply for a short period of time but then continue. Asked once again to stop, they fail to comply. In this case due to the number of guests involved, the penalty will be an immediate 30 day suspension and a \$25 fine against the owner. Owners are responsible for the actions of their guests at all times.