

# Carolina Sands Owners Association – Rules

7/21/2020

## 1. Pool

- 1.1. Owners and Guests should shower before entering the Swimming Pool
- 1.2. Incontinent persons should not use the pool without appropriate swim diaper.
- 1.3. No lifeguard is on duty; all persons using pool do so at their own risk. CSOA is not responsible for accidents or injuries.
- 1.4. Children under the age of 15 can not use pool without adult supervision.
- 1.5. Pool Hours: Dawn to Dusk
- 1.6. Pool is for private use of residents and guests only
- 1.7. Do not admit anyone who does not have an access key fob
- 1.8. DO NOT swim alone
- 1.9. CSOA reserves the right to deny use of the pool to owners and authorized guests found in violation of association restrictions or rules.
- 1.10. No pets allowed in the pool or on the deck except properly documented service animals.
- 1.11. No glass allowed in the pool or on the deck
- 1.12. No food or drink is allowed in the pool.
- 1.13. No diving allowed.
- 1.14. No running, rough play, or excessive noise permitted.
- 1.15. No skateboards, roller blade or bicycles allowed in the pool area.
- 1.16. No persons with a communicable disease permitted in the pool.
- 1.17. No persons with skin, eye, ear or nasal infection allowed in the pool.
- 1.18. No persons under the influence of alcohol or drugs should use the pool.
- 1.19. Upon leaving, umbrellas are to be closed, furniture placed at tables, and any spills/trash cleaned up.
- 1.20. In the event of any accidents involving feces or vomit in the pool, the pool shall be closed immediately. Contact any board member. Numbers are posted on the club house bulletin board.
- 1.21. No smoking in the pool or on the pool deck.

## 2. Club House

- 2.1. Young children may not be left alone in the clubhouse at any time.
- 2.2. Refrigerator Rules
  - 2.2.1. No Open Containers of juice or drinks allowed
  - 2.2.2. No uncovered food portions of any kind allowed
  - 2.2.3. Label everything with your name
  - 2.2.4. All items left will be thrown out when cleaning is done.
  - 2.2.5. Clean up your mess and do not take what does not belong to you
  - 2.2.6. Children may not play in the kitchen
- 2.3. The clubhouse may be reserved by residents for private functions before Memorial Day and after the date that the pool closes in the fall, which may vary from year-to-year based on weather conditions. No reservations can be accepted between these two dates because restroom/clubhouse access may not be denied to users during the pool's busy season.
- 2.4. If decorating the clubhouse, do not use duct or cellophane tape on walls or doors. Painter's tape should be used instead.

- 2.5. No food is to be left in the clubhouse.
  - 2.6. All activities are recorded on video tape to aid in the prosecution of any crime committed against this facility
  - 2.7. Clubhouse trash cans are for club house trash only
  - 2.8. Do not dispose of pet waste in club house trash cans.
  - 2.9. Smoking is not permitted in the club house
  - 2.10. Parking is for users of the recreation center (tennis, playground, pool, horseshoes and bocce courts) only. Towing is enforced.
  - 2.11. Upon purchase of property, one FOB for the clubhouse will be issued. Only one FOB will be issued per property.
  - 2.12. To replace a lost FOB, there is a \$25.00 fee. Original FOB will be deactivated when lost.
  - 2.13. Under no circumstances will FOB be issued to tenants. Tenants should obtain their fob from the property owner.
  - 2.14. The club house is open until 10 pm.
  - 2.15. No smoking in the clubhouse.
3. Tennis Courts
    - 3.1. Tennis play allowed between 8 am and 10 pm.
    - 3.2. Tennis shoes only.
    - 3.3. No bicycles
    - 3.4. No roller blades
    - 3.5. No Skate Boarding
    - 3.6. Tennis players play at your own risk
    - 3.7. Upon purchase of property, one regular key for the tennis court will be issued. A second key for the tennis court may be purchased at a charge of \$5.00. There is a limit of two of these keys per lot.
    - 3.8. To replace a lost key, there is a \$5.00 fee.
    - 3.9. Under no circumstances will key be issued to tenants.
    - 3.10. No Smoking in the Tennis Courts.
4. Playground
    - 4.1. No pets are allowed in the playground.
    - 4.2. Playground hours are 8am – 10pm
    - 4.3. No Smoking in the Playground.
5. Beach Access
    - 5.1. Private/Gated beach access is for Carolina Sands Residents only.
    - 5.2. Do not leave bikes, wagons or trailers on the walkway
    - 5.3. No Smoking on the walkway or common areas around the bike rack.
    - 5.4. Current Carolina Sands Resident sticker required on all golf carts in common area.
6. Fees
    - 6.1. There is a \$25 administrative fee to be paid to CSHA whenever a lot is sold in Carolina Sands. This is collected at closing, and should appear on closing statements. The fee covers costs the CSHA expenses associated with database entry, address changes and keys issued.
    - 6.2. Lost club house fob: \$25
    - 6.3. Lost tennis court key: \$5
    - 6.4. Annual HOA Dues: \$300

## Common Area Rule Enforcement

What is an Offense: Violation of any posted common area rule, witnessed and/or reported and validated (camera, key card access, or interview) by a board member, or person authorized by the board to monitor the common areas. Offenses are counted per household not per person.

First Offense – Verbal Warning with property owner.

Second Offense – Loss of common area access for 1 week.

Third Offense – Loss of common area access for season and \$100 fine

Additional Offenses – (for those whom have lost privilege's) \$500 fine per offense.

Appeal process: In person interview with at least three sitting board members. Board members have discretion and may reinstate privilege by majority vote.