



**BADIN SHORES
RESORT**

**Badin Shores Resort
Park Rules, Regulations & Information**

I. All Owners must register in the following manner;

- A. Owner, upon the purchase of a lot, must register with the office and complete all necessary paperwork within ten days (10) of purchasing a lot.
- B. Owner shall be given a packet of information containing the Declaration By-Laws, Declaration of Covenants and Restrictions, Park Rules, Regulations & Information, 911 address, information and other pertinent information and up to two (2) security gate entrance barcode stickers. Owner Information Sheets must be updated every 3 years starting in 2018.
 - 1. Bar Code Stickers
 - a. Security gate barcode stickers are only issued to deeded owners of each lot with current license tag and vehicle registration card in the deeded owner(s) name (no expired tags or registration cards accepted). In the case lot is deeded to a business, church or other organization, you must have a signed document stating that you are an authorized representative of the organization to receive barcodes
 - b. Only 2 barcodes per lot are issued by the office at no cost. Two more barcode stickers may be purchased at \$10.00 each, if the above criteria are met, with a maximum of 4 barcode stickers per lot. Replacement barcodes may be purchased within the above criteria at \$10.00 each, unless it can be verified that the barcode no longer works. In that case, if it can be verified that the barcode is not working and it is no fault of the owner, the barcode will be replaced at no charge. Barcodes MUST BE PERMANENTLY AFFIXED on driver's side of vehicle window glass, per the instructions you received with your owner package. Anyone found not following guidelines of the barcode rules will have their barcode VOIDED and the owner will have to enter BSR through Park Security personnel. (Reinstatement of VOIDED barcodes will require Operations Manager and/or Board of Director approval). No Lessee/renter will be issued barcodes. Lessee will come through security personnel upon entering Badin Shores Resort.
 - 2. Company Vehicles:
 - a. Barcode stickers can be issued to homeowners who drive a company vehicle if the company issues a statement on company letterhead stating that the homeowner is the only person that drives this company vehicle.

II. Admittance to the Park shall be permitted in the following manner;

- A. Owner must provide, in person a list of visitor(s) to the OFFICE before the arrival of the visitor(s). Each property owner will be permitted to have up to 10 individuals on their permanent list. These people will be allowed into the park even when the deeded owner is not in the park. This list may be changed by the deeded owner, in person or by telephone, with the OFFICE only. Homeowners may add visitors to the Guest list by phoning the GUARDHOUSE. You must have the VERIFIER LIST completed in the office before doing so. The guardhouse will ask you two of the six questions to confirm you are the Homeowner, then you may add visitors to your guest list up to a seven (7) day stay.
- B. All visitors, contractors and suppliers must be registered before entering.
- C. All realtors must register at the gate. Realtors will be required to accompany prospective buyer(s) into BSR and the prospective buyer(s) will have to exit BSR when the realtor exits.
- D. Restaurant passes will be issued for the sole purpose of going to the restaurant.

- E. *Any boat or Jet Ski that is not registered in the office requires payment of a use fee of twenty-five (\$25.00) per trailer. Any boat or Jet Ski that is registered* (Owners Information Form BSR-OIF.xls) in the office and being towed by a registered visitor is exempt from paying the use fee upon verification of registration.
- F. Guest with watercraft who entered per paragraph II-F above may obtain a one hour “gas pass” from security to leave BSR and re-enter within one hour without having to pay an additional \$25 entry fee.
- G. Vehicles not properly identified as belonging in the park (with a pass or bar code), will be towed at the owner’s expense.
- H. Guests are not allowed to bring in golf carts or UTVs. Renters with a valid lease on file in the office are allowed to bring in golf carts or UTVs.

III. Use of Badin Shores Facilities;

This section applies to ALL users of BSR facilities. Homeowners and renters are responsible for their guest’s conduct. Use of BSR facilities is at YOUR OWN RISK.

A. Designated boat parking areas :

1. Parking of boats or trailers in or on roadside or in car parking lots is prohibited.
2. No boats are to be tied to or across the boardwalk, swimming area dock or safety floats in beach area.
3. Day slips are available for temporary mooring. Day slips have a maximum of three (3) hour parking. All boats parked for more than three (3) hours will be ticketed and fined \$75.00 per occurrence.
4. Homeowners who would like for their guests to park their vehicles with the homeowner’s attached watercraft trailer in the homeowner’s designated parking areas can do so if the homeowner’s watercraft is registered with the office. A BSR boat sticker can be obtained from the office to place on the homeowner’s watercraft trailer for identification, if desired.
5. Do not use any tie downs or tie across the boardwalk. Tie downs in the water or on the boardwalk are not allowed. This includes all water craft and any other items you may be tempted to tie to the boardwalk.
6. Boat trailers must have the lot number displayed in three (3) inch contrasting color. Lot numbers must be displayed on both sides of the tongue near the trailer hitch. All trailers must be road worthy.

B. Clubhouse

1. There will be no charge for approved functions held by any BOD recognized group. All unpaid usage must be open to homeowners and approved by the BOD in advance. The function must be advertised on the BSR website and posted on the marquee no less than 14 days prior to the event. The event sponsor will be responsible for posting and removing from the marquee. Owners who would like to reserve the clubhouse for a private function will pay the fee and deposit as stated below;
2. Up to 4 hours; \$25.00 Fee, \$75.00 Deposit
3. 8 hours; \$50.00 Fee, \$75.00 Deposit
4. 12 hours; \$75.00 Fee, \$75.00 Deposit

5. The Deposit will be returned if the building is left in a clean and undamaged condition and with the garbage taken to the dumpster. The clubhouse will be inspected and approved by a BSR employee or BOD member before the \$75.00 Deposit is returned.
6. Owners renting the clubhouse for a 24 hour period may be granted permission to set-up and decorate the evening before by gaining permission from the office in advance.
7. Variances or waivers for the rent and/or deposit will be considered by presenting the circumstances to the BOD for possible approval.

C. Pavilion

1. The Pavilion may be used on a first come, first serve basis if it has not been rented.
2. Owners who would like to reserve the Pavilion for a private function will pay the deposit as stated below;
3. Up to 4 hours; \$25.00 Fee, \$75.00 Deposit. (Deposit will be refunded after cleaning inspection).
4. You must specify the hours to be rented. Your rental fee of \$25.00 will not be refunded if the Pavilion is reserved and not used your deposit fee of \$75.00 will be refunded. If you need to cancel your reservation, you must do this within 7 days of the rental date in order to get a refund on your rental fee and deposit fee. If you do not give a 7 day notice, only your deposit fee will be refunded.
5. The deposit will be refunded if the Pavilion is cleaned and the garbage taken to the dumpster.
6. The Pavilion cannot be reserved on Memorial Day, July 4th weekend, Labor Day and Halloween weekends.

D. Exercise Room

1. No one under the age of 18 is allowed in the exercise room.
2. Key is available for checkout from the guard house. (your driver's license or a cash deposit is left, and will be returned to owner upon return of the key)
3. All equipment has been donated, and we ask that you use it in the proper manner.
4. The Park accepts no responsibility for any injuries. Use at your own risk

E. Laundry

1. The facilities are available for your convenience twenty-four (24) hours a day.
2. Please clean up after yourself.
3. Do not overload washers.
4. Report the number of any washer or dryers that are out of order to the office.
5. Do not leave your clothes unattended.

F. Office

1. The office lounge may be used for meetings or small gatherings. Prior permission must be obtained from the office.
2. Please clean up after yourselves.

G. Pool and Bathhouse

AVAILABLE FOR OWNERS AND VISITORS WITH THE FOLLOWING RESTRICTIONS

1. All persons using the pool do so at their own risk
2. Do not swim alone.
3. Pool is for private use only
4. *All persons using the pool must shower before entering the pool area.
5. *An adult must accompany children under the age of fourteen (14) and any children in the kiddie pool area at all times.
6. Do not restrict the flow of water at the fountain, as it is harmful to the filtration system.
7. *No DIVING or FLIPS!!!! The pool is not deep enough for diving.
8. Running and the use of profanity are not permitted in the pool area.
9. No food, drink or smoking is allowed between the black painted lines (within 10' of the pool) and pool swimming area or within 5' of the kiddie pool.
10. No glass containers are allowed in the pool area.
11. BSR is not responsible for any items lost or stolen.
12. Pets are not allowed in pool area.
13. Showers are reserved for Owners and their visitors only.
14. Chairs must be behind the painted lines at all times
15. Management reserves the right to deny use of the pool to anyone at any time.
16. No person within the pool area shall behave in such a manner as to jeopardize the safety and health of himself/herself or others.
17. Only water toys designed for pool use will be allowed in the pool including toys that are thrown.
18. Items left unattended for over an hour will be removed and held in lost and found.
19. Admission to the pool area is by wristband only.
 - a. Homeowners or renters with a valid lease on file in the office will receive eight (8) wristbands.
 - b. Wristbands and pool rules will be distributed to renters with a valid lease on file in the office and homeowners only after proper ID has been verified and the homeowner or renter signs for them. (Guests may not sign for nor receive wristbands).
 - c. Broken wristbands that are brought to the office can be replaced for free.
 - d. Lost wristbands can be replaced for a fee of \$20.00 each.
 - e. Homeowners and renters with a valid lease on file in the office can receive four (4) disposable bands at no charge and purchase up to four (4) additional disposable bands for \$2.00 each per week.
 - f. Homeowners are responsible for the wristbands issued to renters.
 - g. If more than eight (8) disposable bands are needed, depending on occupancy of the pool that day, the office may give you permission to obtain more for \$2.00 each, per week.
 - h. Homeowners do not have to turn over old wristbands to receive their new wristbands for the year.
 - i. Homeowners are responsible for the wristbands issued to renters.

- j. Pool wristbands must be visible on the person at all times. (Worn on wrist, ankle safety pinned or tied to the suit)
- 20. Rules at the pool area are strictly enforced by the pool attendant and/or security. After one warning from the pool attendant, security will be notified.
- 21. Pool will be closed until 1:00 p.m. every Wednesdays for deep cleaning and maintenance.
*Numbers 4, 5, & 7 above are NC State Laws.
- 22. The Pool Bathhouse is open from 6:00am – 11:00pm.

IV. Waste Disposal;

- A. The compactor is provided on Ball Park Road for household garbage only.
- B. The following items are NOT allowed in the household dumpster/compactor: construction materials, appliances, furniture, mattresses, limbs, yard clippings and leaves.
 - 1. Limbs can be taken to the brush pile across from the pond, on the hill.
 - 2. Leaves can be taken behind the maintenance building. All leaves must be removed from bags.
 - 3. Batteries are to be taken to the maintenance building and placed on the yellow pallet.
- C. Do not flush cigarette butts, Kleenex or facial tissues, feminine hygiene articles, condoms, cotton swabs, make-up pads, cat box litter, coffee grounds, disposable diapers or other solid wastes into the sewer.
- D. Collect all used cooking oil and grease in a used can or jar for disposal in the compactor, do not pour oil or grease down your drain.
- E. Do not use liquid drain cleaners such as “Liquid Plumber”, “Drano”, “Lye” or other caustic hazardous chemicals to remove clogs. Use a plumber’s plunger, drain blaster, drain snake, or turbo buster to open clogged drains.
- F. It is against the law to flush or dispose of any hazardous chemicals or substances into the sewer. Such items are, but not limited to; solvents, motor oils, paint thinners, discarded medicines, disinfectants, drain cleaners, pesticides, poisons and other toxic substances.
- G. Illegal dumping carries a fine of one hundred dollars (\$100.00).
- H. Feeding any animal at the dumpster carries a fine of \$25.00 for first offence.

V. Fishing /Hunting;

- A. Fishing is permitted on the fishing pier and along the boardwalk. Check with NC Wildlife for all rules and regulations.
- B. There can be no fish cleaning on the fishing pier or along the boardwalk.
- C. Catch and release fishing is permitted in the small pond near the entrance.
- D. Hunting on common property with a weapon, whether primitive or domestic, is not permitted and will result in a \$100.00 fine.

VI. The following rules and regulations apply to all lots, including A lots;

- A. All lots must be kept up in the following manner:
 - 1. Healthful
 - a. Lot and items within the boundary of the lot are to be maintained in a sanitary condition, free of trash, household waste, excessive pet waste and plant debris

(This includes things such as brush piles, tree limbs). No garbage of any kind is to be stored on lot.

- b. These conditions would also include no chemical hazards of any kind.
2. Clean
- a. Lot and items within the boundary of lot are to be maintained in an orderly fashion.
 - b. Tarps are to be used as temporary storage cover for no more than 15 days (excluding watercraft and golf carts).
 - c. No open storage of equipment is allowed on lot.
 - d. No building materials are to be stored on lot more than 15 days following completion of project the materials are purchased for.
 - e. During construction, weekly clean-up is to be completed by homeowner or contractor.
 - f. Firewood for enclosed fire pits must be kept in an orderly fashion.
 - g. No shrubbery may overgrow onto the boardwalk, onto any BSR street signs or other park signs, or onto the streets from any lot. Shrubby that overgrows the boardwalk or streets may be trimmed by the resort.
3. Safe
- a. Lot and the items within the boundary of the lot are to be free from danger. This includes wall structures, decks, stairs, sheds and tree hazards. These items must be kept in sanitary condition as well.
 - b. No wrecked, inoperable, or abandoned vehicles, trailers in disrepair, or inoperable boats are allowed to be stored on any lot. These can be construed as dangerous and be a breeding ground for household pests.
 - c. All vehicles (including golf carts) are to be in running order with proper insurance and up to date tags and/or markings such as lot numbers.
 - d. *There can be no storage of gasoline engine vehicles (cars, boats, golf carts, etc.) under living area of unit unless the storage area is fire proofed according to State code. *(NC State Law requirements).
 - e. *No open fires of any kind, including those for burning of rubbish, are permitted except within a metal or pottery cooking, barbecuing or brazing device, or within a masonry fireplace, barbecue or fire pit. An Adult must attend fires at all times *(Per the Declaration of Covenants, section 8.9).
4. Appearance
- a. Grass/weeds may not exceed 10 inches in height.
 - b. Parking areas, if graveled, should be free of weeds.
 - c. If the Resort trims shrubbery or cuts an owners lot, the owners will receive a bill for that service. Homeowners will be notified prior to cutting, to come into compliance within 15 days.
 - d. There shall be no permanent clothes lines, outside toilets, outside full size refrigerators (over 15 cubic feet), appliances or furniture (other than furniture designed for outside use) allowed on the owner's deck, covered deck or lot.
 - e. Above ground pools, other than temporary children's wading pools are not allowed on any property owner's lot.

- f. Items such as lawn mowers and garden hoses are to be properly stored after being used. Garden hose may be kept in an orderly fashion such as on hose reels attached to the home, coiled in an orderly fashion or on free standing hose carts.
- g. Unit exteriors and buildings must be clean, rust free and mold free. Underpinning must comply with the building codes.
- h. Units with mold, mildew, tree sap, etc. must be cleaned.
- i. *No signs, other than “for sale” signs only, issued at no charge by Badin Shores Resort or its assigns, shall be displayed on any lot, any vehicle, marine vehicle or utility vehicle. For sale signs cannot be larger than 12” x 18”. One sign per lot. If a lot is a corner or waterfront lot, it may have two (2) signs. No visual signs or advertisements proclaiming a commercial activity on a lot shall be permitted.
*(Per the Declaration of Covenants section 8.3 & 8.6)
- j. If the lot owner fails to maintain the lot in accordance with said Rules and Regulations, following a 15 day written notice, the BOD or its assigns may take the appropriate action to bring said lot into compliance with these Rules and Regulations. Upon completion of the action needed to bring lot into compliance, the cost of the corrective action shall become a special assessment against the lot owner and shall be collected as provided for in the Declaration of the Covenants section 8.13.
- k. If water is cut off for any reason, the reconnect fee will be \$100.00. If water is cut off due to winterizing a unit by leaving the water running, the fee will be \$100.00. Repair faucet and toilet leaks promptly. Only normal domestic uses of water are allowed. Conserve water by installing low flow shower heads and quick closing toilet flapper valves. Do not leave water running unnecessarily. Do not run water for freeze protection in the winter. Residents with excessive water use or un-repaired leaks may be fined.
- l. The Operations Manager is responsible for the enforcement of these Rules and Regulations. Inspections will be made from street level or from an adjoining lot where the Operations Manager has been given prior approval to make entry. Additionally, the Lot Inspection Committee, upon request, will investigate and bring to the attention of the Operations Manager any report of any infraction or improper condition. The ultimate responsibility for overseeing the correction of any infraction or improper condition is the Operations Manager.

VII. Personal Responsibilities;

- A. *The following behavior will not be tolerated in Badin Shores Resort*(Per the Covenants section 8.5 & 8.8)
 - 1. Unreasonable, disturbing or offensive activities or behavior.
 - 2. No public display of alcoholic beverages away from your lot.
 - 3. No public display or discharge of firearms.
- B. Parents or guardians will be held responsible for their children’s conduct and the conduct of their visitors.
- C. *Domestic animals are not allowed on the beach, under any circumstances, or in any recreational area, and must be on a leash when not on Owner’s lot.

1. Owners are required to clean up after their pet, please carry a pooper scooper and a plastic bag, and dispose of it properly.
 2. Violations shall result in Owner being required to remove pet from the premises. *(Per the Declaration of Covenants section 8.2).
- D. Overnight sleeping is not permitted in vehicles, storage buildings, on common grounds and/or vacant lots.
- E. *Quiet hours are as follows
1. Weekdays: 11:00 p.m. to 6:00 a.m. (Sunday thru Thursday)
 2. Weekends: 12:00 a.m. to 6:00 a.m. (Friday thru Saturday)
 3. Holidays: 12:00 a.m. to 6:00 a.m. with the exception of New Year's Eve.
 4. Curfew – all children under the age of 18 needs to be on the property of their parents by the hour of 12:30 a.m. until 5:30 a.m.
*Montgomery County noise ordinance applies.
- F. No owner shall divert the natural flow of water onto the adjoining lot.
- G. There can be no drilling or excavation of any kind without Park approval.
- H. Glass containers of any kind are not allowed in the pool, beach or playground areas.
- I. No open fires of any kind, contained or not, on the beach.
- J. Vandalism
1. Will carry a \$100.00 fine, and full restitution
 2. The Sheriff's department will be contacted with the possibility of prosecution
 3. The person may be banned from the park
- K. Please be respectful to the employees and contracted agents of BSR.
1. Any verbal or physical harassment of a BSR employee or BSR contracted agent will carry a fine of \$100.00
 2. Harassment can also result in the Sheriff's department being contacted with the possibility of prosecution and the person(s) harassing may be banned from BSR.
- L. Safety.
1. **Speeding, reckless driving, and unlicensed driving all carry a fine of \$100.00. These penalties went into effect 8/10/2018.**

VIII. The following applies to vehicles in Badin Shores Resort;

- A. All recreational vehicles shall be inspected before entering Badin Shores Resort.
1. Appointments should be made for said inspections during normal office hours and should be completed by authorized park personnel
 2. No tents pop up trailers or pick up campers are allowed to be used inside Badin Shores Resort.
 3. Only one (1) unit per lot is allowed, no matter if the 2nd is hooked up or not. Only one (1) unit can sit on lots except for three (3) days while packing or unpacking.
- B. All motorized vehicles that are required to be registered and tagged by the State must be registered and tagged by the State to operate on BSROA property.

- C. *The operator of all vehicles must have a valid operator's license with endorsement if required for the vehicle or a learner's permit when accompanied by a licensed driver to operate on BSR property. *(per the Declaration of Covenants section 8.12)
- D. *Vehicles NOT ALLOWED include but are not limited to: mini bikes, motor bikes, motor scooters, ATV's and go karts. *(per the Declaration of Covenants section 8.12)
- E. No racing of any vehicle
- F. No driving your vehicle on other people's private property or on side walk, boardwalk or stairs.
- G. No freewheeling of golf carts
- H. Golf carts/utility vehicles shall be permitted to operate within Badin Shores Resort provided it is operated by a person having a valid driver's license, per paragraph C above.
 - 1. Said vehicle shall be registered with the Association
 - 2. *It is the sole responsibility of the Owner to provide liability coverage on all vehicles. (per the Declaration of Covenants section 8.12)
 - 3. ADA guidelines apply.
 - 4. Registration must be reviewed and updated each year before March 31.
 - 5. Failure to update registration will result in bar codes being turned off until updated.
- I. All golf carts and utility vehicles require the following:
 - 1. *Drivers must be licensed *(Per the Declaration of Covenants, section 8.12).
 - 2. *Office must have proof of golf cart insurance*(Per the Declaration of Covenants, section 8.12).
 - 3. Driver and passengers must be seated on a seat.
 - 4. Passengers less than fifty (50) pounds may be held by an adult.
 - 5. Three (3") inch contrasting color lot numbers must be visible on both sides, or front and back of the golf cart/utility vehicle.
 - 6. Headlights and rear reflectors or rear lights are required to operate from dusk to dawn.
- J. *The Association shall have no responsibility or liability for any damage to property or personal injury resulting from an uninsured vehicle of any type. (per the Declaration of Covenants section 8.12)
- K. Vehicles must park in designated area. No parking is permitted on road sides or in the streets.
- L. Extended parking is permitted for a period of seventy-two (72) hours in designated parking lots.
 - 1. A permit is required for longer periods.
 - 2. The pavilion parking lot is designated 72 hour parking.
 - a. Only the lined spaces facing Clubhouse Drive are to be used for 72 hr parking.
 - b. During times of park sponsored events in this area, the lot will be blocked off in advance.
 - c. Any vehicles in this lot on the day before an event will be ticketed.
 - d. Vehicles that are associated with the event will be allowed, however this area is for vehicles only, no trailers. Trailers may receive a variance for events from the office.
 - 3. The grass area between the Chapel and the Clubhouse and the graveled lot on Grandview are also 72 hour lots. Vehicles, boats and boat trailers are allowed in these areas.
- M. Bicycles must have headlights and rear reflectors to operate from dusk to dawn.

- N. Boat trailers must have the lot number displayed in three (3) inch contrasting color numbers on both sides of the tongue near the trailer hitch. All trailers must be road-worthy.

IX. Rules shall be enforced as follows;

- A. All Owners and guests shall follow the rules. All owners have the responsibility to report any violations of other owners to the office or to the gatekeeper/security.
- B. Tickets will be issued to the homeowner for violations. If guilty, financial penalties for violations will be charged in the following manner:
1. Tickets unless otherwise noted carry the following fines based on a one year time frame
 - a. First offense - \$25.00
 - b. Second offense, same violation - \$50.00
 - c. Third offense, same violation - \$100.00
 - d. More than three violations of the same offense carry a \$100.00 fine for each repeat offense.
 - e. Each “different” offense will follow the same fine progression as listed above.
 - f. All tickets may be appealed before the BSR appeals committee. Please refer to the bottom of the ticket for instructions. The decision of the appeals committee may be appealed to the BOD by appointment with the BOD president. The BOD decision is final.
 2. A warning ticket MAY be issued for the first offense.
 3. All BSR approved posted signs throughout the park will be enforced and fines for violations will apply.
 4. Unpaid penalties shall become a special assessment against owners and their lots.
 5. Homeowners late on their fines and/or fees at the beginning of the next quarter will have their bar codes turned off, and no guests will be allowed into the Park until they are paid in full. This would include anyone over the age of 16 on their permanent guest list.
 6. The lot owner, spouse and children under the age of 16 would be allowed in through the guard side of the gate.
- C. Any rule changes or additions will only be made once yearly, on January 1st at 12:01 a.m. unless it is considered a safety issue or major concern.
- 1. As of 8/10/2018 Speeding, reckless driving, and unlicensed driving will all carry a fine of \$100.00**

X. Past Due Accounts;

- A. Homeowner association assessments are due on the first day of each quarter.
1. It is the homeowner’s responsibility to notify the office immediately if you have not received your coupon book before your assessments are due.
 2. If full payment of assessments is not received by the end of the quarter, a late fee of \$20.00 will be assessed on the first day of the following quarter.
 3. If full payment of assessments is still outstanding by the fifteenth day (15th) of the following quarter:
 - a. The account will be turned over to our attorney for collections. Once turned over to the attorney, all payments, must be handled through the attorney, not the office, with no exceptions.
 - b. A block will be placed on the account at the bank and no payments will be accepted through the normal drop box process.

- c. The Association will not grant any building permits to a homeowner with an outstanding balance.
- d. If full payment of assessments is still outstanding by the twenty-eighth (28th) day of the following quarter, the following actions will be taken against a homeowner:
 - i. Homeowner's privilege to rent park amenities will be suspended.
 - ii. Bar codes will be deactivated such that entrance privileges will be limited.
 - iii. Guest privileges will be limited. No guest, including the privileged list, will be allowed into the park unless accompanied by the homeowner.
 - iv. Your current quarter assessments are also due at this time and need to be paid prior to the end of the current quarter to avoid further late fees, attorney fees, penalties, etc.
- e. If full payment of assessments is still outstanding by the twenty-eighth (28th) day of the following quarter, a hearing will be scheduled to determine if the following actions will be taken against a homeowner:
 - i. Water will be locked off. A one hundred dollar (\$100.00) service fee will be charged to unlock the water which must be paid prior to the association restoring this service to the homeowner.

XI. Improvements;(also see Building Regulations)

- A. A permit must be obtained from the office.
- B. Must obtain approval from the office prior to pouring concrete.

XII. Committees; Please reference the Procedural Manual for information.

XIII. Newsletter; A newsletter is published to the web site each month for homeowner news and information. Homeowners with a need may sign up to have the newsletter mailed to their address.

XIV. Annual Election; Please reference the Procedural Manual for information.

XV. Filling Non-Elected Board Vacancy; Please reference the Procedural Manual for information.

Please be advised:

Effective January 1, 2019 all ticket violations will carry a fine of \$100.00

Disclosure Statement: The above rules and regulations supersede all previous versions