

2015 REVISED RULES AND REGULATIONS OF OXFORD DOWNS CONDOMINIUM HOMEOWNERS ASSOCIATION

The Rules and Regulations as revised and readopted by The Oxford Downs Condominium Homeowners Association were developed from various provisions of the Oxford Downs Condominium Declarations, By-Laws and Colorado State Law. They are intended for use by owners and renters to acquaint them with the rules and regulations governing the day-to-day operation of the condominium complex and with the enforcement procedures. It is our intention and purpose to operate Oxford Downs as an outstanding residential development in this area. The Association will strive to render prompt, efficient service and will maintain this property in a manner commensurate with the type of community you desire. Your cooperation in observing these rules will avoid any confusion and possible embarrassment. Any expense incurred by the Association as a result of violation of these rules will, insofar as possible, be assessed against the owner responsible for the damages.

NOTE: THESE RULES AND REGULATIONS MUST BECOME A PART OF YOUR LEASE AGREEMENT.

DEFINITIONS

The following definitions shall apply unless the context expressly provides otherwise.

A.1 ADULT

Refers to anyone at least 18 years of age.

A.2 ASSOCIATION

Refers collectively to the entire Oxford Downs owners and more specifically to their representatives, the Board of Directors.

A.3 CARPORTS

Are the assigned, covered parking areas.

A.4 COMMON AREAS

(Limited and General Common Elements), includes all streets, walkways, carports, porches, lighting fixtures and greenbelt areas not within enclosed yards and hallways, stairwells and laundry rooms within the condominium buildings.

A.5 COMMON PARKING AREA

Is the open, guest marked areas.

A.6 CONDOMINIUM

Shall refer to both Townhouses and Condominium units wherever used.

A.7 OCCUPANT

Shall refer to any person whose usual place of residence is at Oxford Downs.

A.8 OWNER

Shall refer to the owner of record as indicated by a fee simple title to any condominium which is part of the property.

A.9 PETS

Are dogs, cats or other animals which would normally be considered domesticated and kept within a household.

A.10 RECREATIONAL FACILITIES

Are the swimming pool or pool area, and any other such facilities which may be erected or installed on the common area for the enjoyment of the residents of Oxford Downs.

A.11 RULES AND REGULATIONS COMMITTEE

Is abbreviated as RRC.

A.12 TRUCK

Is defined as any vehicle with a greater than three-quarter ton or more manufacturers' rated capacity or any vehicle with dual wheels on any one axle.

GENERAL RULES

EMERGENCIES -- In the event of an emergency do not hesitate to call 911 for Police or Fire.

B.1 LEASING/RENTING OF UNITS

EACH OWNER IS RESPONSIBLE FOR PROVIDING A COPY OF THE RULES AND REGULATIONS TO EACH RENTER. Replacement copies are available on the Management Company's web-site www.realtyone-co.com. Each owner is responsible to provide the Management Company renter information i.e.; name, home and business phone numbers in a timely manner. Each unit shall be used as a dwelling. The leasing of a unit for transient or hotel purposes for the conduct of a business is not permitted. Renters need to call the owner or Management Company of their unit for all maintenance requests. In case of an emergency, such as sewer backups, water pipe breaks, heating, etc., contact the Association Management Company.

B.2 MAILBOX KEY

The Management Company has the master key to your mailbox. The owner and/or tenant can pick up the master key and make copies at their expense but must return the master key. If the master key is not returned, the owner will have to hire a locksmith and pay for all expense for additional keys and deliver the key to the Management Company.

B.3 LAUNDRY

Coin-operated laundry facilities are available for your convenience in the basement of Building #1. Hours are 8:00am to 10:00pm daily and you will probably want to remain with any items you are washing or drying since the Association cannot be responsible for any loss. Use of the laundry room other than normal operating hours will subject user to warnings and fines as noted in B.30. We ask that, for the sake of other users, you remove all clothes promptly at the end of the cycle and dispose of all trash in the appropriate containers. No cleaning with flammable materials or dyeing of clothes in washing machines will be permitted. Should a washer or dryer malfunction, please place an "Out of Order" sign on the machine and notify the Management Company as soon as possible so repairs can be made. No person under the age of 12 is allowed in the laundry room without adult supervision. Please clean up after yourselves in the laundry room to help keep the facility ready for other residents. The laundry room is cleaned weekly and with everyone's cooperation it should stay in reasonable condition during that time.

B.4 RUBBISH

Large dumpsters are located on the East and West end of the complex. If the one closest to you is full, please use the other one. This will eliminate trash blowing over the complex. Under no circumstances is unwanted furniture to be placed in or near the dumpsters. It is your responsibility to call a disposal agency, i.e. Salvation Army, Good will, Disabled Veterans, etc. for pickup of this type of item. No appliances, construction material or hazard waste is allowed in the trash bins. If the Management Company needs to call for pickup of these items, charges will be assessed to the owner of the property. Do not place trash boxes or other rubbish on your patio/balcony or in the outside entry of your unit. Promptly dispose of these items in the dumpster. Any items or trash lying around your patio or balcony may result in a violation letter and possible fine.

B.5 STORAGE LOCKERS

Lockers are provided in the basement of the Clubhouse building on a waiting list basis. Residents are allowed a maximum of two lockers per unit except residents possessing more than two lockers as of May 15, 2007. All lockers must be registered with the Management Company. Should the Association or Management Company not be able to identify the owner of a storage locker, a notice of the locker number shall be placed at the mailboxes for 10 days. If no one claims the locker in question, the Association or the Management

Company shall be authorized to remove the contents therein and dispose of the contents. The facilities are locked at all times. Residents who register their locker with the Management Company shall be provided with a key to access the locker area. Any property not stored physically in the storage lockers will be removed and disposed of at the Associations discretion. No hazardous material storage is allowed. The Association will not be responsible for any item stored in these lockers.

B.6 ENTRANCES

In compliance with the Fire Code, furniture, bicycles, etc. are not to be left at the gate entrance at any time.

B.7 PATIOS & BALCONIES

It is your responsibility to maintain your patio, stairs and balconies in presentable condition at all times. This includes all repairs and replacements, including the concrete patio and French drains on the lower units. No storage of any kind is allowed on the patios and balconies. Do not store motorcycles, boxes, tires, furniture (other than patio furniture), wood products, etc. on your patio. Two bicycles in operable condition are allowed. Absolutely no storage of any kind is allowed on or under the front patios or stairs by any unit owner or tenant. The only storage allowed under the back unit stairways are two bicycles in operable condition, and/ or one grill per B.24 Guidelines. Garments, rugs, or other items may not be hung from window balconies/patios or facades of the building. Boxes, storage containers, canoes, tires, trash, or appliances or similar items may not be stored on balconies/patios. Flower boxes or pots must be secured on the inside of the balcony/patio railing so as to avoid being a safety hazard.

B.8 DISTURBANCES, NOISE, ETC.

Residents shall not make or permit loud noises or play musical instruments, radios, T.V.'s etc. amplifiers and any other devices in such a manner as to disturb occupants of condominium units. Loud playing of radio, television or other musical instrument is discouraged at all times. Any boisterous conduct, yelling and loud playing by residents and guests, or other actions which will disturb the peace and quiet of the premises are absolutely prohibited. There is to be a noise curfew in place at 9:00pm to insure the peace and quiet of the premises.

B.9 PETS

Effective August 1, 2008, residents are allowed one (1) dog of 25 or less inches and weighing 30 or less pounds. Dogs are to be kept inside at all times except when being walked. At no time may the dog or cat be tethered to any limited or common element. Residents may not intentionally allow dogs to urinate or defecate under any circumstances within the interior (courtyard) of the Oxford Downs complex. Cats and dogs will be permitted when registered with the Management Company, and demonstrate that they have

been spayed, neutered and have up-to-date shots. In addition, residents must clean up after their dogs and are responsible for any noise complaints regarding their dogs.

B.10 SIGNS/ADVERTISING

No advertising posters with the exception of "For Sale" or "for Rent" signs shall be limited to one sign of no larger than 21 ½ x 16 x ½ inch size; displayed in the window of a condominium unit.

Display of Political Signs:

DEFINITION: Political signs means, a sign that carries a message intended to influence the outcome of an election, including the supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

DISPLAY OF POLITICAL SIGNS: a.) Association Members may display professionally-lettered, Political Signs in their windows, no earlier than forty-five days prior to a scheduled election day and no later than seven days following the day of the election to which the sign applies. b.) No Political Sign displayed within the Association shall exceed the maximum dimensions of thirty-six inches by forty-eight inches or a maximum height of four feet. c.) No more than one Political Sign per political office or ballot issue that is contested in a pending election may be displayed in any residence. d.) Political Signs must be replaced if they become visibly worn. The Board of Directors reserves the right, at its sole discretion, to determine whether a Political Sign must be replaced. If not replaced within reasonable time after receiving notice from the Association, as determined by the Board of Directors, the Political Sign must be removed. e.) Political Signs may not be illuminated.

B.11 DISPLAY OF THE AMERICAN FLAG AND MILITARY SERVICE FLAGS

DEFINITION: American Flag. The flag of the United States of America as defined in Chapter 1 of Title 4 of the United States Code, as amended. Service Flag. A service flag bearing a star denoting the service of a resident or a member of the resident's immediate family in the active or reserve military service of the United States during a time of war or armed conflict.

INSTALLATION AND DISPLAY OF THE AMERICAN FLAG: One American Flag may be displayed on or from a residence, if the flag is displayed in the following manner: At all times, when displaying the American Flag shall be displayed in accordance with the requirements of the U.S. Flag Code. The American Flag may not exceed 3 feet by 5 feet in size.

THE AMERICAN FLAG MAY BE DISPLAYED IN THE FOLLOWING MANNER: Attached by means of an outrigger bracket attached to the front courtyard porch of the residence. The mast may not exceed 6 feet in length and 2 inches in diameter. The Board of Directors must approve the location.

INSTALLATION AND DISPLAY OF THE SERVICE FLAG: One Service Flag may be displayed for each branch of the military service in which the Resident or members of the Resident's immediate family. Service Flags may only be displayed from the inside of a window or door of the Residence. Dimensions of the Service Flag may not exceed 18 inches by 32 inches. As used herein, the term "Flag" shall mean collectively American Flag, and Service Flags.

GENERAL RULES REGARDING DISPLAY OF FLAGS: Flags must be replaced if they become visibly worn. The Board of Directors reserves the right, at its sole discretion, to determine whether a Flag must be repaired or replaced. If not repaired or replaced within a reasonable time after receiving notice from the Association, as determined by the Board of Directors, the Flag must be removed. The Flags may not be illuminated. Flags other than the American Flag or Service Flags may be displayed only with prior written Board approval.

B.12 DAMAGE TO THE PROPERTY

The Association reserves the right to charge an owner for damage to the common property caused by the owner's or tenant's negligence, carelessness, or misuse.

B.13 CLUBHOUSE

Should the Association provide for such a facility, the clubhouse shall be for the use of monthly Association Meetings, the Annual Meeting or official Association Business.

B.14 LAWNS

The lawns play a large part in the Oxford Downs environment. We ask that you help preserve their beauty by keeping trash, bicycles, cigarettes, and especially breakables off the grass and out of the rock gardens. Of course, the lawns are meant for strolling, but please keep the walkways for routine coming and going. Compliance of any watering restrictions imposed by the water district must be adhered to by all residents.

B.15 SEWER DRAINS AND PLUMBING

ABSOLUTELY NO WASHERS OR DRYERS ARE PERMITTED IN INDIVIDUAL UNITS. AS THE WATER PIPES WERE NOT MADE FOR THIS USE, NOR WAS THE ELECTRICAL. ANY DAMAGES DUE FROM ATTEMPTING TO USE OR INSTALL THESE ITEMS WILL BE CHARGED TO THE UNIT OWNER.

You can help minimize potential sewer stoppage by making sure that the following objects are NEVER flushed down the toilet: Kleenex, sanitary napkins, hair pins or curlers, paper towels, GREASE, VEGETABLE PEELINGS, or any similar objections. All plumbing repairs need to be done in a timely manner to prevent damage to the unit and water waste.

SHUTTING OFF THE WATER MUST BE ARRANGED BY CALLING THE MANAGEMENT COMPANY IN ADVANCE BY AT LEAST THREE (3) OR FOUR (4) DAYS. SHUTTING OFF THE WATER FOR AN INDIVIDUAL UNIT REQUIRES THE WHOLE RESIDENT BUILDING TO BE

SHUT OFF BY THE ASSOCIATION'S PLUMBER. FOR EMERGENCY WATER LEAKS, CALL THE MANAGEMENT COMPANY IMMEDIATELY OR IF NECESSARY, CALL THE FIRE DEPARTMENT IF ANY ITEMS CAUSE A SEWER STOPPAGE, AND ARE ATTRIBUTABLE TO YOUR CONDOMINIUM. YOU WILL BE BILLED FOR ALL LABOR AND MATERIALS REQUIRE TO CORECT THE PROBLEM.

B.16 FIREWOOD

Firewood for your fireplace may be neatly stacked on plastic only on your patio or balcony. Fire Department regulations prohibit storage of firewood under stairwells or on back entry porches. Please sweep up and remove any wood droppings from you delivered firewood from the area and sidewalks. Damages caused to patio or balconies will be the responsibility of the owner.

B.17 PARKING AREAS

Covered parking areas are made available without charge, ONE PER CONDOMINIUM UNIT, according to the Declarations and assigned as the space number listed in the title to the unit. All other spaces will be marked guest and are on a first-come, first-serve basis. No inoperable or unlicensed or expired license cars are allowed in the parking spaces. No storage will be allowed in the parking spaces. Leaky oil spots will be charged back to owners whose vehicles are leaking. Maintenance, repairs, and washing of vehicles are prohibited. Please advise your guests not to park in assigned spaces, but to use designated guest areas, or use street parking as unauthorized vehicles parked in designated spaces will be ticketed or towed away. Residents, who find someone has parked in their assigned parking area, should make every attempt to find the vehicle owner and ask them to move it before calling to have the vehicle removed.

The following are procedures regarding guest parking space violations: Vehicles or motorcycles left in guest parking spaces for longer than 24 hours will be posted with a notice of violation. The notice will give the current date and will state "Notice of Intent to Tow", allowing three days (72 hours) for vehicle removal. The notice placed on the vehicle will also be posed by the mailboxes. If the vehicle or motorcycle has not been removed by the end of the three day notice period, it will then be towed at the owner's expense. No trailers, campers, or recreation vehicles are allowed on the premises.

B.18 UNASSIGNED PARKING

Also, if parking in the street, please watch the overhang of your vehicle so as not to impede access to the parking lot or sidewalks.

B.19 FIRE LANES

The Lakewood Fire Department requires that all fire lanes (designated with signs and/or yellow paint) are kept free from parked cars at all times. If you are loading or unloading

articles, you may park for no longer than a ten minute period (exception for moving in or out, or for company repair vehicles if Management Company has been notified prior to parking) Vehicles violating this rule are subject to ticketing, towing or receiving a violation letter. Extended parking in these areas is prohibited.

B.20 EMERGENCY SERVICE VEHICLES

An Owner/Resident who volunteers for a fire department or is employed by an emergency service provider, and as a condition of such service, is required to maintain an emergency service vehicle, may park a designated emergency service vehicle with a weight rating of ten thousand pounds or less on the Association's guest parking space or on the street if the vehicle will not obstruct emergency access or interfere with the reasonable needs of the other residents to use the community's streets. The Association reserves the right to request employment documentation or service verification from the Owner/Resident and may impose reasonable restrictions on where the Owner may park the vehicle.

B.21 FLOODLIGHT

The floodlights around the complex are designed to provide both attractive and functional lighting; the angles at which each light is adjusted are preset. Please do not adjust any floodlights. If you feel that a floodlight is improperly adjusted, please notify the Management Company.

B.22 INSURANCE

The Association cannot carry insurance to cover your personal belongings, or for interior losses to the inside of the units. The Lakewood Fire Code regarding smoke alarms requires a smoke alarm to be placed in each bedroom and each hallway leading to bedrooms. To be updated correctly on fire codes, contact your local fire department. It is the unit owner's responsibility to adhere to the current fire codes. We highly recommend that you purchase a policy to protect your belongings and the interior of your unit against loss of fire, theft, etc. In addition, we highly recommend that your insurance agent contact the Association insurance company with any coverage questions.

B.23 PORCH LIGHTS

The unit resident is responsible for working light bulbs in the porch lights and it is recommended that the porch lights are kept lit nightly at all times. Fixtures and covers will be replaced by the Association and this expense will be charged back to the owner of the unit.

B.24 BARBEQUE GRILL

As of April 22, 2002 West Metro Fire protection is operating under the International Fire Code. This code establishes the laws by which fire codes are enforced. As such, a new component includes a regulation that prohibits the use of Charcoal, Wood, Pellet, or of any

propane tank larger than 2.5 lbs. All 20lb or larger, propane tanks must be removed from the property. Storage of any 20lb or larger propane tank (inside or outside of your unit) is subject to an immediate \$500.00 fine. Operation of barbecues on the decks is allowed with the use of the 1lb or 2.5lb tanks. All grills stored and or used, must be kept clean and in good repair.

B.25 LIMITED COMMON AREAS

Telephone, short-wave, television antennae or units, air conditioning units or wiring for these or any other purposes shall not be installed on the outside building walls or roof except on the approval of the Board Directors. Owners shall be notified, if possible of any repair, maintenance or replacement of exterior items, i.e. electric outlets, painting of front and back doors, air conditioning units, cable and satellite dishes, porch repairs or replacements, or any additional items pertaining to the exterior of the unit, and carport repairs which are needed. Window and door screens are required and must be in good repair. The repairs or replacements can be done by the unit owner and will be subject to final inspection and approval by the Association. If necessary the repairs will be done by the Association and charged back to the original owner or owners in the form of an assessment. Potential emergency repairs will be fixed without notification. NOTHING IS TO BE CHANGED, REPAIRED, REPLACED, OR REMOVED FROM THE EXTERIOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ASSOCIATION.

B.26 COMMON AREAS

Riding bicycles, use of roller skates or roller blades unsupervised by parent or guardian is, not allowed on the sidewalks/entryways within the courtyard. No climbing is allowed on walls, fences or gates. Children must not be left unsupervised in the Oxford Downs grounds area to prevent their access to the swimming pool area. Any toys, bicycles, items, left in the common areas after 8:30pm, are subject to removal by the Association. A fine of \$25.00 will be charged, per item to retrieve from storage. Any items not claimed after 15 days, will be disposed of.

B.27 UNIT WINDOWS

Unit windows must remain in good condition at all times. No broken glass in the unit windows is allowed and must be immediately repaired or replaced by the unit owner. Appropriate window and patio door coverings, i.e. drapes, shades, or blinds in good order and repair at all times are required to preserve the integrity of the complex. No newspaper or other inappropriate coverings that are visible from the outside of a unit are allowed.

B.28 HOMEOWNERS' DUES

Monthly fees are due on the first day of the month. Payments are delinquent if not postmarked by the 15th of the month at which time a \$20.00 late fee will be assessed. All payments received are applied first to late fees, fines, repair reimbursements etc. Lastly the

proceeds will be applied to your dues and utilities. If any assessment is not paid by the due date, the amount due shall bear interest at a rate of eighteen percent (18%) per annum from the due date until paid. A \$10.00 fee shall be assessed against an owner in the event any check is not honored by the bank for any reason.

B.29 COMPLAINT PROCEDURE

The Management Company must receive a written and signed or emailed complaint dealing with the rule violation, i.e. name, address, date of violation, license number etc. After receipt of the complaint, The Management Company will issue a warning letter to the violator. This letter will be as specific as possible and will warn the violator that continued rule violations of the same nature may result in fine assessments. After receipt of second and consecutive complaints the Enforcement Procedure will be followed. (See Below)

B.30 ENFORCEMENT OF RULES AND REGULATIONS

No owner, owner's guest, or tenants will violate the Rules and Regulations. The Association may impose an assessment, not to exceed \$100.00 on an owner for each violation of such Rules and Regulations by such owner, his family, tenants or guests. Penalties for violations of the same nature if applicable.

Rules and Regulation shall be as follows:

1st Violation – Written Warning/Request for Action

2nd Violation – Notice of Complaint and Right to Hearing \$50.00 – The owner of the unit under said violation shall have a written notice in which they shall have 30 days to appear at the next scheduled Board Meeting for a hearing on this violation. An owner shall have the right to appeal to the Board at this meeting and shall advise the Management Company of intent to do so not less than 7 days prior to the next scheduled meeting. In the event the owner does not attend the scheduled meeting, fines may be assessed. The decision of the Board will prevail.

3rd Violation – Notice of Complaint - \$75.00 (Same procedure as noted in #2 above)

4th Violation – Notice of Complaint - \$100.00 (Same procedure as noted in #2 above)

A member or guest who accumulates more than 5 violations within a 12 month period will be deemed to be habitual offender and shall be subject to a fine of \$100.00 a month until the violation is corrected and suspension of membership privileges as determined by the Board.

B.31 SALE OF PROPERTY

The Association shall cooperate to the best of its ability with any requests for documents from member/owner selling their property. A member/owner selling their property must

request the required documents in writing to the managing agent. The seller, at the seller's expense, has the responsibility to provide by mail, personally deliver or other means acceptable to the Buyer on or before the title deadline as specified in the Contract to Buy Real Estate or within ten days of closing in the case of a sale by owner the following documents: Bylaws, Rules and Regulations, Declaration of Covenants, Conditions, Restrictions and Easements, Meeting Minutes and Annual Meeting Minutes, Operating Budget, Balance Sheet and Profit and Loss Statement.

B.32 SWIMMING POOL (See attached "Pool Rules and Regulations – 2 pages)

IN WITNESS WHEREOF, the undersigned, representing the Board, have hereunto set their hands and seal this 23 day of May, 2015 for the purpose of revising and readopting these Rules and Regulations as and for the Rules and Regulations of the Oxford Downs Condominium Homeowners Association, Inc.

Doreen C. Freckling
Name President

May 23rd, 2015
Date

POOL RULES AND REGULATIONS

PLEASE READ THE POOL RULES, AS THEY WILL BE STRICTLY ENFORCED.

- THE HOURS FOR THE POOL ARE FROM 9:00AM TO 9:00PM DAILY.
- THERE IS NO LIFEGUARD ON DUTY – SWIMMING IS AT YOUR OWN RISK.
- THE POOL CANNOT BE RESERVED FOR PRIVATE FUNCTIONS.
- EACH OWNER OR TENANT IS ASSIGNED ONE (1) POOL KEY. DUPLICATING OF THE KEY IS PROHIBITED. THE PAD LOCK SHALL BE LOCKED UPON ENTERING AND THE POOL AREA AND UPON LEAVING THE POOL AREA. KEYS TO THE POOL ARE TO BE KEPT WITH AN ADULT AND OUT OF THE REACH OF CHILDREN. UNDER NO CIRCUMSTANCES ARE YOU TO LET SOMEONE IN THE POOL AREA IF THEY DO NOT HAVE A KEY.
- NO MORE THAN **TWO (2)** GUESTS ARE ALLOWED AT ONE TIME IN THE POOL AREA WHEN THE POOL IS HEAVILY OCCUPIED. NO MORE THAN **FOUR (4)** GUESTS ARE ALLOWED AT ANY TIME NO MORE THAN THREE (3) CHILDREN MAY BE WATCHED BY ONE (1) SUPERVISOR. GUESTS MUST BE ACCOMPANIED AT ALL TIMES BY AN OWNER OR TENANT.
- NO DIAPERED BABIES ARE ALLOWED IN THE POOL.
- HAIR SHOULDER LENGTH OR LONGER SHALL BE TIED BACK.
- BICYCLES, ANYTHING WITH WHEELS, SKATE BOARDS, WATER CANNONS AND WATER GUNS MAY NOT BE BROUGHT INTO THE POOL AREA.
- NO THROWING OF FOOTBALLS OR OTHER HARD BALLS, FRISBEES OR ANY HARD ITEM IS ALLOWED.
- NO PETS OR ANIMALS OF ANY NATURE ARE PERMITTED IN OR AROUND THE POOL AREA.
- NO FOOD IS ALLOWED IN THE POOL AREA UNDER ANY CIRCUMSTANCE. FOR THE SAFETY OF THE SWIMMERS, NO GLASS CONTAINERS ARE ALLOWED IN THE AREA. ALL BEVERAGES BROUGHT INTO THE POOL AREA MUST BE IN PAPER, ALUMINUM OR PLASTIC CONTAINERS.
- ANYONE UNDER THE AGE OF FIFTEEN (15) MUST BE ACCOMPANIED BY A PERSON SIXTEEN (16) YEARS OF AGE OR OLDER.
- NO DIVING IS ALLOWED. NO CLIMBING ON OR JUMPING OFF FROM THE BRICK WALL.
- NO SWIMMING IS ALLOWED DURING BAD WEATHER AND THUNDER STORMS.
- APPROPRIATE SWIM ATTIRE IS REQUIRED. NO DIAPERS, CUTOFFS, UNDERWEAR, SLACKS, STREET CLOTHES, ETC.
- NO ABUSIVE LANGUAGE, RUNNING AND/OR SHOVING IS ALLOWED IN THE POOL OR IN THE POOL AREA.
- NO ALCOHOLIC BEVERAGES ARE ALLOWED IN THE POOL AREA.
- VANDALISM OF POOL PROPERTY WILL CAUSE EXPULSION FROM THE POOL FOR THE REST OF THE SEASON AND PAYMENT FOR REPAIR AND OR REPLACEMENT WILL BE CHARGED TO THE UNIT OWNER OR TENANT.
- EVERYONE MUST SHOWER PRIOR TO USING THE POOL.

- LOST POOL KEYS WILL RESULT IN A \$25.00 CHARGE FOR A DUPLICATE KEY.
- LOUGE CHAIRS AND CHaises THAT ARE PROVIDED FOR THE USE OF THE RESIDENTS WHILE USING THE POOL ARE NOT TO BE REMOVED FROM THE AREA. UNDER NO CIRCUMSTANCES ARE THEY TO BE REMOVED FROM THE POOL AREA.
- THE POOL GATE MUST BE CLOSED AND LOCKED AT ALL TIMES, PROPPING THE GATE OPEN BY ANY MEANS IS NOT ALLOWED. IF THE GATE IS FOUND OPEN, THE POOL MAY BE CLOSED UNTIL FURTHER NOTICE BY THE BOARD AND A VIOLATION NOTICE WILL BE SENT TO THE UNIT OWNER OF THE RESPONSIBLE PARTY.
- BY RECEIVING A KEY, YOU ARE TO SIGN A REGISTER THAT YOU HAVE RECEIVED A KEY AND THAT YOU HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS OF THE POOL.
- THE POOL MAY BE CLOSED AT ANY TIME BY THE MAINTENANCE CREW. THE SERVICE REPRESENTATIVE OR THE BOARD OF DIRECTORS. THEY ALSO HAVE FULL AUTHORITY TO ASK ANYONE TO LEAVE THE POOL AREA AND ENFORCE THE REQUEST.
- OWNERS HAVE AN OBLIGATION TO USE EXTREME CARE WHEN USING THE ASSOCIATION'S AMENITIES AND ARE RESPONSIBLE FOR THE CONDUCT AND ACTIONS OF THEIR GUESTS, TENANTS AND CHILDREN.
- AS AN OWNER OR TENANT OF OUR COMPLEX WE NEED YOUR COOPERATION IN REPORTING ANY ONE USING THE POOL ILLEGALLY. YOU CAN CALL 911 AND REPORT THE INCIDENT TO THE POLICE. DURING BUSINESS HOURS, REPORT THE ILLEGALITY TO THE MANAGEMENT COMPANY.