

# **RULES & REGULATIONS**

## **OF**

### **TRAILS END HOMEOWNERS ASSOCIATION, INC.**

*A Corporation Not for Profit under the Laws of the State of Georgia*

These Rules & Regulations of the Trails End Homeowners Association are to further define the day to day rules and regulations of the Association and its members. They are in addition to and augment the Covenants and By-Laws of the Association. In the case of conflict of terms the Covenants take precedence over the By-Laws and the By-Laws take precedence over the Rules & Regulations.

#### **Clubhouse and Pool**

1. Any damage caused by an Association member, their immediate family or guests must be repaired or replaced at the expense of the Association member.
2. Clubhouse keys are issued one per property owner.
3. Clubhouse keys are not to be duplicated.
4. Clubhouse keys are not to be provided to non-association members, except for immediate family members, even on a temporary basis.
5. Children under the age of 18 are not to be provided access to the clubhouse or pool area unless accompanied by an adult Lot owner.
6. It is the owner's responsibility to pass the key to the new owner whenever property is sold or title transferred.
7. There will be a \$10.00 charge for replacement of lost keys.
8. All activities at the clubhouse and pool are "at your own risk" – the Association assumes no responsibility for accidents or injuries.
9. No glass containers are allowed in the pool area – this includes walkways, tables, grass areas, fire pits, etc. (glass containers are allowed on the back clubhouse deck area).
10. Children under the age of 18 are not allowed to use the clubhouse grill.
11. Pets are not allowed in the pool.
12. The clubhouse and/or pool areas may be reserved for a private function on a first-come, first-served basis by any association member in good standing. Reservations can be made up to 30 days in advance by contacting the Secretary of the Association who is responsible for managing reservations. Reservations are not allowed on holidays or holiday weekends during the months when the pool is open. Cleanup and trash removal are the responsibility of the scheduling member.

## **Renters of Property**

1. Renters of cabins or property (for terms of less than six (6) months duration) in any rental situation do not have privileges or rights to use of the clubhouse or pool.
2. Lessees of property for a duration of six (6) months or longer may apply to the Association for temporary use of the clubhouse and pool facilities.
3. Lessees of property for a duration of six (6) months or longer who are granted temporary use of the clubhouse and pool facilities must comply with all Covenants, By-Laws and Rules & Regulations of the Trails End Homeowners Association, both current and future, in addition to the binding agreement they must sign with the Association.
4. Property owners are responsible to inform all renters, either personally or via a rental management company, of all Covenants, By-Laws and Rules & Regulations of the Trails End Subdivision and ensure compliance to same.
5. Any damage, to clubhouse, pool or any Association property, caused by a Lessee must be repaired or replaced at the expense of the Lessee. If not repaired or replaced by the Lessee this obligation falls to the property owner.
6. Any damage to any Association property caused by a renter must be repaired or replaced at the expense of the property owner.

## **Roads and Right of Ways**

1. Any damage caused by an Association member, their immediate family or guests must be repaired or replaced at the expense of the Association member.
2. Speed limits on all subdivision roads are posted at 25 miles per hour.
3. All roads and right of ways are private property and are posted with No Trespassing signs.

## **General Issues**

1. Subdivision quiet hours are from 11:00 PM to 9:00 AM.
2. No ATV's allowed on roads or right of ways during quiet hours.
3. No excessive loud motor vehicles allowed on roads or right of ways during quiet hours.
4. Operation of ATV's is restricted to your own property unless permission is granted by another property owner and said permission should be in writing.
5. Continued violation of any of the Association Covenants, By-Laws or Rules & Regulations may result in loss of all Association membership rights.
6. Association members must follow state and county guidelines for water usage unless stricter guidelines are imposed by the board of directors.

7. Association members should contact a member of the board of directors if they have water problems, have issues or concerns with the clubhouse or associated clubhouse property or have issues or concerns with the general appearance of the common areas, etc. **Call 911 for any situation requiring police, rescue services or fire department personnel.**

8. Only the board of directors, and those individuals designated by the board on a temporary basis, are authorized to contact vendors for any association business; i.e. mowing, water issues, well repair, clubhouse repairs, etc. Any contact made by an association member will be strictly at the expense of that member.

I HEREBY CERTIFY that the foregoing Rules & Regulations of the above-named corporation were duly adopted by the Board of Directors of said Association on the 13<sup>th</sup> day of December, 2008.

TRAILS END HOMEOWNERS ASSOCIATION, INC.

By: *Daniel L Herrygers*

Daniel L Herrygers, as President

WITNESSETH:

(signature) *Michael Knight*

(print name)

MICHAEL KNIGHT