

MAPLE VILLAGE SALINE CONDOMINIUM ASSOCIATION

House Rules – June 2011

Revised Dates and Page Changes:

6-20-11 complete revision

4-21-13 Revise to include meeting schedule, page 3, rental unit rules, page 15 and spelling error, page 6

TABLE OF CONTENTS

TABLE OF CONTENTS	2
LETTER TO THE COMMUNITY	3
REPORTING CONCERNS, FINES AND PENALTIES	4
BOARD OF DIRECTORS' MEETING	5
DECKS, PATIOS, AND FENCES RULES	6
ENTRY WAYS (DOORS AND WINDOWS) RULES	7
GARBAGE AND RECYCLE GUIDE RULES	8
GARDENING AND EXTERIOR LIMITED COMMON AREA RULES	9
INTERIOR CHANGES, LAUNDRY, DRYER VENTS AND TELEVISION RULES	10
PARKING RULES	11
PET RULES	12
QUIET DOMAIN AND SAFETY RULES	14
RENTAL UNITS RULES	15
SELLING UNITS RULES	15
SIGNS RULES	16
SWIMMING POOL RULES	17
APPENDIX A – ENTRY DOORS AND STORM DOORS	19

LETTER TO THE COMMUNITY

Dear Friends and Neighbors in Maple Village Saline Condominiums:

The Board of Directors (Board) has adopted these House Rules to allow everyone in the community to live in a clean, quiet and safe environment. Due to the September 2010 group conversion from a cooperative to a condominium association, the House Rules have been revised to comply with the new Master Deed and Bylaws, as well as the changing needs of our community.

A number of shareholders did not participate in the group conversion. They have until 2013 to do so, exchanging their shares for a deed. Even though the current deferred residents are “shareholders” instead of “co-owners,” they are also bound by these House Rules. For the purpose of this document, the word “co-owner” will be synonymous with “shareholders.” The rules and regulations for living in Maple Village Saline Condominiums are listed here for your convenience. You may also find the rules under the tab titled “Official Documents” on our website: www.maplevillagesaline.com. Should you wish to discuss either the process or a specific Rule you are welcome to join the Board at any of its meetings. We traditionally meet in the Saline Library at 6:30 p.m. on the second Monday of the month four (4) times a year. A notice of the next meeting is posted on the pool house bulletin board and on our website. Residents are always welcome and encouraged to attend.

From time to time the Board of Directors may revise and update these House Rules. You will be given a new sheet to replace the obsolete page(s). These will also be updated on our website. Please keep your House Rules book updated and available at all times. This is a great community in which to live, and it’s a pleasure to serve as your representative.

Directors

Maple Village Saline Condominium Board of

First term November 11, 2010

REPORTING CONCERNS, FINES and PENALTIES

The House Rules have been totally revised and updated by the new Condominium (Condo) Board of Directors, as of November 11, 2010, according to the newly formed Master Deed and Bylaws. These will supersede ALL previous House Rules. These House Rules were reviewed by the Association's attorney and approved by the Board of Directors.

If a fellow resident is not adhering to these Rules, you may send or drop off your complaint or concern to the current President of the Maple Village Saline Condo Board of Directors. Please be certain to sign and date the complaint, and reference the specific Rule in question. If you email the complaint, you must attach the signed and dated document. The current president is listed on the pool bulletin board as well as on the website. If you drop off the complaint, please put in a sealed envelope and place between the doors.

If possible, please provide backup for your complaint or concern. For example, provide a picture of a dog not on a leash or left unattended, or of excessive junk stored on a deck. Residents that received a letter from the management company regarding a complaint submitted against them have the right to respond at the next Board of Directors meeting. You must notify the President of the Board of Directors that you wish to address this issue and it will be placed on the agenda.

Fines and Penalties will be assessed as follows:

- First complaint: The Co-owner along with tenant, if applicable, will receive a written warning.
- Second complaint: A Twenty Five Dollar (\$25.00) fine will be assessed upon investigation and verification by the Board of Directors.
- Third complaint: A Fifty Dollar (\$50.00) fine will be assessed upon investigation and verification by the Board of Directors.
- Fourth complaint: A Hundred Dollar (\$100.00) fine will be assessed upon investigation and verification by the Board of Directors.
- The Board will take under consideration other fines and penalties they may deem appropriate.
- Complaints will expire after 1 year (for example, a noise complaint made 14 months subsequent to a prior noise complaint will count as a first complaint).
- See Pet Rules for more information on the fines pertaining to pet violations.

Only complaints that are dated and signed will be considered.

The Management Agent shall retain copies of all complaints levied against a unit in the unit's file.

BOARD OF DIRECTORS' MEETING

The Board of Directors (Board) traditionally meets in the Saline Library at 6:30 p.m. on the third Monday of the month six (6) times a year. A notice of the next meeting is posted on the pool house bulletin board and on our website.

As long as we have deferred residents, the Cooperative Board (the previous Board members) will also be in attendance to handle any concerns deferred guests may have. This Cooperative Board will cease when all units have been converted.

The normal maintenance and general operating responsibilities will be handled by the Condominium Board of Directors. Any major changes will be addressed to all Co-owners of our community for a vote.

- All residents in good standing* of the Maple Village Saline Condominium Association are encouraged to participate in the Board meetings. Each person present will be given an opportunity to address any concerns he/she may have.
- Only the Board of Directors is allowed to vote in all general meetings.
- The deferred residents are also welcome to attend and voice their concerns to the Cooperative Board of Directors.
- After the general issues are addressed, there will be a closed session for the Board of Directors only.
- General meeting minutes will be posted on the website once they are approved.
- Rules governing the Annual Board Meeting can be found in the Maple Village Saline Condominium Bylaws.

* "Members in good standing" means that all fees, fines and other financial obligations to the community are paid in full.

DECKS, PATIOS, and FENCES RULES

A deck, patio or fence is an option and is not included in your square footage since it is considered a Limited Common Element. However, the City will tax you on any of these structures. Decks, patios and fences may be built if all procedures are followed and the Board grants written approval. These structures will provide you a limited amount of privacy while still presenting an open, neighborly appearance which is generally pleasing to the other Co-owners and visitors.

1. APPROVAL PROCESS OF DESIGN

The Co-owner contacts the Board of Directors (Board) or Management Company to request alteration to a common/limited element. Instructions for any alteration request are as follows:

- a. Submit drawings (not to exceed 8 1/2 by 14") showing dimensions with adequate detail as to finishes, colors, materials, etc. to assure structural soundness, safety and harmony of appearance. It shall include height of deck or patio, supports, underground utilities, benches and any planters to be removed or added, etc. If a request involves a person with disabilities, special consideration is required.
- b. All raised decks and patios must be skirted to preclude the nesting of rodents or having pets and children crawl under the structure. All vegetation must be removed before construction begins.
- c. The design shall provide for convenient servicing of air conditioners, electric and phone cable, and outside meters. If your construction inhibits access to any or all of these utilities the deck, patio or fence will be removed at your expense.
- d. Name and address of contractor must be submitted to the Management Agent prior to work beginning.
- e. Upon receipt of the above it will be reviewed by the Management Company and the Board. It will be placed on the agenda of the next upcoming board meeting and the decision will be in the minutes.
- f. The Board will notify the Co-owner if approved or not. If approved and before any work can be done, the Co-owner must obtain a Building Permit from the City of Saline.
- g. A copy of the Building Permit is given to the Board of Directors for final approval.
- h. This process may take several months from start to final approval from the Board.

NOTE OF CAUTION

You will be held responsible for any utility disruption during the installation of your deck, patio or fence.

Existing decks that do not meet these guidelines must be brought into compliance as soon as is realistically possible at Co-owner's expense.

PATIOS

Block patios are permissible. A patio fence may be constructed without a hard surface patio. Grading requirements must be met.

ACTIVITY RESTRICTIONS

See the section QUIET DOMAIN and SAFETY RULES for details.

ENTRY WAYS (doors and windows) RULES

The storm doors, front interior doors, patio doors, and windows were all updated for a uniform appearance prior to or no later than February 2006. Our white windows, and patio doors were purchased from Wallside Windows, Inc. Wallside Windows, Inc. can be reached at 800-521-7800.

2. STORM DOORS

Storm doors are the responsibility of the Co-owner and must meet the standard set by the community. This door must be black, full-view, with curved brass fittings. See samples in Appendix A.

ENTRY DOORS

The maintenance of these doors is the responsibility of the Co-owner. They must be painted to match the current décor. Samples of the standard doors and well as the specifications are found in Appendix A.

PATIO DOORS, WINDOWS AND WINDOW SEALS

Maintenance, repair and replacement of all patio doors, windows, window seals, and screens are the responsibility of the Co-owner. You may replace them from Wallside Windows, Inc. (phone number above). When any screen has a hole, the screen may be purchased from any local business as long as it is consistent with what Wallside provided originally. It is important to have a uniform, neat appearance throughout our community.

WINDOW AIR CONDITIONERS

Window air conditioners are not permitted.

BASEMENT WINDOWS

The Co-owner is responsible for repair or replacement of the basement window. Upgrade of basement windows is encouraged, and it is the responsibility of the Co-owner to coordinate and finance. Using glass block or standard frame basement windows (with frames painted to match community color scheme) are permitted.

UPKEEP AND REPAIR

Maintenance, repair and replacement of all unit windows, screens and doors are the responsibility of the Co-owner. In order for our community to keep the pleasant appearance, broken items need to be repaired or replaced. If not taken care of in a timely manner, the Co-owner will be subject to fines as noted under the Reporting Concerns, Fines and Penalties section.

GARBAGE and RECYCLE GUIDE RULES

The garbage pickups occur twice a week. The garbage collectors only take away the materials contained within the dumpsters because a truck with a hydraulic lift is used to empty the dumpsters. Therefore all items must be placed in the dumpster or they will not be picked up.

Large items that cannot be placed in the dumpster must be removed by a special garbage pickup. This is the responsibility of the Co-owner to coordinate by calling Waste Management at 800-796-9696. The cost of this extra pickup is the responsibility of the Co-owner.

Boxes must be broken down by co-owners before they are placed in the recycle containers. Please do not leave materials outside the recycle bins. If these rules are not adhered to and there is a complaint, the violator will be subject to the fines listed in the Reporting Concerns, Fines and Penalties section. There are recycle bins available for the following materials:

MATERIALS & SAMPLES	HOW TO PREP
GLASS Glass food and beverage bottles and jars, all colors.	Washed No ceramics, Pyrex, plate glass, or mirrors
PAPERS Newspaper, magazines, catalogues, glossy fillers or mailers, junk mail, any envelopes (including those with windows) wrapping paper, telephone books, paper bags, milk cartons, juice boxes, and freezer food boxes. Flattened boxes: corrugated cardboard (including pizza boxes), boxboard (cereal boxes). Milk cartons, juice boxes.	Free of food residue Shredded paper in clear plastic bags No tissue paper, hand towels, napkins, paper plates or cups
TIN/STEEL CANS, SCRAP METAL, ALUMINUM Steel food and beverage containers, metal lids, pots, pans, metal trays, beverage cans, empty aerosol cans, trays, pie plates and clean foil.	Washed Shape clean foil into fist- sized balls
PLASTIC BOTTLES #1, #2, #4, #5, #6, #7 Plastic milk jugs, water bottles, detergent bottles, dishwashing soap bottles, shampoo bottles, medicine and vitamin bottles. All plastic bottles except #3.	Washed No Styrofoam or PLA (compostable plastics) No motor oil or bottles that have held toxic substance
PLASTIC TUBS #1, #2, #4, #5, #6, #7 Plastic yogurt and margarine tubs, frozen concentrate juice containers, coffee cans, freezer microwave tray, berry boxes (including attached lids), salad/carry out boxes, cold drink cups (e.g. Solo), nursery pots. Bulky plastics such as hampers, and lawn furniture.	Washed. No Styrofoam, #3 or PLA (compostable plastics) No lids No plastic bags

GARDENING and EXTERIOR LIMITED COMMON AREA RULES

Co-owners may plant and maintain a flower bed in front of their unit as well as two feet beyond their rear privacy area without the Board's approval. Co-owners may also grow vegetables in the back of their unit. See below for more details.

3. FLOWER GARDENING

If a flower bed is not tended to within the season, it must be returned to its original state. If not, our landscapers will return it to the original state and their labor cost will be charged to that Co-owner. Co-owners must be certain to keep their plants within their own privacy area.

Having a flower bed outside your back deck area is permissible. However, it shall extend no more than 2 feet from your fence. It also needs to be well maintained and the material used for the border should be sturdy.

VEGETABLE GARDENING

Vegetable and fruit plants can be grown in the rear privacy area. Plants must be maintained within the boundaries of the Co-owner's area.

OVER GROWTH OF PLANTS AND VINES

Plants and vines shall not be left untended nor be allowed to grow on the building or the privacy fence. Co-owners are responsible for removing these plants.

DECORATIONS

Placing stones in a pleasing manner along the "natural" flower bed perimeter is acceptable. Other decorations can also be placed in the Co-owner's area as long as it is not done in an excessive manner. Unsightly conditions are not tolerated in these areas.

HOLIDAY DECORATIONS

Holiday decorations can be displayed outside one (1) month before the holiday and removed two (2) weeks after. This includes removing pumpkins. If holiday decorations are not removed in a reasonable time, you may be fined.

MISCELLANEOUS ITEMS

The front porch as well as the back deck shall be clear of litter. Old pottery and unused items should be removed. In order for our community to keep the pleasant appearance, these areas shall not be used as storage areas. If complaints come in for unsightliness in your area, a written warning will be sent. If the items in question are not taken care of in a timely manner, the Co-owner will be subject to fines.

INTERIOR CHANGES, LAUNDRY, DRYER VENTS **and TELEVISION RULES**

All interior changes must have the appropriate City permits.

4. INTERIOR CHANGES

It is important that the City approve all changes in compliance with our Master Deed and By Laws. No load bearing walls may be moved or removed. Upgrades on flooring and ceilings, and wall decorations do not require approval of either the Board or the City.

LAUNDRY

All laundry shall be hung inside the home. No clothes lines or other drying mechanisms will be allowed on the exterior of the unit.

DRYER VENTS

All dryer vents are painted brown to match the community color scheme and will be maintained in good repair by the Association. The cleaning out of the dryer vents is maintained by the Association.

CABLE TELEVISION ACCESS

Installation of new cable television cables is not permitted on the exterior of the buildings. All cable access must be made from the inside of the unit

SATELLITE TELEVISION

Satellite television access can be obtained through any satellite service as long as the receiving mechanism (i.e., satellite dish antennas) is not affixed to the building. They may be affixed to a deck but not to any permanent structure. They are allowed only in your rear privacy area.

Upon removal of the satellite dish the exterior of the unit must be returned to the original condition.

PARKING RULES

Only approved vehicles may be parked on Maple Village Saline Condominium premises. Any non-operational vehicles and those with expired license plates shall not be parked or stored on the premises. The owners of these vehicles will be given notice to adhere to our Rules. If they do not, the vehicle in violation will be towed at the Co-owner's expense.

***NOTE:** The Association may cause vehicles parked or stored in violation of these Rules to be removed from the premises. The cost of removal will be the Co-owner's responsibility.*

5. APPROVED VEHICLES

Only automobiles, private pick-up trucks, SUVs, motorcycles, and vans may be parked on the premises. Parking of other vehicles must require advance written approval by the Board of Directors.

Commercial vehicles shall not be parked on Maple Village Saline Condominium property unless making a pick-up, delivery, or repair during the normal course of business.

LICENSE PLATE NUMBERS

License plates numbers must be registered with the Association to enable residents to identify drivers using our dumpsters and parking cars illegally. This is also helpful in case of an emergency.

CARPORTS

Each Co-owner owns a carport for their private vehicle. They are encouraged to use this as their first parking option. A second car may be parked in the open parking areas.

Nothing may be stored in a carport other than a functional and currently licensed car or a motorcycle. Bicycles, car seats, batteries, etc. are NOT to be stored in a carport. Failure to comply will result in the issuance of a warning letter. Any Co-owner failing to comply within fourteen days of the post-date on the written warning will be subject to fines.

HANDICAP PARKING

Only those with handicap tags hanging from the front mirror or handicap license plates are allowed to park in handicap designated areas. Violators are subject to State of Michigan laws regarding handicap parking.

RESTRICTIONS

- a. No washing cars on the premises.
- b. Non-emergency maintenance or repairs are NOT permitted on the premises (i.e. changing oil, transmission fluid, etc.).
- c. Maple Village open parking lots are not intended for storage of any vehicles. Vehicles which are not moved for more than 60 days shall be considered as "storing" and may be subject to towing.

OTHER OPTIONS

In the event there is a shortage of parking spaces, the Board of Directors (Board) may assign common area parking spaces for the use by Co-owners of a particular dwelling or units in an equitable manner. If the Board deems it necessary to alleviate a parking shortage in any given parking lot, it may limit the number of vehicles to the number of adult drivers residing in a unit where the unit shall be considered the primary residence.

PET RULES

It is recommended that the pet owners have adequate liability insurance, with the Association named as an additional insured. This is to cover the possibility that one's pet injures another person or pet on the property.

In addition to the Rules listed below, any pet causing a serious risk, or causing damage to any person or property shall be immediately removed from the property, at the owner's expense. The Association has a zero tolerance for any undesirable, dangerous conduct regarding pets. No savage or dangerous animals shall be kept on the premises. Pets must be under the control of the owner both indoors and out.

6. NUMBER OF PETS PER UNIT

The number of pets allowed per unit is limited to two. For example: Two dogs; one cat and one dog; or two cats. Small caged animals, i.e. birds and fish do not count for purpose of this Rule. The units that had more pets prior to March 2010 are grandfathered in. When the third or more pets are no longer living, the number of pets allowed is two.

PET OWNER'S RESPONSIBILITY

Having a pet shall be considered a privilege and with this privilege comes certain responsibilities. Those who do not follow this Rules as set forth may be required to remove their pet from the premises.

- d. All pets shall be confined to the interior of the unit except while on a leash. This is pursuant to the City of Saline Code.
- e. No pet shall be tied to a tree, shrub, deck wall or staked out in the common areas.
- f. No pet shall be permitted to be a nuisance or cause dangerous conditions in the community.
- g. Examples of creating a nuisance or dangerous conditions:
 - Excessive noise from either inside or outside the unit (i.e. barking dogs, squawking birds)
 - Damage to limited common areas or common elements (i.e. trees, scrubs, grass)
 - Animal waste that is not immediately cleaned up from common elements or outside the unit (including private decks, patios).
- h. Common courtesy dictates that pet owners prevent their pets walking into other resident's areas, such as porches, flower beds, back privacy areas, etc.

If the unit is rented, the Co-owner of record is responsible for the behavior of the tenants including all animals housed in the unit.

REPORTING PROCEDURES

If any Co-owner or Association personnel has a concern or grievance about the way a pet is being cared for or the behavior of a pet, send the following information to our Management Agent or to a member of the Board of Directors:

- Description of pet, including name if known.
- Unit number in which pet resides, if known.
- Nature of complaint.
- Date of incident.
- Picture of said offense, if possible.

FINES AND PENALTIES

Fines and penalties will be assessed as follows:

- First complaint the Co-owner, along with tenant if applicable, will receive a written warning.
- Second complaint a Fifty Dollar (\$50.00) fine will be assessed.
- Third complaint a Seventy five Dollar (\$75.00) fine will be assessed.
- If the situation is not alleviated, the Board may require the pet to be removed from the premises.

CLEANING UP AFTER YOUR PET

It is the responsibility of all pet owners to make certain they clean up all animal waste left behind by their pet. This also includes cleaning up the grass areas next to the carports, which are the preferred areas for you to take your pet for potty purposes. Failure to clean up after your pet may result in fines.

Pet owners are responsible for any tree, grass, or shrub damage due to their pet's excrement or urine. The Co-owner is responsible for comparable replacement. If the replacement is not made within 30 days after the second complaint letter, the Association will make the correction and charge the Co-owner the full replacement cost.

QUIET DOMAIN and SAFETY RULES

No Co-owner shall use his unit or the Common Elements in any manner that will interfere with or impair the rights of any other Co-owner in the quiet, peaceful use and enjoyment of his/her unit or the Common Elements.

No unit shall be used for any commercial manufacturing, industrial or business purposes that create any nuisances or liability exposures, such as, but not limited to, customer/client/patient visits, noise, traffic or parking congestion, odors, vibrations or anything else that might detract from the peaceful and residential character of Maple Village or disturb the quiet enjoyment of other Co-owners. Timesharing and interval ownership is prohibited.

No unsafe, unsanitary, unlawful or nuisance activity shall be carried on in any unit or upon the Common Elements, (Limited or General) nor shall anything be done which may be or become an annoyance or a nuisance to or which disturbs the quiet enjoyment of the Co-owners of the condominium.

7. RESTRICTIONS - ACTIVITIES

The use of any firearms, bows and arrows, skate boarding, and hitting balls with a bat are forbidden. No personal items are to be stored in the common areas, such as toys, furniture or equipment, etc. These must be within your patio, deck, or porch area.

RESTRICTIONS – ON BACK DECK/PORCH

The use of open fire pits is forbidden. Use common sense when using your grills to be sure they are not near any flammable items, and that they are not too close to buildings, fences, canopies, etc.

RESTRICTIONS – LOUD NOISE

With respect to your neighbors, loud noises are not allowed, such as loud TV and loud music. After 10:00 p.m. other loud activities shall be avoided, such as vacuuming, hammering, using loud appliances, etc. When you have guests over, please keep the volume down after 10:00 p.m.

RENTAL UNITS RULES

The majority of the units at Maple Village are privately owned and occupied, which is preferred and encouraged.. If a Co-owner must rent/lease his or her unit the following applies:

1. An exact copy of the proposed rent/lease document shall be provided to the Association ten (10) days prior to presenting it to the tenant for execution and shall specifically state that the tenant acknowledges that he/she must abide by all the terms and conditions of the Condominium Documents including the Association's House Rules.
2. All rent/lease applications must be submitted to the Board a minimum of 30-days prior to move-in, for review and approval.
3. All rent/leases must be for a minimum of one (1) year with prior Board approval required for all new tenants.
4. All off-site Co-owners must register their permanent mailing address and the names of the occupants currently residing in their unit.
5. Please adhere to the rules regarding leasing as stated in our Bylaws, Article VI, Sec. 2 (d). Please refer to sub sections (i), (aa), and (bb) which list the rules pertaining to the 25% limit on leasing. Anyone living in a unit who is not the Co-owner, must adhere to this ruling. This applies to family members living in the unit even if they are not payment rent.
6. Failure to obtain Board approval of unit rental status and/or potential new tenant(s), the Association shall take the following actions:
 - a. The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant or non-Co-owner occupant.
 - b. The Co-owner shall have fifteen (15) days after receipt of such notice to investigate and correct the alleged breach by the tenant or non-Co-owner occupant or advise the Association that a violation has not occurred.
 - c. If after fifteen (15) days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its own behalf an action for eviction against the tenant or non-Co-owner occupant and simultaneously for money damages. For further details refer to the Condominium Bylaws Article VI Section 2.
7. Any Co-owner renting their unit without prior Board approval will be required to remove the tenant immediately if it is determined that the unit rental cap is already reached . Failure to do so will result in eviction proceedings for the tenant and in fines/legal actions per the Bylaws against the Co-owner.

SELLING UNITS RULES

A Co-owner has a right to sell his or her unit at any time. Co-owners shall contact the Management Company to determine what information is required for the prospective buyer.

SIGNS RULES

No signs (including advertising devices) shall be displayed which are visible from the exterior of a unit or on the Common Elements at any time for any reason without advance written approval of the Board of Directors.

Other major signs are addressed below. If you have any concerns, please speak to a Board member for further determination.

8. REAL ESTATE SIGN

Signs (reasonable size) can be displayed on the inside kitchen window of the unit. OPEN HOUSE SIGNS are permitted only during the actual event. Sign posts must be smaller than one inch in diameter

POLITICAL SIGNS

No political signs are allowed outside. You may place a small sign inside your kitchen window. Signs must be removed from window within one week after the election.

FOR RENT SIGNS

At no time shall a "For Rent" sign be permitted to be displayed in or on a unit, or anywhere on the property.

OTHER SIGNS

The placement of any and all other signs is subject to prior Board approval and City ordinances.

SWIMMING POOL RULES

All persons using the swimming pool incur a certain risk. The Association, the Board of Directors, and the Management Agent are not liable for any accident, loss or injury in connection with the use except as may be determined in a court of law. The pool is operated under license from the State of Michigan and must conform to guidelines set forth by the Washtenaw County Health Department. Its continued safe and pleasurable use is dependent upon the cooperation of residents with these pool regulations hereafter described:

9. POOL OPENING/CLOSING

The pool will be open each day from 9:00 a.m. until 11:00 p.m. during the operating season. Exceptions will be made for maintenance operations, health and safety considerations, inclement weather conditions or other reasons at the Board of Directors' discretion. In consideration of residents living in close proximity to the pool the last two hours of the day (9-11:00 p.m.) will be set aside for adult only QUIET SWIM TIME.

10. ACCESS

Entry to the pool is with a PASS KEY ONLY. If you lose your key, it will be replaced with a \$25.00 replacement fee. Those entering the pool area improperly without their key will be required to leave the pool area and are subject to the penalties outlined below.

Do not open the gate for anyone unless you know that they definitely live in our community. If you are not sure, ask them to go back home and get their key.

SWIM ATTIRE

Swimmers must be dressed in appropriate swim attire. Cut-offs and short sets are not acceptable swim wear.

Children in diapers must wear a water proof diaper under their swim wear. Regular diapers are not allowed.

11. GUESTS

All shall be bound by the same Rules and regulations as the community. In case the capacity of the pool is reached (84 swimmers and bathers combined) residents will have priority. The Co-owner must be present with their guest(s).

No large groups or parties are permitted without prior written approval of the Board of Directors. Each Co-owner shall be allowed no more than four (4) guests in the pool area at any one time. The Co-owner must be present with their guest(s).

Enforcement of these Rules shall be subject to common sense. During times of high pool usage the Co-owners are held responsible for the actions of their guests at all times, and shall be subject to the penalties as outlined below.

12. CHILDREN

Children under the age of 16 must be accompanied by an adult (age 18 and above). The adult must be within the confines of the pool area. The adult must also be able to jump in the pool to rescue children, if necessary.

Swimmers between 16-17 years old can only be responsible for themselves. They are not permitted to have guests unless Co-owner adult is present.

Non-swimmers and persons unlikely to exercise mature judgment in health and safety matters must also be accompanied by an adult.

13. RESTRICTIONS

8. Toys, floating devices or other objects which may pose a hazard or hinder efficient use of the pool will not be permitted.
9. No food or alcohol beverages are allowed within the pool area. Non-alcoholic drinks may be brought to the pool in non breakable containers.
10. Smoking is strictly prohibited within the confines of the pool area.
11. Persons under the influence of alcohol or other intoxicants will be denied access to the pool.
12. Persons with open sores, communicable diseases will also be denied access.
13. Radios, CD players and any amplified sound equipment cannot be used in the pool area without headphones.

PETS

Pets are not allowed within the pool enclosure. Pets are not to be tied outside the pool area.

PENALTIES

Failure to abide by any and all of these Rules will result in dismissal from the pool as follows:

- First offense: the remainder of the day.
- Second offense: one week.
- Third offense: remainder of the season.

SAFETY IS OUR FIRST AND MOST IMPORTANT CONCERN.

REMEMBER THERE IS

NO LIFE GUARD ON DUTY.

APPENDIX A – ENTRY DOORS and STORM DOORS

Entry Doors Specifications:

- Steel clad
- Energy efficient urethane filled
- 1/2” double pane glass
- New adjustable threshold
- Steel frame for added security
- Magnetic weather-stripping
- New lockset and deadbolt

Co-owner will be responsible for paint the door as soon as possible after installation is complete. The paint can be obtained from the Association.

Door window frames may be left white if desired.



Storm Doors Specifications:

Door must be black, full-view, with curved brass fittings.



108

Andersen Storm Door >>

Series 3000

Single or dual vent.

v Curved brass handle.

