

# **Towne Lake Hills South HOA Rules and Regulations for Common Amenities**

## **Introduction**

If everyone will carefully observe these rules and always be considerate of others, it will add to the enjoyment of our Common Amenities by all Towne Lake Hills South homeowners and their invited guests. It is the responsibility of each homeowner to read and follow the rules set forth here.

## **General Community Rules**

### **Amendments**

These rules may be changed, amended, or repealed at any time and without prior notice. As necessary, the Board of Directors may make exceptions to these rules at their sole discretion.

### **Animals**

Domesticated animals, except seeing-eye dogs accompanying homeowners and guests, are not allowed in the pool area, tennis courts, playground, park or in the clubhouse. Cherokee County leash laws must be followed at all times.

### **Attire**

It is expected that Homeowners will choose to dress in a fashion befitting the surroundings and atmosphere provided in the setting of our community. It is also expected that homeowners will advise their guests of our dress requirements.

### **Controlled Substances**

Controlled substances, as defined by Georgia and federal laws, other than those prescribed by a physician for medical reasons, are not permitted on the Common property.

### **Discipline**

A homeowner's amenity use may be terminated or suspended by the HOA if the homeowner:

- Exhibits unsatisfactory behavior, conduct or appearance, and fails to remedy the behavior after notice by the HOA
- Treats the agents, employees, or other members of the HOA in an unacceptable manner
- Exceptional displays of unacceptable behavior or other actions may result in the immediate suspension of amenity privileges, without notice
- Fails to pay Assessments or fees in a proper and timely manner (see Covenants and Bylaws);
- Fails to abide by the rules and regulations as set forth for use of the Common amenities
- Permits his or her remote access card to be used by an unaccompanied guest

### **Gambling**

Gambling held illegal by the State of Georgia is not permitted on HOA property.

### **Glass Containers**

Glass containers are not permitted in the amenity complex, playground or pool areas.

## **Guests**

No more than four (4) guests per household are permitted. Unaccompanied guests are not permitted.

## **Liability**

Neither the HOA, its officers nor its agents shall be liable for any injuries to persons or damage to or loss of property involving homeowners, guests, or other persons on the HOA premises. Each homeowner or guest agrees to indemnify and hold the HOA and its agents harmless from and against any and all claims made by them and their guests or invitees, occurring on the HOA premises for personal injury, damage to, or loss of property not proximately caused by the gross negligence or willful or wanton conduct of the HOA.

## **Mailing Address**

Each Homeowner shall be responsible for filing with the HOA in writing his or her mailing address and any changes thereto, to which the Owner wishes all notices and invoices of the HOA be sent. A homeowner shall be deemed to have received mailings from the HOA ten days after they have been mailed to the address on file with the HOA.

## **Mailing List**

The HOA's mailing list shall not be used for any commercial purpose. Charitable and other solicitation of the membership may only be made with specific approval by the HOA Board.

## **Non-Discrimination**

The HOA prohibits discrimination against and harassment of any employee, agent, homeowner or guest because of race, color, national or ethnic origin, age, religion, disability, sex, sexual orientation, gender identity and expression, veteran status or any other characteristic protected under applicable state or federal law. Any acts of discrimination by a homeowner may result in disciplinary action.

## **Notices**

No notice should be placed on any bulletin board(s) or other place on the HOA premises without prior approval. Posted notices shall be limited to HOA matters.

## **Petitions**

No subscription paper, petition, political poster, or similar document shall be circulated, nor any article exposed for sale or barter in the Clubhouse or on the HOA premises by homeowners or guests.

## **Profanity**

Absolutely no profanity of any kind will be permitted.

## **Property, Personal Injury**

Each Homeowner and guest assumes sole responsibility for his or her property. The HOA shall not be responsible for any damage to any private property used or stored on the premises of the HOA.

The removal from the room in which it is placed, or from the HOA's premises, of any property or furniture belonging to the HOA without proper authorization is not permitted. Every Homeowner and guest of the HOA shall be liable for any property damage and/or personal injury on the HOA premises.

Any Homeowner, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, operated by the HOA, or who engages in any contest, game function, exercise, competition or other activity operated, organized, arranged, or

sponsored by the HOA either on or off the HOA's premises, shall do so at his or her own risk. The homeowner shall hold the HOA and its owners, owners', officers, employees, representatives and agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting from and/or from any act or omission of any owners, owners' officers, employee representative or agent of the HOA. Any Homeowner shall have, owe and perform the same obligation to the HOA any its owners, owners', officers, employees, representatives and agents hereunder in respect to any such loss, cost, claim, injury, damage or liability sustained or incurred by any guest of the Homeowner.

### **Records, Access To**

As a general rule, HOA records, accounts, and files of whatever nature are maintained by the HOA property manager in connection with HOA business, operations, and functions. It shall constitute misconduct for a homeowner to inspect, read, or copy such records, accounts, or files without Approval from the Board of Directors. Any Owner who knowingly permits any unauthorized inspection, reading, or copying of records, accounts or files shall be disciplined for misconduct.

Nothing in these rules shall be construed as denying a homeowner the right, during office hours, and in the presence of an authorized representative, to inspect and review, or have copies made when appropriate, of any record or data pertaining to his or her individual account with the HOA.

### **Remote Access Cards**

Access cards have been distributed to homeowners. Additional cards can be issued at the request of the Property Owner for eligible people 12 years of age or older at a charge determined from time to time by the Board of Directors. The Board of Directors may also establish a limit on the number of cards per household/ Access cards should be transferred with the sale of a home. Presentation of an Access card is required prior to use of the recreational facilities of the Association. Each Owner should have the card accessible at all times when on Association property.

An Access card may only be used by the person to whom it is issued. In the event of a lost or stolen card, the Association must be notified immediately. The ability to use that card will be canceled. For each access card replaced, a service charge will be placed on the Owner's account.

### **Smoking**

Homeowners and guests are asked to be considerate of others. The entirety of the Pavilion, pool, tennis, playground, park and Common areas are non-smoking and all forms of tobacco are prohibited.

E-cigarettes and vaping are included in the smoking guidelines listed above.

### **Solicitations**

No demonstration nor solicitation on behalf of any political, sectarian, or other group shall be made on the HOA property, nor shall printed matter on behalf of any person, party, or legislation be distributed on HOA common property without the express permission of the HOA Board of Directors.

### **Special Functions and Events**

Plans or dates for activities in the Pavilions or at the Pool must be approved in advance by the HOA Board or the Property Manager. Any event deemed to be in conflict with the family nature of the Towne Lake Hills South community or inappropriate in terms of attendees or subject matter may be denied at the sole discretion of the HOA Board of Directors.

## **Common Areas and Playground Rules and Safety Guidelines**

### **Grills**

No grills or other form of cooking are allowed, with the exception of grills installed by the Association. Property owners are responsible for removal of trash, coals, and clean-up of any grilling related activities.

### **Use of Playground Equipment**

- No running up the slides.
- No sitting, walking or standing on the horizontal ladders.
- Do not jump out of swings.
- Do not throw sand.
- No sitting or climbing on top of the slide towers or equipment roofs.

### **Safety and Age Requirement**

Owners are responsible for their children's safety at all times. Adult supervision is required for all children under 12.

### **Smoking, Tobacco and Controlled Substances**

- No smoking, use of e-cigarettes, vaping, or use of any tobacco product is permitted.
- Controlled substances are prohibited
- Anyone appearing intoxicated from the influence of alcohol or narcotics or will be denied admission

### **Sports Equipment**

Use of baseballs, softballs, bats, golf balls and golf clubs are not permitted in the playground area.

### **Trash**

All trash must be disposed of in proper containers.

### **Vehicles and Recreational Transport**

Use Scooters, bicycles, skateboards, skates, chairs, vehicles, or similar equipment are not permitted on the playground or sidewalks. Bikes, skates, skateboards, scooters, and roller blades must be walked through the area if required.

Motorized and/or powered vehicles of all types are limited to use and operation in the Association parking lots only.

## **Swimming Pool Rules**

Swimming or sunbathing is permitted only during operating hours. Pool Hours and Opening dates vary. No solo swimming or swimming before sunrise or after sunset is permitted unless lifeguards are on duty.

### **Attire**

Homeowners and guests should dress in attire befitting the family nature of our Community. Extremely revealing attire, such as a thong bathing suit, is not suitable for the family atmosphere of the pool.

### **Authority**

These rules and regulations are designed to ensure the enjoyment and safety of swimmers. Parents are ultimately responsible for their child's safety. The HOA and its designated representatives shall have the authority to remove anyone from the pool area that is not abiding by the rules.

The Board and Association reserve the right to deny access to the pools to anyone for any reason at any point in time.

### **Balls and Other Recreational Objects**

- Balls: The throwing of tennis or other "hard" balls and Frisbees is prohibited. Squishy balls designed for pool usage are allowed.
- Rafts and flotation devices are prohibited. Noodles and flotation devices designed for young children unable to swim are permitted.

### **Children**

- Parents/Guardians must insure that infants and children using the pools do not have a diarrheal illness
- Children under 12 years of age must be accompanied at all times by an adult (18 years of age or older).
- Non-potty trained children must wear plastic, water-tight pants in addition to swim diapers. All children must be taken to the restroom to "potty." Changing diapers in the pool area is a violation of the Health Code.
- Children requiring flotation devices to assist in swimming are not allowed in the deep end of the pool unless accompanied by an adult. Lifeguards may exclude anyone from the deep water who has not demonstrated sufficient ability to swim.
- The baby pool is not monitored by lifeguards. Children in the baby pool are the responsibility of the parent or guardian. Children over the age of 5 are not permitted in the baby pool.

### **Contamination**

Any Homeowner found contaminating the pool is subject to a fine and/or suspension of amenity privileges.

- Each individual should shower and rinse thoroughly before using the pools
- No Drinks are allowed within 5 feet of the pool
- Food is not allowed inside the pool fence
- Bathers with open wounds, skin conditions or any communicable condition are not allowed
- There is to be no spitting, "spouting," or blowing of noses in the pool

### **Glass and Sharp Objects**

There are to be no glass containers, sharp objects, or other hazardous materials in the pool area.

## **Gates**

Pool gates must remain closed and locked at all times. Gates must not be propped open, and gates should not be opened for homeowners or guests that do not have a functioning remote access card.

## **Guest Policy**

Each household in good standing may bring up to four (4) accompanied guests at any one time.

## **Gum**

No gum is allowed in the pool area.

## **Furniture**

Furniture is not allowed to be moved outside the fenced in pool area.

## **Lifeguards**

- No one should engage any lifeguard in unnecessary conversation
- Climbing or diving from Lifeguard stands is prohibited

## **Loitering**

Loitering will not be permitted on the pool grounds.

## **Pets and Service Animals**

No pets are allowed in the recreational facilities. Service animals are allowed.

## **Profanity**

Absolutely no abusive, offensive or profane language will be permitted.

## **Mechanical and Storage Areas**

Employees and designated agents of the Association are the only persons allowed access to the guard room, storage closets, mechanical and pump rooms, and attic.

## **Radios**

Radio volume shall be kept at a level that does not disturb others.

## **Reservations**

Usage of all areas of the pool is on a “first come, first served” basis. No reservations are allowed, and no decorations, balloons or other paraphernalia are permitted in the pool area or pool buildings.

## **Running and Horseplay**

Running and horseplay in the pool area is prohibited. Any activity that disturbs other guests is prohibited.

## **Smoking, Tobacco and Controlled Substances**

- No smoking, use of e-cigarettes, vaping, or use of any tobacco product is permitted in the pool area.
- Controlled substances are prohibited
- Anyone appearing intoxicated from the influence of alcohol or narcotics or will be denied admission

**Swim at Own Risk**

Use of the TLH South pool is allowed on a SWIM AT YOUR OWN RISK basis. TLH South is not responsible for accidents or injury as a result of pool usage by homeowners or their invited guests.

**Swimming Lessons**

All private and group swim lessons are to be given by HOA approved vendors only.

**Trash**

It is the homeowner's responsibility to dispose of or remove any trash from the pool area that they created.

**IN CASE OF EMERGENCY DIAL 911****All other inquiries:**

United Pools: (844) POOL-MGT  
Sixes Property Management: (770) 575-0943

**Address:**

2996 Lexington Avenue, Woodstock, GA 30189

## **Pavilion Guidelines**

Members and guests for special events are subject to all rules as indicated in these rules.

### **Cleaning**

The Homeowner is responsible for cleaning up after their use and/or event. If deemed necessary by the Association, a clean-up fee may be assessed.

### **Fee**

A fee may be required for use of the for a special occasion party. Contact the HOA Board for specific amounts.

### **Limits**

Each homeowner is limited to no more than three parties per season.

Reservations for weekend special event parties may be limited due to homeowner usage, and the number of parties on any given day may be limited by the HOA.

Exceptions may be made at the HOA's discretion.

### **Reservations**

Reservations for all events must be made through the Property Management company and must be made at least seven days prior to the special event. Each rental request requires a deposit, completed Reservation Request Form, and approval by the HOA.



## **Tennis Court Usage Rules**

**Tennis Hours – 7:00 AM – 11:00 PM, 7-days a week**

### **Children**

Children who are not playing tennis are not allowed to “play” on the tennis courts.

### **Clothing**

Proper tennis attire (no cut-offs, jeans, etc.) must be worn during play. Tennis shoes and shirts are mandatory.

### **Court Lights**

Court lights are not to be used after 11:00PM.

### **Court Time**

Players will be allotted one and one-half hours for singles or doubles.

### **Court Use**

Courts are for tennis use only; no bicycles, skates, skateboards or roller blades are allowed. Any of these items taken through the tennis area must be walked or carried.

### **Damage**

Cost of repairs due to malicious damage is the responsibility of the player.

### **Food and Beverage**

No food or beverages are allowed on the courts, except water in a non-breakable container. Prohibited items include gum, smoking materials, and chewing tobacco.

### **Guest Policy**

Unaccompanied guests are not allowed.

### **Lessons**

Tennis lessons are to be given by HOA approved vendors only.

### **Pets**

No pets are allowed in the tennis area.

### **Smoking and Tobacco**

No tobacco products or smoking is permitted in the tennis area. This prohibition encompasses e-cigarettes and vaping.

### **Trash**

Please be courteous and pick up your trash when leaving the courts.

**Policy for Fecal or Vomit Contamination in the Pools**  
*(Effective May 1, 2018)*

Each time a fecal or vomit incident occurs, the T.L.H. South Homeowners Association is required to close the pool for an emergency chemical service to re-sanitize the water. Pool closure for such accidents can be as long as 24-hours, causing inconvenience and increased costs to the many homeowners, families, and guests using the pool. While vomit accidents may be unforeseeable and unavoidable, fecal accidents can and should be prevented. To ensure fecal accidents are kept to a minimum, members are required to ensure their own children and children of their guests are wearing the appropriate approved swim diaper and plastic pants. All children not fully toilet trained must wear an approved diaper and plastic pant before entering the pool. If any child accompanying a homeowner has a fecal accident in the pool, and was not wearing the required diapers and plastic pants, the member will be charged a \$100.00 fine, plus any potential additional fees to sanitize the pool. Pool privileges will be suspended until the fine has been paid in full. Please note that repeated offenses may result in further and escalating actions to be determined by the Board of Directors.