

COTTAGES ON THE GREENE PROPERTY OWNERS ASSOCIATION

GENERAL COMMUNITY RULES

In addition to those rules and regulations contained in the Declaration of Rights, Covenants, the Articles of Incorporation of the Cottages on the Greene Property Owners Association and its By-Laws, the following rules are hereby adopted by the Board of Directors in connection with the use of the facilities and common grounds of the Association:

1. The facilities are for the use of the members (as defined in the Articles and By-Laws of the Association) and their invited guests who agree to abide by and comply with all of the rules applicable to the use of such facilities, including those set forth herein.
2. Designated walkways and paved areas shall be used at all times, and shortcuts shall be avoided in order to prevent accidents and to preserve the appearance of planted areas. No motorized vehicle skateboard, bike, or roller blades shall be operated on any walkway or other area except upon the driveways and parking areas designated for vehicular use.
3. The sidewalks, driveways and parking areas must not be obstructed or used for any purpose other than ingress or egress, and for parking. Additional parking spaces have been provided at the Clubhouse. No vehicle shall be parked in such a manner as to impede or prevent ready access to other parking areas. No parking space, driveway, or other area (vacant lots) shall be used for the storage or parking of any boat, boat trailer, house trailer, or any other type of towed vehicle or object. The members and their guests shall obey the traffic regulations posted in the community.
4. Garbage cans need to be put away as soon as possible after garbage pickup and stored where they cannot be seen from the street.
5. The facilities are for the enjoyment of all members. Profanity, boisterous behavior, rough play is not permitted on the facility grounds.
6. All members and guests must maintain cleanliness in all areas of the Clubhouse grounds.
7. Seasonal hours may apply and will be posted on the Clubhouse grounds.
8. All persons **under the age of eighteen (18)** must be accompanied by a parent in all areas of the Clubhouse.
9. No member shall be allowed to **reserve or set aside the pool areas, or any portion** thereof, for any purpose.

10. All persons using the Clubhouse and Pool facility do so at their **OWN RISK**. Members shall be responsible for the conduct of family members and guests. The Association is not responsible for accident injury, loss of damage to persons or personal property within the Clubhouse and Pool grounds.

SWIMMING POOL

11. All persons using the swimming pools do so at their **OWN RISK**. In addition to following the minimum age provisions regarding use of the pool, Members shall be responsible for insuring that family members and guests of any age who they invite or permit to use the pool are either accompanied by adults, or if using the pool without their supervision, that they are sufficiently capable of using all of the pool facilities without adult supervision. The Association is not responsible for any accident or injury in connection with the use of the pool or for any loss or damage to personal property. Persons using the pool area agree not to hold the Association liable for any actions of whatever nature that occur within the pool area.
12. Persons **under fourteen (14) years of age** must be accompanied at all times by an adult. Parents of all children **between the ages of 14 - 17 years** must sign a consent form allowing said children to use the swimming pool facilities.
13. A **KEY FOB** is required for entrance into the pool area through the pool gates. The two south gates nearest the clubhouse are operable with the fobs. The two north gates nearest the pool house restroom are locked indefinitely. Each home owner/resident will be responsible for the upkeep of the fob. The fobs are numbered so that we can keep records of their use. No one other than residents and their guests should be allowed use of the fobs. Our pool isn't large enough to accommodate multiple guests so please adhere to our Community Rules regarding your guests.
14. Absolutely **NO PETS** shall be permitted in the pool area.
15. The number of persons who may be invited in any one group in the pool at any one time, in addition to the persons in the member's family, will not exceed three (3).
16. Members are responsible for the conduct of their guests at all times, and for the careful observance of all safety and sanitation precautions.
17. No boisterous or rough play shall be permitted in the pool or in the pool areas.
18. All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the swimming pool areas.

19. Glassware is not to be brought into the pool areas.
20. The pool shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Health of Baldwin County, Alabama, and/or by the Board of Directors of the Association, which rules shall be posted by the Board of Directors.

FITNESS ROOM

21. All persons using the fitness room do so at their **OWN RISK**. The Association is not responsible for any accident or injury in connection with the use of the fitness room or for any loss or damage to personal property. Persons using the fitness room agree not to hold the Association liable for any actions of whatever nature that occur within the fitness room.
22. Persons **under the age of eighteen (18)** shall be permitted to use the fitness room only if **accompanied by a parent**. No child shall be allowed to stay in the fitness room while the parent is working out.
23. Members are responsible for their conduct and guests at all times, and for the careful observance of all safety and sanitation precautions.
24. No boisterous or rough play shall be permitted in the fitness room. All persons are requested to cooperate in maintaining cleanliness and tidiness in the fitness room.
25. Tobacco, beverages, food or glassware (except water containers) are not to be brought into the fitness room. The fitness room will be closed from **10 PM to 6 AM** local time, and during such other times as may be decided by the Board of Directors of the Association. The fitness room shall be used in accordance with such rules and regulations and shall from time to time be promulgated by the Board of Directors of the Association.

BASKETBALL

26. Basketball goals shall be kept in driveways against the garage.
27. Basketball playing **is not to be** conducted between the hours of **9 PM and 9 AM**.

COMPLAINTS

28. Complaints regarding the management, operations, or activities including those in regard to the actions of members, their guests or other persons, or with respect to the recreational facilities shall be made in writing to the Board of Directors of the Association. The Association may assign one or more persons, or to a manager, full responsibility for the enforcement of all or any one of these Rules and Regulations. Any complaint or dispute as to any of these Rules and Regulations, or as to any application or enforcement thereof, shall be made in writing to the Board of Directors setting for the nature of the complaint and the names of all parties aggrieved and/or charged by reason of such matter. The Board of Directors may, in its sole

discretion, decide upon the action to be taken with respect to any such complaint without a hearing. In the event the Board of Directors elects to have a hearing upon such complaint, not less than five (5) day's notice thereof shall be given in writing to each person named in the complaint as aggrieved and/or charged, stating the date, time and place of such hearing. Proceedings before the Board of Directors shall be informal, without technical rules of evidence, and each party aggrieved and/or charged shall be entitled to be present in person or represented by his attorney, shall have the right to be heard, and shall have the right to question the person or persons making the complaint.

AMENDMENT AND ENFORCEMENT

29. Any consent or approval given under these rules by any person designated as manager or any person or committee designated as being responsible for the enforcement of any of these rules, and/or for the use of any common facility, shall be revocable at any time by the Board of Directors of the Association.

30. These rules are subject to amendment by the Board of Directors of the Association and to the promulgation of further rules by the Board of Directors and/or by the Association.

Parental Consent Form

AGES 14 - 17

I give permission for my child to use the Cottages on the Greene pool when I am not present. I understand that there is no lifeguard on duty and "swim at your own risk" policy exists.

I accept responsibility for my child's behavior and have reviewed the Cottages on the Greene Community and Covenant Rules with him/her. I can be contacted at the following emergency numbers if needed.

Child's Name: _____

Child's Age: _____

Parent's Name: _____

COG Address: _____

Home Phone: _____

Cell Phone: _____

Work Phone: _____

Parents Signature: _____

Date: _____