

December 1, 2008

Welcome to Prospect Point

We wish to congratulate you on your choice of the Prospect Point community as the place to make your home.

This handbook has been prepared for you to provide helpful information and acquaint you with the procedures, regulations and policies instituted by the Board of Directors and which we, the Board of Directors will be following to best serve each resident of Prospect Point. A fuller more comprehensive reference to any item concerning Prospect Point can be found in the Declarations, Articles of Incorporation and By-Laws. A complete copy of these Documents can be found on our website at www.prospectpointhoa.com .

This handbook is intended to be an informational source only. In the case of any conflict between this Handbook and the Declaration, Articles of Incorporation or By-Laws, the Declaration, Articles of Incorporation or By-laws shall control.

From time to time, the Prospect Point Handbook will be revised. Please keep this handbook, and we will send you revisions for different sections as they become necessary.

Any member of the Board is always available to answer questions or help solve problems that you might have regarding matters that pertain to the operation of your Association.

Board of Directors
Prospect Point Homeowners' Association, Inc.

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Important Telephone Numbers

Fire Department

Crescent Springs/Villa Hills
911

Police Department

Villa Hills-non emergency
859.341.3535 (9:00-4:30)

Emergency & after hours
911

Life Squad

Crescent Springs/Villa Hills
911

Clubhouse Rentals

Rhonda Laws
859.426.0973

Trash Collection

Bavarian Trucking
859.485.4416
Pick up Wed. & Sat. AM

Recycling

Rumpke Recycling
513.242.4600

City of Villa Hills

719 Rogers Road
859.341.1515

Cincinnati Enquirer

Kentucky Office
226 Grandview Drive
Ft. Mitchell, KY 41017
859.578.5555

Rentz Management, Inc

P.O. Box 1027
Covington, KY 41012
Phone: 859.581.4815
Fax: 859.655.2613
rentzmanagement@fuse.net

Utility Information:

Water

Kenton County Water Dist. #1
859.578.9898

Emergency
513.244.9016

Sanitation

Sanitation Dist. #1
859.578.7450

Electric

Duke Energy
513.421.9500

Emergency
513.651.4182

Telephone

Cincinnati Bell
513.565.5551

Cable Service

Insight Communications
859.431.0300

Repair Service

341-2525

What is a Homeowners' Association?

When developers first started building Homeowners' Associations, everyone agreed that having property shared by all owners was a good idea. But one question remained. Who would take care of it?

Local government wasn't responsible because the land was privately owned. The developer would eventually sell all the homes and go on to build another project thus; the developer wouldn't want to be responsible. The responsibility was then left to the residents. Since they own the shared property, they should have responsibility for its maintenance. The concept of an association of owners was born.

A Homeowners' Association is an organization of residents within a development. A buyer will automatically become a member with the purchase of a home within the development. As a member, the homeowner has a voice and vote in the Association's affairs. These votes are cast during annual or special meetings of the general membership.

A Homeowners' Association is an incorporated non-profit organization operating under recorded land agreements through which each lot owner in a described area is automatically a member. Each member is subject to a charge for a proportionate share of expenses for maintenance of common property and support of other necessary activities of the organization. This is the type of Homeowners' Association in existence in Prospect Point.

What does the Homeowners' Association do?

Prospect Point Homeowners' Association, Inc. is a corporation filed with the Commonwealth of Kentucky under a non-profit status, formed for the purpose of administering Association business and the operation of all community held real property within Prospect Point. Each homeowner in Prospect Point owns a percentage of ownership in all common areas and automatically becomes a voting member in the Association.

The major responsibility of the Association is to provide for the physical maintenance and operation of the property. The Association has other responsibilities too, such as enforcing the master regulations and architectural controls, and setting up an effective communication system among members. The primary duty of the Association is to protect the investment of the homeowner within the community.

To assure the Homeowners' of a well-run organization, a professional management company, Rentz Management, has been retained as an integral part of the operation of the Association. Professional management seeks to insure that the Association functions as a viable business organization, protecting the Homeowners' valuable investment. The management staff will coordinate and supervise the maintenance, financial and architectural facets of the Association.

The Homeowners' Association is a business.

No matter what role you play in the Association, one thing is certain; you will want it to operate as smoothly and efficiently as possible. The most important thing to remember about a community association is that it is a business, and to be successful it must be operated as one.

Landominium

Prospect Point is a **landominium** community. This is a type of residential property in which the owner owns both the home **and** the land on which the home is built. The home is a part of a community, like a condominium, where the landscaping, maintenance and other services are provided by a Homeowners' Association. *Conversely*, in a condominium, individual home ownership is composed of only of the air space within the boundaries of the home. Typically these boundaries will include the drywall surrounding a room. Anything outside this boundary is held in an undivided ownership interest by a corporation. The corporation holds this property in trust on behalf of the Homeowners' as a group—it does not have ownership itself.

Declaration of Covenants, Conditions, Restrictions, Easements, and Liens

When a developer plans a project, it develops a set of legal documents, which establishes the community Association to govern its operation and provide rules for use of all properties in the community. Every homeowner should be familiar with these regulations and they can be found on our website at www.prospectpointhoa.com. The legal documents for the Prospect Point Homeowners' Association consist of the following:

Declaration of Covenants

The Declaration details each owner's property rights and the conditions on the use of their property and their rights and obligations of the Association. These master regulations are important rules in your day-to-day living. They are set up to make the sharing of property convenient and easy for you and all others involved, and are not designed to make things difficult for anyone.

Articles of Incorporation

The Articles of Incorporation establish the Association and set forth its purpose, structure and powers.

By-Laws

The By-Laws delineate the meeting process, election procedure, Officers, powers and duties, Board meetings, committees and committee meetings.

Board of Directors

Purpose

The Board of Directors of the Prospect Point Homeowners' Association is comprised of nine representatives who are elected by the membership. Board members serve three-year terms and are not compensated for their time or service on the Board.

The purpose of the Board of Directors is to allow for elected representatives of all owners/members to set forth and administer policies and procedures and to make managerial decisions affecting the operation and maintenance of Association business and all commonly held property. The members of the Board of Directors being duly appointed and/or elected are recognized by the Commonwealth of Kentucky as officers of the Corporation (Prospect Point Homeowners' Association) and have the authority to enter into contractual obligations, carry out and enforce all provisions of the Declaration, Articles of Incorporation and By-Laws, and may assign such responsibilities as deemed appropriate to the Management Company.

Responsibilities

- Establish the policies and regulations that govern the Association
- Supervise and prescribe the duties of the Management Company
- Approve the operating budget and all expenditures made by the Association
- Set the amount of the unit assessments
- Enforce architectural control
- Maintain the common areas and structures located on common property
- Keep a complete record of corporate affairs and report to Homeowners'

Officers

There are four (4) Officers of the Board of Directors of Prospect Point who are elected by the Board of Directors. These officers and their respective duties are as follows:

President: The president shall preside at all meetings of the Board of Directors and shall see that orders and resolutions of the Board are carried out.

Vice President: The Vice-President shall act in the place instead of the President in the event of his/her absence, inability or refusal to act and shall exercise and discharge such other duties as may be required by the Board.

Secretary: The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members, serve notice of meetings of the Board and of the members, keep appropriate records showing the members of the Association together with their addresses and shall perform such other duties are required by the Board.

Treasurer: The Treasurer, shall oversee the financial responsibility of the Management Company and its collecting and accounting for all the monies of the Association and for its disbursements of such funds and directed by resolution of the Board of Directors, its proper books of account, cause an annual audit of the Association books to be made by a certified public accountant at the completion of each fiscal year and its preparation of an annual budget and a statement of income and expenditures to be presented to the members at its regular annual meeting and the delivery of a copy of those statements to the members.

The Management Company

The Management Company is contracted by the Board of Directors for the purpose of carrying out the day-to-day operations of all Association business and commonly held real property. The Management Company has specific authorization and obligations as contained within the management contract.

The Management Company is a vehicle by which the overall administration, policies, procedures, managerial decisions, etc. of the Board of Directors, acting on behalf of all owners/members, are carried out. The expertise and experience of a qualified management company provides the Board of Directors with the information and facts necessary to make appropriate decisions on almost all aspects of the Homeowners' Association administration and management of common real property.

The Management Company, Rentz Management, shall have the responsibility for collecting and accounting for all the monies of the Association and for disbursements of such funds and directed by resolution of the Board of Directors, keep proper books of account, cause an annual audit of the Association books to be made by a certified public accountant at the completion of each fiscal year, and shall prepare an annual budget and a statement of income and expenditures to be presented to the members at its regular annual meeting and deliver a copy of those statements to the members.

**The current Management Company is: Rentz Management
PO Box 1027
Covington, KY 41012
Phone 859-581-4815**

The Management Company will assign a person to the Homeowners' Association to oversee all Association business and the operation of the Homeowners' Association property. The Community Administrator is responsible for the supervision, and all financial activities and repairs and maintenance of the Association. The Rentz Management Community Administrator for the Association is Ms. Patt Bailey and she can be reached at 859-581-4815 or by email at Patt.Bailey@rentzmanagement.com .

It is also the responsibility of the Management Company to bid, contract, oversee and direct all contractors, vendors, etc. servicing the Association under the approval of the Board of Directors.

Annual Meeting

The Prospect Point Homeowners' Association holds its annual meeting on the fourth Monday in October at 7:00 P.M. The primary purpose of the meeting is to elect three persons to the Board of Directors.

Written notice of the annual meeting will be given at least fifteen (15) days before such meeting. Annual meeting notices will include:

- a. Agenda
- b. Proxy

Proxy - Owners/members who cannot attend an Association Annual Meeting should designate a person to carry their proxy vote. A proxy is a document by which one person authorizes another owner or someone else who can be trusted to vote in the owner's best interest.

In addition to the annual meeting, the Board of Directors meets monthly on the fourth Monday of each month. To assist the Board and the Management Company in making decisions on various issues, The Board has established four committees which meet monthly as well. Those committees are the Property Management Committee, the Landscape Committee, the Finance Committee and the Social Committee; each committee meets at a designated time each month. Homeowners' are encouraged to attend the monthly meetings of the committees of the Board of Directors.

Prospect Point Homeowners' Association Rules and Regulations

Pets

1. Pets are permitted as long as they are not kept, bred or maintained for commercial purposes.
2. Pets must be on a leash at all times when outside the owner's lot.
3. Pets cannot be staked or tied whether on the owner's lot or on common property.
4. Pet houses are not permitted.
5. Pets are prohibited from the swimming pool area, tennis courts and clubhouse.
6. All residents are required to clean up after their pets.
7. In response to a written complaint of non-compliance with these rules, the Board may suspend the voting rights and the rights to use the common areas and community facilities of the offending person. Under Association rules, a \$25.00 fine can be levied for each violation, and if this fine is not paid, it will become part of the owner's assessments and will be deemed in arrears and handled as such.

Signs

1. Signs must be installed by the Association or its agents.
2. One temporary sign not exceeding five square feet to advertise real estate for sale or rent is permitted.

Motor Vehicles

1. Each homeowner unit is entitled to one (1) automobile parking space in the designated parking area closest to the Homeowners unit.
2. Boats, campers, trailers, trucks of more than $\frac{3}{4}$ ton and recreational vehicles must be parked only in the RV storage area for which an application must be submitted and approved by Management in advance.
3. No commercial repair or mechanical work is to be performed on any vehicle unless conducted within a garage.
4. At no time will junk, or obviously non drivable vehicles will be allowed to remain on the street or parking areas.
5. All motor vehicle parking must be confined to parking areas or driveways. Parking of motor vehicles, either completely or partially, on any street in Prospect Point is prohibited.
6. All motorized vehicles, including mini-bikes, scooters, are restricted to the streets and parking areas. All vehicles operating on the streets or parking lots are subject to the laws of the Commonwealth of Kentucky insofar as operating qualifications are concerned.
7. All parked vehicles without current license plates will be towed at the owner's expense. Prospect Point is in the city of Villa Hills; therefore a city sticker is required. Villa Hills' city sticker may be obtained by calling 859-341-1515.

Other

All units shall be used for private residential purposes only, and no trade or activity shall be carried out on any lot or in any dwelling, which constitutes an annoyance or nuisance to the neighborhood or the Homeowners.

1. Burning of trash and any accumulation or storage of litter or trash is forbidden.
2. Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection, and trash may not be set out prior to dusk the day before collection.

3. No sound hardwood trees can be removed from any lot.
4. No structures, plantings or other materials are permitted which interfere with easements for installation or maintenance of utilities.
5. Garages may be used only for parking of motor vehicles and other customary uses.
6. Clotheslines, outbuildings and other temporary structures are expressly forbidden.
7. No basketball backstops, swing sets, recreational or exercise equipment or other game equipment shall be installed on or near any building, driveway or parking area.
8. Awnings, patios, patio enclosures, sunroofs, outdoor carpet or similar additions must have prior approval, in writing, by the *Property Management Committee*.
9. Method of TV cable installation must be one of the following:
 - a. The cable must enter the unit from outside, no higher than two feet off the ground. Additional cable must go thru the unit.
 - b. It is permissible to follow existing air conditioning wiring from the outside.
10. Pools rules are published annually in the newsletter.

Common Areas

The Common Areas include all portions of the Association owned by all members of the Association collectively. The Common Areas are for the use and enjoyment of all residents consistent with the rules and regulations of the Association.

Because the Common Areas are not owned by any individual, no individual may use these areas in ways not approved by the Association. Members have the right to use the pool, the patio area and other common areas in ways that been approved by your documents and/or Board rules. The idea, of course, is that common areas are there for all owners' use and enjoyment and consistent with the approval of the community as a whole.

Limited Common Areas

The same principles apply to Common and Limited Common Areas with the exception that Limited Common Areas are for the exclusive use of the individual-patios, balconies, stoops, etc.

For legal definition of Limited Common Areas and Common Areas, read the formal Association documents thoroughly. The examples used in this Handbook in no way should be construed as their complete definition.

Prospect Point Homeowners' Association Design Review

Section I. Improvement Application Review Procedures

A. *Aspects and Objective of Review*

1. Homeowners must obtain prior written approval by the Property Management Committee as a prerequisite to making any and all exterior modifications or improvements, including changes using the Design Standards or the recommended established practices detailed in Section II. Homeowners may obtain Application Forms and advice on completing the Application from the Management Company or downloading an application from www.prospectpointhoa.com.
2. The Property Management Committee shall review all Improvement Applications to determine:
 - a) Harmony of exterior design and location of requested improvement in relation to and its effect upon neighboring properties, vegetation, topography and overall community design;
 - b) The character of the exterior materials proposed to be used; and
 - c) Quality of the workmanship.

B. *Application Forms*

1. **Standard Applications**

Homeowners who request approval for modifications or improvements that conform to the Design Standards or the recommended established practices detailed in Section II may request the "Standard

Improvement Application: from the Management Company or download an application from www.prospectpointhoa.com .

2. **Non-Standard Applications**

Homeowners who request approval for modifications or improvements that go beyond the standard designs or recommended established practices detailed in Section II must use the appropriate application for each modification or improvement.

C. Application Procedures

1. Homeowners must complete all areas of the appropriate application form, date and sign the form. Incomplete applications will be returned to the homeowner for completion.
2. Homeowners shall include sufficient detail in the application to allow the Property Management Committee to make an informed assessment of the proposed improvement.
3. Homeowners shall provide all necessary information, depending upon the complexity of the improvement, such as blueprints, cost specifications, name of the contractor, photos, drawings, advertising brochures or other materials that will describe sufficiently the proposed improvement.
4. If necessary, the Property Management Committee may request additional information from the homeowner and suspend the review of the application until the information is received.
5. If necessary, depending upon the complexity of the improvement, members of the Property Management Committee may visit the site prior to the Committee meeting to assess the impact or the proposed improvement on the neighborhood.
6. Variances from established designs or accepted established practices may be granted in certain circumstances provided the design objectives established in Section I.A. are met.
7. Homeowners who apply for modifications or improvements will be notified of approval/disapproval in writing after the Committee decision.
8. Any homeowner whose application is disapproved will be notified of the reason for disapproval. The notification of disapproval may be accompanied by suggestions for modification of the design. In these cases, the homeowner is encouraged to reapply for the modified improvement.
9. Any homeowner whose application is disapproved without qualification may appeal the Committee decision by appearing before the Board of Directors to discuss the proposed improvement. The decision of the Board of Directors will be considered final with no further appeal.
10. At the time of the estimated completion date indicated on the application, and if necessary at subsequent dates, the Property Management Committee or its agent may perform a compliance inspection of the site.
11. All applications will be kept on file in the office of the Management Company for future reference. Copies of the applications will also be maintained with the Committee Chair.
12. When Homeowners are notified that the application is approved, they also will be duly notified in writing if they are to be held responsible for the future maintenance of and the future replacement of the approved and completed improvement.

Section II. Design Guidelines

Design Standards

There are certain exterior improvements or modifications to homeowner property for which specific Design Standards have been established. Design Standards are generally acceptable methods for achieving the objectives in particular design problems frequently encountered in the community.

When considering any of the accepted improvements listed below, a written application must be submitted on the "STANDARD IMPROVEMENT" Application form to expedite the review and approval process.

The following is a list of those improvements for which a "STANDARD IMPROVEMENT" Application form may be submitted:

1. Window, patio door, and/or screen replacement
2. Screen doors
3. Lawn edging

Before completing an application form, Homeowners should call the Management Company to obtain the acceptable type of materials, correct model numbers and the names of companies where these items can be obtained. This information must be recorded on the application form. Failure to obtain this information may delay the processing of the application.

Note: NO APPLICATION FORMS ARE REQUIRED FOR THE FOLLOWING ITEMS PROVIDED they are confined within the Homeowner's deck, patio or garden areas and are NOT placed on Common Areas, i.e., lawns, sidewalks, driveways or walls abutting parking areas:

1. Plant boxes/hanging plants
2. Bird baths, bird houses, bird feeders
3. Ornamental statuary
4. Wind-chimes, windsocks

Section III. Non-Standard Designs

When considering any improvements or exterior modifications NOT listed in Section II above as a "Design Standard", a written application must be submitted to the Property Management Committee on the Application form using the Application Guidelines in Section I.C. above.

Miscellaneous Services Performed for the Association

Following is a brief description of various services performed for the Association and the method by which they are normally performed:

Maintenance Procedures: The responsibility for maintaining, repairing or replacing the Common Areas is to be borne by the Association. The funds for maintaining the Common Areas are provided for by the annual maintenance fee paid by each owner.

The day-to-day periodic maintenance and operations of the Association are normally handled by the Management Company according to the guidelines established by the Board of Directors and the contract with the Management Company for the Association. The exceptions to this are those services needed to be performed by professional contractors or companies specializing in the area of expertise required.

When a particular job/project requires the use of outside contractors or companies, a bidding process is generally used, and a minimum of three contractors are solicited to submit bids by a specified deadline. The bids are reviewed by the Management Company and presented to the members of the Property Management Committee for review, discussion and a vote to determine the bid deemed to be the more desirable from a standpoint of qualifications, reputation and other pertinent factors. The Property Management Committee then makes its recommendation and advises the Board of Directors for their final decision.

Audit: An audit is performed each year by a certified public accountant contracted by the Board.

Grounds Care: The mowing, trimming, weeding and mulching of beds and the lawn program (pre-emergent, fertilizer and insect control) are done by independent contractors as scheduled by the Management Company. The lawn areas will be maintained at a 2"-3" height. Mulching of the beds is done prior to May 15th each year. Sidewalks, curbs, driveways and parking lots are edged three times during the season. Trees are trimmed once a year as needed and shrubs are trimmed twice per year. All bed areas will be kept in a neat, clean condition, removing all diseased or deadwood and other undesirable materials from planting areas.

Fertilization and weed control of the lawns is done five times per year. Lawn insect control is done three times per year. Trees/shrubs are fertilized in the spring, and treatment for insects and disease is performed on as as-needed basis.

Snow Removal: Plowing and shoveling of the streets will be handled by an outside contractor and will commence only after 2" of snow is on the ground and not before. If ice and freezing rain conditions are prevalent without 2" of snow, salting may be done on roadways first, and then driveways and sidewalks, as time permits. Clearing and shoveling of driveways and walks will be done with regard to conditions and costs.

Pool Area: The opening and closing of the pool facilities are handled by the Management Company as well as the day-to-day maintenance and care of the pool.

Trash Removal: Trash removal is done by an outside contractor.

Monthly Assessments

Each homeowner is required to pay a monthly assessment to the Association for each unit he/she owns. The amount of the monthly assessment for each unit is established by the Board of Directors on an annual basis as part of the process of adopting a budget for the following year. The assessments are due in advance on the 1st of the month and are to be sent to the Management Company. The monthly assessments are used for the improvement and maintenance of the common areas and facilities, insurance for the common areas and facilities, trash collection, grass cutting, exterior maintenance of the building surfaces, street and parking lot repairs, snow removal, and management expenses which represent only a few of the major uses of the monthly assessments. The failure to pay monthly assessments as they become due will result in a lien in the Association's favor being placed on the Homeowner's unit and ultimately, if the arrearage for the unpaid assessments is not satisfied, the Association has the right to take legal action to foreclose on the delinquent Homeowner's unit.

Monthly assessments are **NOT** used to fund the following items, which are the direct responsibility of the homeowner:

1. Homeowner's insurance (replacement value all risk policy)*
2. Concrete patio repair/replacement
3. Exterior light fixture repair/replacement
4. Glass replacement
5. Storm door/screen repair/replacement
6. Window screen repair/replacement
7. Foundations
8. Mailbox repairs/key replacement

*The Association does not carry any insurance on individual units. It does carry insurance covering common ground and buildings on common ground.

Reserves

Why do we have them?

The reserve account is the Association's way of setting aside money for future repairs and replacements. Each month a certain part of your assessment is set aside in a special interest bearing account to plan for the anticipated replacement and repair of specific areas, both individual unit and common areas, in the future. The sums needed for reserves are included in the overall budget for the Association each year.

Your ability to sell your unit can be influenced by the adequacy of, or non-existence of, reserves set aside by the Association. Lending institutions consider reserves for future needs in a community such as Prospect Point, a key part of a good financial policy and may consequently be more receptive to lending money in communities with a good, established reserve account.

Reserves do directly affect re-sale property values in the community

Some of the replacement/repair items paid by reserves are as follows:

1. Roof repair/replacement
2. Street repair/replacement

3. Painting of unit exterior including the front doors
4. Siding repair/replacement
5. Garage doors
6. Driveways

Your responsibilities as a homeowner

As in any neighborhood or community, we should all feel an obligation to do what we can for the general enjoyment of everyone. One of the ways to become involved is by attending the monthly Board of Directors meeting which is generally held on the 4th Monday of the month. Another way you can contribute is to get involved in one of your Association's Committees. They are: Property Management, Finance, Landscape and Social Committees. Contact any Board member or the Management Company for further information regarding serving on a Committee.

Each homeowner is encouraged to take pride in our community and its appearance. We are each judged by our individual units and the surrounding premises as well as the appearance of the community as a whole. The Board of Directors is only comprised of nine persons serving in a voluntary capacity, who are only able to address those matters that are formally brought to their attention. If you observe something that you feel needs to be brought to the attention of the Association, either from a standpoint of maintenance and repair or non-compliance with the Association's established rules and regulations, it is your responsibility as a homeowner to report the matter to the Management Company so the Board may determine the appropriate action to be taken.

Pool Rules

Open Daily

1. **Do not swim alone.**
2. A current pool key is necessary for admittance to the pool.
3. Two (2) guests per day, per household, is the limit on weekends and holidays. Four (4) guests on weekdays. Homeowner must accompany guests and is responsible for action of guests.
4. Persons under 16 years of age must be accompanied by a responsible adult member.
5. No skateboards or roller blades allowed in the pool and tennis court areas.
6. Proper swimming attire is required. All diapers must be covered with plastic pants and NO children in diapers are allowed in the large pool. No cut off jeans allowed.
7. The outdoor shower must be used after sports related activities.
8. Persons with contagious diseases or open infected sores will not be allowed in the pool.
9. No pets are allowed in the pool area.
10. **No glass allowed in the pool area.**
11. Large floats are not permitted. Single person air mattresses are permitted only on weekdays. Balls and plastic toys are permitted with discretion. No loud or rough play or running is allowed.
12. No DIVING permitted.
13. No one is to RESERVE lounge chairs.
14. The Association is not responsible for personal property at poolside.
15. The pool may not be reserved for private parties. There are no exceptions.
16. Inappropriate language and behavior will not be tolerated.

It is the responsibility of each resident to see that these rules are enforced in order to maintain a safe pool area for the use and recreation of all concerned. The Board of Directors has the obligation and the right to suspend the membership and pool privileges of any member who abuses their privilege or creates a safety hazard for others. There will be a charge for replacement of a pool key.

