

## RULES AND REGULATIONS FOR HEATHER LAKES SUBDIVISION

1. The covenants, bylaws, and rules and regulation of Heather Lakes Homeowners' Association (HLHOA) are to be abided by all residents and guests staying with them, this includes your children's guests as well.
2. All lawns must be kept to community standard. "Community standard" has been set as flower beds kept neat and tidy, lawns to be edged, no barren or dirt areas shall be allowed, weeds to be kept to a minimum, and grass to be kept regularly cut and should not be higher than 3".
3. Residents who have a sidewalk on the front or side of the property must maintain the grassy area between the sidewalk and road, including keeping the entire area edged.
4. Residents who do not keep up with lawn care will be sent one violation letter per calendar year as a warning. Further violations of this nature will result in a \$25 fine per instance.
5. Homeowners walking pets in common areas or other people's yards must clean up after their pets. Failure to do so will result in a \$25 fine. Be advised many residents do not want any animals in their yard.
6. Residents, children, and their guests should not walk across private lawns.
7. Hoping or climbing over community fences in the neighborhood is not permitted at anytime.
8. Trash cans are to be kept out of view of the front of the home. There may be exceptions to this rule as determined by the Board.
9. Dead plants and trees must be removed from the property.
10. Major changes to the exterior of the home or property without prior approval from the ARC will result in a \$100 fine assessed to the homeowner's account if later approved by the ARC. Or the change must be undone and then ARC approval obtained to avoid the fine.
11. Littering in the community is prohibited.
12. Common areas are for the use of residents and their guests. The resident must accompany guests unless special permission has been obtained in advance from the board. Residents are responsible for the actions of their guests.
13. Violation of a common-area suspension is a finable offense
14. Parking hangtags must be displayed on the rearview mirror or on the dash with the print side facing out the front window at all times a vehicle is parked in common areas. All portions of the parking tag must be clearly and easily readable from outside the car. Failure to do so will not only include fines or suspension but may also result in the vehicle being towed at the owner's expense.
15. Valid amenities passes are required at all times when using common facilities, including but not limited too, using the pool; walking on common property; fishing at the lake; use of the playground; and use of picnic or other recreational areas. The only exception is the walkway from one cul-de-sac to the other, and only if used solely to rapidly walk from one street to the other. Any other use of the walkway besides this will require that a valid amenities pass be present.
16. Amenities passes and parking hangtags are only considered valid if the HLHOA distributed valid year sticker is attached (starting in 2003) and the homeowner's right to use the common-areas has not been suspended. Therefore, amenities passes are not valid if common-area suspension has resulted later in the year after the valid year stickers have been distributed. A non-valid pass is the same as not having a pass (hangtag or amenities).
17. If asked by a board member or resident while using areas requiring the amenities pass, you must present the pass for inspection. If you fail to do so you will be required to leave the area immediately. Continual violations for not producing a valid amenities pass is finable and could result in common-area suspension. Please report all violations to the board.
18. Parking tags or amenities passes will be replaced at a cost of \$10 each. The old parking tag and amenities pass will be invalidated when replaced. Attempts to use invalidated cards will result in warnings and possibly fines.
19. Harassment of homeowners in common areas is not permitted and continual violations will result in suspension from common facilities and fines.
20. Assessments, including but not limited to dues and fines, not receive in the PO Box or by a board member before or on the tenth (10) day past the due date are subject to a \$25 late fee.
21. Any check returned to HLHOA by the bank, including but not limited to Non-Sufficient Funds(NSF) or stop payment, will incur a \$10 charge to recover costs incurred by HLHOA.

**SPECIFIC TO THE POOL AREA:****Admittance**

1. Your valid amenities pass is required at all times. Do not let other residents/friends in the pool that are not your guests. Residents are required to have their amenities/gate pass at all time in the pool area. If you let someone in, they are considered your guest and subject to the guest restrictions below. You can lose your pool privileges or be fined for their actions. Think before you push that button.
2. The pool is for use by residents who are current on their association dues and rights to use the common areas have not been suspended by the HOA. Homeowner's dues pay for the pool making it a private pool. Therefore, this is not a public pool.
3. Guests are limited to four (4) per home per visit and not permitted in the pool without being accompanied by the resident, unless prior approval from the board has been obtained. Residents are responsible for the actions of their guests.
4. Children 16 and under must be accompanied by a resident over 16 years of age. (Should the parent of a child between the age of 12 and 16 feel that child should be allowed at the pool without adult supervision, they must show proof that the child has completed a water safety/ life-saving course. The Board will review this request and a decision will be made as to whether that child may be permitted at the pool without adult supervision. When approval is granted, the parent and child will need to sign a copy of the pool rules and regulations. This special permission for use may be removed at any time by the board for any reason. Children who receive permission may not have more than two (2) guests, who must be over the age of 12, with them at the pool per visit.)
5. Entry into the pool area any other way than placing your amenities pass on the card reader, the card reader granting you access, and then entering through the gate by opening it will result in suspension and/or fines. This includes hopping over the gate/fence or using the exit button to gain access to the pool for any reason. You will also be responsible for any damage you may cause to the fence/gate.

**Heath and Safety**

6. Report all violations of the Rules and Regulations to a board member immediately.
7. No running.
8. No diving is allowed.
9. No person under the influence of alcohol or drugs should use the pool.
10. No smoking or alcohol is allowed within the pool area.
11. No glass is allowed in the pool area.
12. No spitting or blowing nose in the pool.
13. Persons with communicable disease should not enter the pool.
14. Persons with skin, eye, ear or nasal infections should not enter the pool.
15. No animals or pets are allowed in the pool area.
16. Please shower prior to entering the pool.
17. Infants and toddlers should be wearing a swim diaper when in the pool.
18. Do not play with life-saving equipment.
19. Gum is not permitted in the pool area.
20. Only sunscreen and tanning lotions are allowed. No oils or baby oils.
21. The pool does not have set hours; however, if you choose to use the pool after dark, please be aware of your own safety.
22. There is no lifeguard on duty. You are responsible for your own safety and that of your children and guests. It is advised that you do not swim alone for this reason.
23. There is a payphone located in the corridor between the bathrooms. In case of emergency, pick up the handset and dial 9-1-1. No coins are needed.

**Neighborhood and Family Environment**

24. Unsafe or offensive conduct is prohibited. Persons using obscene or profane language will be asked to leave.
25. Do not put pool furniture in the pool.
26. Be respectful of others using the pool. Please do not play loud music or use floats when there are a number of people in the pool area. Dunking, pushing, cannon-balling, splashing or general rough-housing is not allowed when it impedes others enjoyment of the pool.
27. Make sure you take all of your things with you when you leave, such as floats, trash, towels, etc.
28. The pool is governed by state and local laws, including local health laws. In the event of any conflict between such laws and these rules, the provisions of such laws shall control to the extent they are more restrictive.