

**COMMUNITY-WIDE
STANDARDS
FOR
SWEETGRASS
SUBDIVISION**

These Community Wide Standards (CWS) are hereby established by Declarant to maintain the quality, appearance, and enhance the property values of the Sweetgrass Subdivision. The Community Wide Standards may alter, expand on, or further define those certain Declaration of Covenants, Conditions and Restrictions for Sweetgrass Subdivision dated June 27, 2006, recorded at Deed Book 761, Page 332, Habersham County, Georgia ("CCRs"). When considering external modifications to your property you should review the CCRs and these Community Wide Standards.

All property owners, tenants and occupants are subject to the CCRs and the CWS and have agreed to comply with them. When you consider altering or improving your property, do not rely on what your neighbors have done or said regarding their property. Any changes may not have been approved or may have been disapproved and require modification or removal.

Purchasers of a previously occupied property sometimes are surprised when they receive notice that the previous owner made an unapproved alteration or addition, and they are now in violation of the CCRs or the Community Wide Standards. Current owners are responsible for any existing violations.

Changes made to the exterior of the property prior to the implementation of these Community Wide Standards are "grand fathered" and will not require removal or remediation so long as they do not violate the CCRs.

The Board is authorized by the CCRs to adopt and enforce Community Wide Standards governing property use, maintenance requirements, improvements, additions and modifications to property.

The following are provided to be advisory in nature and are not intended to totally recite nor amend the CCRs and its amendments nor limit or encompass all the Community Wide Standards. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the CCRs.

The DRB appointed by the Declarant or the Board of Directors is comprised of Owners in good standing within the Sweetgrass Subdivision. The CCRs have granted the DRB discretionary powers regarding the aesthetic impact of design, construction and development, including architectural style, colors, textures, materials, landscaping, and overall impact on surrounding properties.

These CWS are provided to form the basis for a common understanding of the design objectives and standards by all those involved in the creation and management of The Sweetgrass Subdivision and most importantly by the present and future residents. These guidelines will be used by the DRB to review plans and specifications pursuant to the provisions of the applicable CCRs. The DRB intends to be fair and objective in the design review process, impartial and understanding of individual goals, while maintaining a community wide standard to protect property values. The Board of Directors will use these guidelines as a reference when ruling in any disputed DRB disapproval or appeal hearing.

Because of the uniqueness of each Lot within the Sweetgrass Subdivision, including variations in size, topography and location, certain uses, improvements or modifications suitable for one lot may be inappropriate for another. Therefore, despite the guidelines offered by these CWS, the DRB is authorized to apply or adopt dissimilar standards for different Lots to reflect those differences.

All Owners are responsible for obtaining the necessary review and approvals to comply with the terms of the CCRs and CWS. While the original builder of the home was responsible for new construction, the current Owner is responsible for anything that is a modification or deviation from the original house and/or landscape plans. There are no exceptions or automatic approvals. **Homeowners may be fined for projects that are completed prior to receiving approval or may be required to return the property to pre-approved condition, as this is a violation of the CCRs.** Each application is reviewed on an individual basis.

I. DESIGN REVIEW BOARD GENERAL OVERVIEW

The Board administers the standards and requirements set forth in the CCRs.

It should always be remembered that the purpose of the DRB and these associated Community-Wide Standards is to help preserve the quality appearance of the Sweetgrass Subdivision and maintain the value of all property within this subdivision. This document describes the necessary guidelines and processes required to maintain those standards and requirements. **Please note that this document is in addition to CCRs and Bylaws.**

II. ARCHITECTURAL STANDARDS

No exterior construction, alteration, or addition of any nature to the home or property shall begin until approval forms have been submitted to the Design Review Board and an approval has been received from the DRB. Examples of items requiring this approval are painting, siding replacement, deck additions, ponds, fences, tree removal, major landscape changes, home additions, etc.

All exterior construction, alteration, or addition must be in accordance with Habersham County, Georgia laws. Once approval has been received from the DRB, all necessary permits must be obtained from Habersham County, Georgia and a copy of the said permits given to the DRB prior to any work being done.

The modification approval form(s) can be obtained from a DRB member or online at the Sweetgrass Subdivision website, if any. Please submit this form to the DRB. Submit the applicable enough in advance of when you wish to begin your project so that the DRB has sufficient time to review the request. Reference the CCRs for timeframes, further guidelines and restrictions. Once the initial submittal is made to the DRB and the DRB review is complete and the Plans are not approved, DRB and the Owner shall then proceed to work in good faith to resolve all comments and required changes within a reasonable period of time under the circumstances, but in no event longer than 90 days from the date of DRB non-approval. In the event the Plans are not approved within the said 90 days, the Plans shall be deemed rejected.

III. NON-COMPLIANCE WITH CCRS AND COMMUNITY-WIDE STANDARDS (Including failure to obtain prior approval from Design Review Board)

In order to ensure that the CCRs and CWS are adhered to, and thereby preserve the appearance and value of the homes in the Sweetgrass Subdivision, a notification and fining system has been established as follows:

1. VIOLATION OF COVENANTS/COMMUNITY-WIDE STANDARDS

Violation and Fine Schedule

- Initial Notice Letter

- Notification letter sent to Owner provides a courteous way to inform the Owner of their violation; and
 - Owner is given 10 calendar days after this letter is sent to cure the violation. It is the Owner's responsibility to notify the Design Review Board when the violation is cured.
- Final Notice
 - This letter provides the Owner information regarding potential sanctions for the violation;
 - Owner is given 10 calendar days after this letter is sent to cure the violation or request a hearing before the Board of Directors to challenge the violation notice. It is the Owner's responsibility to notify the Design Review Board when the violation is cured.
- Fine Notice
 - Notice of fine of \$25.00 every ten days to begin imposition;
 - On the 20th day the fine goes to \$25 a day;
 - Fines will continue until the violation is cured;
 - It is the Owner's responsibility to notify the DRB when the violation is cured.
 - Repeat offenders of the same CWS will go immediately to 25 dollars a day fine starting with the second violation.

Other sanctions will be effective until the compliance is made and the Board has confirmed this compliance. These actions may include, but are not limited to:

- Suspending the rights of all residents (and guests of residents) of the home currently in violation to use the Common Areas.
- Common Areas consists of the pool, two (2) tennis courts, fitness center and clubhouse.
- If a homeowner (or guest of homeowner) use the Common Areas once rights have been suspended, the Owner is subject to a \$100 fine per occurrence for using said Common Area.
- Association may terminate services paid for as a common expense; i.e. lawn maintenance, etc.) Owner is responsible for maintaining compliance (mowing lawn, trimming bushes, edging etc.) until services are restored.
- The rights of the Owner to vote on any issues concerning Sweetgrass Subdivision being suspended.
- This shall constitute an automatic statutory lien against the property and a binding personal obligation. Before refinancing or selling the Lot, these fines and costs must be paid in full so that the lien can be removed. A Notice of Lien being filed in Habersham County, Georgia land records on the Lot.
- Any costs incurred by the Association from any actions taken, including reasonable attorneys' fees, will be recovered from the violating homeowner. Before refinancing or selling the Lot, these fines and costs must be

paid in full before the lien can or will be removed.

- Failure to pick up after pet waste is an immediate \$250 fine.

2. **Collection Policy for Delinquent Dues and Assessments**

The Association may cause a notice of delinquency to be given to any Owner for unpaid Assessments in accordance with the CCRs. In the event that the assessment(s) remain(s) unpaid after notice is sent in accordance with the CCRs, the Association may institute suit to collect such amounts and/or to foreclose its lien. Owner is responsible to pay all attorneys' fees and costs incurred by Association in the collection of past due assessments.

Other sanctions will be effective until the delinquent account is brought current. These actions may include, but are not limited to:

- Suspending the rights of all residents (and guests of residents) currently in violation to use the Common Areas.
- Common Areas consists of the pool, two (2) tennis courts, fitness center and clubhouse.
- If an Owner (or guest of owner) use the Common Areas once rights have been suspended, the Owner is subject to a \$100 fine per occurrence for using said Common Area.
- Association may terminate services paid for as a common expense; i.e. lawn maintenance, etc.
- The rights of the Owner to vote on any issues concerning Sweetgrass Subdivision may be suspended.
- This shall constitute an automatic statutory lien against the Lot and a binding personal obligation. Before refinancing or selling the Lot, these fines and costs must be paid in full before the lien can or will be removed. A Notice of Lien being filed in Habersham County land records on the property.
- Any costs incurred by the Association from any actions taken, including attorneys' fees will be recovered from the violating Owner.
- Before refinancing or selling the Lot, these fines and costs must be paid in full so that the lien can be removed.

IV. **SPECIFIC COMMUNITY-WIDE STANDARDS**

(In addition to the CCRS)

1. **Fences**

Upon approval only by the Design Review Board. No bare metal chain link fences, hog wire or barbed wire fence will be allowed. Applications for fences will be reviewed on a case by case basis.

All fences must be constructed with quality weather-resistant materials (pressure treated lumber, masonry, PVC, ornamental aluminum or ornamental iron). Fences

may be painted or stained to compliment the primary structure; however, a sample of the color must be submitted to the Design Review Board for approval prior to beginning work.

The style of fence must be consistent with other fences in the neighborhood so as to maintain a pleasant aesthetic appearance.

Fences shall be structurally sound so as to withstand severe weather conditions. All fences shall be properly maintained and kept in good repair. Fence shall be built toward Habersham County, Georgia regulations.

Fences are allowed to be constructed along property lines or inside property at the rear and side of property lines with a maximum height of 6 feet. The Owner shall construct the fence so that plank side is exposed to street or neighbor.

Fences must have a minimum of one walk-in gate. Double-wide and swing-style gates are also acceptable.

All fences shall meet Habersham County guidelines as per height and placement. Old fences that are not in good condition, rotting or rusting are to be removed.

2. ***Woodpiles***

May not be visible from the street and the side yards of any neighboring property.

3. ***Barbecues***

Are not permitted in the front or side yards.

4. ***Out-Buildings, detached buildings, dog houses and tool sheds***

Are not permitted.

5. ***Gazebos***

Permitted only upon approval by the Design Review Board. Gazebos shall be constructed of quality weather resistant materials. Gazebos may be painted or stained to compliment the primary structure; however, a sample of the color must be submitted to the Design Review Board for approval prior to beginning work.

Structure shall be built at a minimum of 10 feet inside side and rear property lines.

Gazebos shall be constructed to county code specifications and be built so as to properly support weight requirements.

Gazebos shall be structurally sound so as to withstand severe weather conditions.

6. ***Painting***

Painting or staining of any surface of home anywhere on property must be approved by the Design Review Board. All new structures or additions where painting and/or staining

is required must be consistent with other permanent structures on property so as to maintain a pleasant aesthetic appearance.

While there is no color list or chart of required colors for Sweetgrass Subdivision, the general color scheme for the community is that of neutral or earth tones. This color scheme is in keeping with the traditional style of the neighborhood. When submitting a request for approval to the Design Review Board, please include a sample of your proposed color(s).

The Design Review Board does not dictate frequency of repainting, but reminds Owners of the requirement to maintain their homes as established in the CCRs.

While the Design Review Board does not set standards for proper surface preparation it is essential for a good paint job. When repainting your house, it is a good idea to get several estimates and check the painter's references. If you are planning to do the job yourself, the following checklist provides a brief overview of necessary surface preparation prior to painting:

- house should be completely pressure washed
- all window and door openings caulked
- all nail holes caulked
- replace decayed wood trim or siding
- repair/replace damaged gutters
- apply primer to any exposed wood surfaces

Any deviation from the houses original paint color requires approval by the Design Review Board.

7. Decks

Decks must be constructed of quality weather-resistant materials and treated with appropriate water sealer. Decks may be painted or stained to compliment the primary structure; however, a sample of the color must be submitted to the Design Review Board for approval prior to beginning work.

Boundaries of decks must comply with property line offsets that apply to out-buildings.

Decks must be built within Habersham County code and proper safety specifications as to support proper weight and withstand severe weather conditions.

Any deviation from the original deck requires approval by the Design Review Board.

8. Roofing

Any deviation from the houses original roof type, weight and color requires Design Review Board approval.

9. **Siding**

Any change from the houses original siding requires approval of the Design Review Board.

10. **Driveways and Concrete Pads/Patios**

Upon approval only by the Design Review Board. Driveways must be constructed of concrete in compliance with all applicable laws, rules, regulations and ordinances. Asphalt driveways or repair patches are prohibited.

All driveways located on the Lot must be free of large cracks and holes due to settling and/or damage. This also includes parking pads and any concrete patios on the Lot.

11. **Play Equipment / Basketball Goals / Hockey / Soccer, etc**

Basketball goals shall not be mounted to a permanent home structure, but to a freestanding pole properly mounted and secured to vendor specifications.

Permanent Basketball Goals - must be approved by the Design Review Board.

- May not be mounted to the house.
- Poles should be black and the backboards should be white, clear or earth tones in color.
- Must be located at least 20 feet from the street or sidewalk and 10 feet back from the front corner of the house.
- Basketball goals shall not be mounted as to interfere with common grounds, walkways, or driving areas within the subdivision.
- Backboards shall be of Plexiglas or Fiberglass construction.

12. **Portable Basketball, Hockey, and Soccer Goals, etc.**

Are not permitted to be placed in or near the side walk or street.

- Hockey and soccer goals must be placed in the backyard so as not to be visible from the street.
- Volleyball nets, tether ball poles and badminton nets must be placed in the backyard so as not to be visible from the street.
- Bike, Skateboard or Roller Blade Ramps - are not permitted.

13. **Play Structures, Swing Sets - must be approved by the Design Review Board.**

- Must be located so that they are not visible from the street.
- Must be made of natural materials and earth tones in color.
- Must be no more than 12 feet above grade.
- Metal play structures are not permitted.

14. Storm Windows and Doors

Storm windows are not permitted.

15. Lighting

Lighting shall be installed in accordance with the latest version of the National Electrical Code. Sodium vapor security lights are prohibited.

Security lights mounted on house, out-building or freestanding structure shall not be mounted in such a way that the light would shine on or directly at another Lot.

Exterior lighting bulbs must be white or clear, with the exception of seasonal holiday decorative lights which may be used temporarily only during the holiday season.

Lighting modifications, other than seasonal lighting, must be approved by the Design Review Board. No lighting fixture may create a glare or a level of illumination that is offensive or inappropriate when viewed from an adjacent property. Lights mounted on buildings, poles or trees to provide general illumination must be mounted in fixtures which shield visibility of the lamp from the street or adjacent Lot and direct the illumination upward or downward.

16. Pools

Installation only upon prior approval by the Design Review Board. Any pools constructed must be of the in-ground type. Under no circumstances will above-ground pools of any type be allowed.

Pools must have a privacy fence for safety and security purposes in accordance with Habersham County laws.

Boundary guidelines are the same as for decks and outbuildings.

17. Exterior Hot Tubs and Spas

Requires the approval of the Design Review Board.

18. Mailboxes

Mailboxes are to be made of Cast Aluminum or Iron. The material does not rot and is very low maintenance but will require regular painting. The mailboxes must conform to all other mailboxes in the neighborhood. The numbers in the mailbox are to be brass and the mailboxes are to be painted using a semi-gloss green metal paint. Brass numbers are to be kept polished and easily readable from the street. There are no exceptions.

19. Landscaping & Tree Removal

Any landscaping project undertaken for the purposes of property sight improvement that would include moving, addition or removing of large amounts of dirt, retaining walls or tree removal must be approved by the Design Review Board on a case by

case basis.

Regular mowing, edging, weeding and pruning of shrubs and trees are all part of the continuing maintenance process. All grassy areas shall be green and free of weeds. All planting beds shall be well-mulched and free of weeds. Any and all gardens shall be created out of site from the street and shall be maintained so as not to create an eye sore to neighbors. Yard shall be free of any tree branches or limbs that have fallen in yard. Turf (Zoysia or Bermuda in front and side yards) replacement due to decline, shade, erosion and tree competition is the responsibility of the Owner.

Curbs/road should be free from any yard waste or debris.

No trees shall be removed without the prior approval of the Design Review Board, except for (a) diseased or dead trees; (b) trees needing to be removed to promote the growth of other trees; or (c) for safety reasons. No trees over a diameter of four (4) inches and/or over a height of six (6) feet shall be removed without the prior approval of the Design Review Board. All dead trees, dead wood, hazardous trees are the responsibility of the Owner to remove.

Any issues with the Association selected landscape maintenance company needs to be reported to the DRB and a board member as soon as noticed. The Association is not responsible for enhancements to private property.

Alteration or addition of landscaping, other than seasonal color, must be approved by the Design Review Board.

20. *Patios and Walkways*

DRB approval must be obtained for: (i) any new patio and/or walkway, (ii) any change to an existing patio and/or walkway; (iii) patio covers, trellises, permanent seating, railing and other items not enumerated above; (iv) any outdoor entertainment including, but not limited to, speakers, TV's, fireplaces and fire pits.

21. *Hard Scape Edging for Flowerbeds*

Limited to natural materials, earth tone colors and no higher than 6" above grade.

22. *Antennas and Satellite Dishes*

Any such device is not to be located on the front of a house or on a pole anywhere in the Lot. Placement must be in a location that is the least conspicuous, with limited or no visual impact. Must be approved by the Design Review Board. Antennas are not permitted except in accordance with the CCRs.

23. *Nuisance*

It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her property. No property within the Sweetgrass Subdivision shall be used, in whole or in part, for the storage of any property or thing that will cause such property to appear to be in an

unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on within the Sweetgrass Subdivision, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property within the Sweetgrass Subdivision. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Sweetgrass Subdivision. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any home unless required by law. Circumstances defined as a nuisance to the Sweetgrass Subdivision include, but are not limited to, screaming, shouting, excessively loud talking, fighting, raucous behavior or insobriety, threatening or intimidating conduct which creates any danger or risk of injury, conduct which creates any noxious or offensive odor, or conduct which interferes with the peaceful use and enjoyment of other Owners or Occupants.

No dumpsters or trailers are to be parked in any street.

24. *Utility Lines*

No overhead utility lines, including lines for cable television, shall be permitted within the Sweetgrass Subdivision, except for temporary lines as required during construction.

25. *Energy Conservation Equipment*

No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the Design Review Board. No energy conservation equipment shall be visible from the street.

26. *Artificial Vegetation, Exterior Sculpture, Fountains, Flags, Trellises, Benches, Arbors and Similar Items*

No artificial vegetation shall be permitted on the exterior of any Lot. Exterior sculpture, fountains, flags, and similar items must be approved by the Design Review Board. There is a limit of five exterior items per home with approval by the Design Review Board.

27. *Air Conditioning Units*

No window air conditioning units may be installed.

28. *Window Treatments*

All window treatments visible from the exterior must be of a neutral, solid color. No graphic designs, words or lettering of any type shall be visible from the exterior. No

blankets, Flags or bedding of any type are to be used as window treatments.

29. *Parking*

No vehicles are to be parked on the street, with the exception of short-term (less than 24 hours) social situations. No long term (more than 24 hours) trailers are not allowed in the street or in Driveways.

30. *Unlicensed Vehicles*

No unlicensed vehicles of any type are to be driven on the streets or in yards.

31. *Littering*

There is a \$250 littering fine. This includes discarding dog poop bags other than in a trash can. Litter consists of waste products that have been disposed of improperly, without consent, in an inappropriate location.

32. *Pets*

No animals, livestock birds or poultry shall be bred or kept. House pets are permitted so long as they are not maintained for commercial purposes. Barking and/or other pet noises should not become a nuisance to other homeowners. Pets may not be left outside for extended periods without the Owner present. Owners must clean up after their pets. There is a \$250 fine for each occurrence that a pet owner does not pick up after their pet. It is every pet owner's responsibility to make sure that their yard is free and clear of pet waste before their lawn service day. Not cleaning your yard before your service day can result in your yard not receiving service that week and or until the waste is removed. Additionally, pet waste should be removed regularly throughout the year. Pet waste is unsanitary, unsightly and emits unpleasant odor.

House Pets - No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance.

- A pet must be on a leash at all times it is walked or exercised on common property.
- Pet owners should immediately remove pet excrement from common property, neighbor's property and their own.
- No wire fencing of any type is allowed for dog runs or other animal enclosures.

33. *Unsightly or Unkept Conditions*

Assembly or disassembly of motor vehicles or other mechanical devices must only occur in enclosed garages. Backyards are to be maintained (a natural wooded area is permitted free from manmade debris, material and other items covered in CWS), kept free of clutter and are not be to be used as a storage area.

34. *Drainage*

No obstructions or debris should be placed in catch basins or drainage areas.

35. *Sight Distances*

Nothing should block sight distances at intersections.

36. Clotheslines

No exterior clotheslines of any type are permitted.

37. Garbage Cans

Must be stored in the garage or in an area that is not visible from the street or neighboring homes.

38. BB Guns, Paint Ball Guns, Bow and Arrows, Illegal Fireworks and Firearms

May not be discharged in the Sweetgrass Subdivision.

39. Signs

No sign of any kind shall be erected within the Sweetgrass Subdivision without prior written consent of the Design Review Board.

40. Flags

American Flags and decorative flags no larger than 4 by 6 ' do not require Design Review Board approval. Flags may not contain any form of advertising, club or group affiliation insignia or demonstrate any political or religious affiliation or conviction. Flag poles are not permitted.

41. Towed Vehicles, Motor Homes, Trailers, Boats, or Mobile Homes

Shall be kept in a garage if it is parked in the Sweetgrass Subdivision longer than 24 hours. However, they may not be parked in a garage if they displace an automobile that is then parked outside.

42. Owners or Occupants Automobiles

Other than temporary visitors or guests, automobiles must be parked in the garage; to the extent garage space is available. Garages should not be used for storage or otherwise so they become unavailable for parking cars.

43. Motorized Vehicles

None are permitted on sidewalks, pathways or unpaved common areas.

44. Storage of Garden Hoses/Gardening Equipment

Garden hoses and other gardening equipment must be stored out of site from the street or neighboring lots when not in use.

45. Holiday Decorations

Holiday Decorations may be displayed during the period beginning the weekend before Thanksgiving through January 15.

46. Vehicle Parking

Construction, service, delivery and other commercial vehicles may be parked in the

Sweetgrass Subdivision during daylight hours for such period of time as is reasonably necessary to provide service or make a delivery; or, if parked in the Sweetgrass Subdivision for periods longer than twenty-four (24) hours, must be kept in a garage or other area designated by the Board.

V. Common Area Use

Common areas, including tennis courts, pool, clubhouse and fitness center, are for the use and enjoyment of all homeowners. They are maintained by the Association. No one may allow animals to roam off leash. Open fires are not permitted. Loud and boisterous activity is not permitted in the Common Areas. Owners may not plant, prune or cut trees, shrubs or any other vegetation in the Common Areas except as authorized by the Association. No personal items or vehicles may be stored in Common Areas.

47. Community Pool

- The pool is for homeowner's in good standing and their guests. Any household deemed not to be in good standing with the community rules, whether it be delinquent payment of dues or any other infraction is subject to losing their right to use the pool. The suspension will last until the problem has been resolved and applies to all members of the household. The household may be required to return the tennis/pool gate key or the key may be deactivated for the duration of the suspension. Furthermore, the resident is no longer allowed to use the tennis courts until the issues have been resolved. Household is subject to fine if violation is determined.
- Resident must have their amenities key in order to access the pool area. You are considered a guest if you do not bring your key.
- Pool hours – see "Pool Rules" posted at pool. If no life guard is on duty the pool is closed.
- Once the pool is closed each day or at the close of the season you are considered to be trespassing if in the pool area.
- The number of guests is limited per household – See Pool Rules for details.
- Children under the specified age as outlined in the "Pool Rules" must be accompanied by an adult.
- No running, boisterous, or rough play is allowed in or around the pool area.
- Everyone is required to shower before entering the pool.
- Swim diapers or a rubber diaper swim cover is required for all children who are not toilet trained.
- No spitting or blowing nose in the pool.
- Persons with contagious illnesses should not enter the pool or pool area.
- No animals or pets are allowed in the pool area.
- No glass or glass containers are allowed in the pool or pool area.
- Drugs and alcohol are not allowed in the pool area. Persons under the influence of drugs or alcohol are prohibited from the pool and pool area.
- Smoking or tobacco products of any kind are prohibited from the pool and pool

area.

- Maximum number of swimmers allowed will be determined by Association to ensure overall swimming enjoyment and safety for residents. For special occasions a waiver can be requested and an additional life guard must be hired and paid for by the individual seeking the waiver.
- Please contact 911 or the City of Demorest police in the event of an emergency.
- Proper swim attire is required. No cut-offs, shorts, shoes, or street clothes are allowed in the pool.
- No one is allowed to swim alone. Please have a buddy present at all times.
- The Association is not responsible for any accidents or injuries while using the pool.
- Swim at your own risk. **THE ASSOCIATION IS NOT RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES WHILE USING THE POOL.**
- For further details please refer to the "Pool Rules".

48. Tennis Courts

- Tennis Courts are for homeowners in good standing only. Any household deemed not to be in good standing with the community rules, whether it be delinquent payment of dues or any other infraction is subject to losing their right to use tennis courts. The suspension will last until the problem has been resolved and applies to all members of the household. The household may be required to return the tennis/pool gate key or the key may be deactivated for the duration of the suspension. Furthermore, the resident is no longer allowed to use the tennis courts until the issues have been resolved and the Association may notify any community based tennis organization that the resident is no longer allowed to use the courts until the issues have been resolved. Household is subject to fine for each violation.
- The Courts are open daily during the hours posted by the Association.
- The Courts are for tennis use only.
- Courts are open on a first come, first serve basis, unless reserved.
- Use is limited to 2 hours.
- To reserve a court, sign up on the message board located near the court's front entrance.
- Guests must be accompanied by a resident.
- Only tennis shoes are allowed on courts. Black soled shoes are prohibited.
- No food or glass containers are allowed on courts.
- No roller blades, skate boards or bicycles are allowed on the courts.

- No person under the age of 12 is permitted on courts or within court area without an adult.
- THE ASSOCIATION IS NOT RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES WHILE USING THE COURTS.
- No one should prop open the entry gate with any object as that may damage the gate.
- The last players to leave the courts should turn off all lights.
- Play at your own risk.

49. Clubhouse Use

The Clubhouse is open during the hours set by the Association. Owners may access the Clubhouse during the hours that it is locked by using a key fob that can be purchased from the Association. The following rules and regulations apply to Clubhouse use:

- No animals, except for service animals, are allowed in the Clubhouse at any time.
- The Clubhouse may not be used for business or political functions.
- Any Owner in good standing may reserve the Clubhouse for private social events only. Reservation of the Clubhouse for private social events must be made at least seven (7) days in advance of the date for which the event is to be scheduled.
- Clubhouse rental costs and other conditions are defined by a contract that may be obtained from the Association. The contract must be executed at the time of the reservation and the deposit paid in full.
- Reservations are required to use rooms of the Clubhouse for meetings of any kind.
- No one is permitted in the Clubhouse in swimwear, except in the designated locker room areas.
- Owners and guests are expected to wear proper attire around the Clubhouse, including shirt and shoes at all times other than when in the pool area.
- If any furniture or furnishings belonging to the Association becomes broken or damaged through use by an Owner, tenant occupant or guest, the responsible Owner will be billed for the replacement cost
- No one under eighteen (18) years of age is allowed in the Clubhouse without adult supervision. Parents of children using the Clubhouse will be responsible for the conduct of their children.
- An Owner in good standing may invite guests to a social function in the Clubhouse. Owners bringing guests will be held responsible for the conduct of their guests.
- Private functions may not be scheduled during designated "Owner Only" times as

determined by the Association.

- The Board retains the right to refuse to rent or allow any Owner, tenant, occupant, or guest of an Owner to use the facility if said Owner is not in good standing with the Association.
- The Clubhouse is a Smoke Free Environment. No smoking materials, smokeless tobacco products or electronic cigarettes of any kind may be used in the Clubhouse at any time. In addition, smoking is not permitted within 20 feet of any entrance or exit of the clubhouse.

50. Fitness Center

The Fitness Center is locked twenty-four (24) hours a day, seven (7) days a week and is available for use between the hours set by the Association. Entry may be gained by using a key fob purchased from the Association. The following rules and regulations apply to fitness center use:

- No animals, other than service animals, are allowed in the fitness center at any time.
- Before working out, all residents and guests must sign the register maintained at the fitness center.
- Shoes worn by residents and guests must be clean; anyone tracking in mud will be charged a cleaning fee and/or denied use of the exercise facility. Proper exercise attire is required; wet swimwear is not permitted.
- There is a limit of two (2) guests at a time per dwelling unit.
- No one under ten (10) years of age is permitted in the fitness center at any time.
- Registered guests may use the fitness center without the presence of the sponsoring Owner with the exception that an authorized adult must accompany residents or guests between the ages of ten (10) and eighteen (18).
- The fitness center must be used only for the purpose of exercising. When others are waiting to use any of the equipment, there will be a thirty (30) minute limit on treadmills, elliptical, and stationary bikes.
- No food or alcoholic beverages are permitted in the fitness center.
- The fitness center is a Smoke Free Environment. No smoking materials, smokeless tobacco products or electronic cigarettes of any kind may be used in the fitness center at any time. In addition, smoking is not permitted within 20 feet of any entrance or exit of the fitness center.
- No privately owned, unauthorized equipment can be stored overnight in the fitness center. Any such equipment will be removed and discarded.

- The fitness center may be closed or limited in its use, without notice, for repairs to the equipment or facility.
- THE ASSOCIATION ASSUMES NO RESPONSIBILITY FOR PROVIDING PERSONNEL ASSISTANCE AND/OR INSTRUCTIONS IN THE USE OF EQUIPMENT OR FACILITIES IN THE FITNESS CENTER.
- NEITHER THE ASSOCIATION NOR THE COMMUNITY AT LARGE ASSUMES ANY LIABILITY OR RESPONSIBILITY FOR INJURIES, PROPERTY LOSS AND/OR DAMAGE OF ANY NATURE OR KIND RESULTING FROM THE USE OF THE FITNESS CENTER OR ITS EQUIPMENT BY ANY PERSON.