

**Three Runs Plantation**  
**Rules & Regulations**  
**Use of Amenities**

The Board of Directors (BOD) has reviewed and approved these rules and regulations. Please read this document and file it for future reference.

Three Runs Plantation (TRP) is a private community and the facilities/amenities are for property owner/resident use only.

Any unauthorized access to the facility amenities will be considered trespassing and will be prosecuted to the full extent of the law.

Property owners are asked to report, to the developer and/or HOA, any abuse of these Rules and Regulations.

The BOD and/or the sales/management staff have the authority to restrict use of the community amenities to anyone found to violate the Rules.

A property owner will be held financially responsible for repair or replacement of any damages caused by any family members or any of their guests to the pool, clubhouse or outdoor pavilion and riding arena areas. This includes but is not limited to landscaping, fencing, furniture, decorative furnishings, finishes, appliances, bath fixtures and lighting.

The developer will have the right to use all facilities and amenities for property sales and marketing promotions as he deems necessary. The developer also reserves the right to authorize non-resident rental and/or use of the facilities and amenities as he deems appropriate.

Revised October, 2012

## **Three Runs Plantation**

### **POOL/CABANA RULES**

*Swimming is at your own risk. Developer, management and the HOA are held harmless for any and all injuries which may result from your use of the pool and facilities*

- **WARNING – NO LIFEGUARD ON DUTY**
- **BATHERS SHOULD NOT SWIM ALONE.**
- **CHILDREN 14 AND UNDER ARE NOT ALLOWED IN THE POOL AREA WITHOUT RESPONSIBLE ADULT (18+) SUPERVISION**
- **NO DIVING**

#### **General Use**

- Each year, the pool will be open from Memorial Day Weekend (Saturday) through September, 30<sup>th</sup>.
- The hours of operation are 7:00AM – 9:00PM each day.
- Gates are to remain closed and locked at all times
- Property owners must use their key pad code for pool area access.
- **DO NOT GIVE YOUR PERSONAL CODE TO GUESTS OR ANYONE OUTSIDE YOUR IMMEDIATE FAMILY.**
- **ALL GUESTS MUST BE ACCOMPANIED BY A PROPERTY OWNER**
- Food and drink are prohibited within 10 feet of the pool edge.
- All beverage holders and/or storage containers used within the fenced pool area shall be made of non-breakable materials. No Glass is permitted in the pool area.
- Alcoholic beverages may not be served to anyone under the age of 21 or to intoxicated persons.

*The responsible owner may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also harm to total strangers involved in automobile accidents, etc., caused by the intoxicated individual.*

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## **Three Runs Plantation**

### **POOL/CABANA RULES**

#### General Use Cont'd

- SMOKING, CHEWING TOBACCO AND CHEWING GUM ARE PROHIBITED IN THE POOL AREA
- Running, boisterous, obnoxious, unsafe or rough play is not allowed.
- Offensive language is not permitted.
- Swim diapers are required for all babies and toddlers.
- Individuals wishing to enter the pool must shower in the cabana shower facilities before entering the pool
- No one with open wounds or who is ill is allowed in the pool
- Life preservers, life saving hooks and safety ropes are safety equipment and are not to be used for play
- Animals are not allowed in the pool area. Animals assisting handicapped individuals are exempt from this requirement.
- There will be no furniture removed from the pool area
- No bikes or scooters are allowed within the gated pool area
- All property owners are responsible for the clean-up and removal of all items brought into the pool areas
- Swimming attire should conform to conventional swimwear.

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## **Three Runs Plantation**

### **CLUBHOUSE RULES**

*The clubhouse is always available to property owners for informal gatherings. Generally, the clubhouse is open (unlocked) during sales office hours: Mon-Sat 10-4PM, Sun 1-4PM.*

*Property owners that wish to use the clubhouse during non-office hours may use their resident key to gain access to the clubhouse. This privilege is reserved for informal gatherings of the property owners and does not apply to private functions or events that will include non-resident guests.*

*As a group the resident's utilizing the clubhouse for an informal gathering will be responsible for the clubhouse. There will be no housekeeping fee for informal gatherings of the property owners; if the property owners follow the rules of the Departure Checklist (see Page 6).*

#### **General Use**

*These general use rules apply for reserved functions as well as property owner informal gatherings*

- DO NOT LEND/DUPLICATE YOUR KEY FOR GUESTS OR ANYONE OUTSIDE YOUR IMMEDIATE FAMILY.
- ALL GUESTS MUST BE ACCOMPANIED BY A PROPERTY OWNER.
- No children under the age of 18 are permitted in the clubhouse unless supervised by an adult resident at all times
- No more than 100 people may be in the clubhouse at any time
- Music played in the clubhouse must be kept at a level so that it can't be heard outside the clubhouse
- SMOKING AND CHEWING TOBACCO ARE PROHIBITED IN THE CLUBHOUSE
- Animals are not allowed in the clubhouse. Animals assisting handicapped individuals are exempt from this requirement.

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## **Three Runs Plantation CLUBHOUSE RULES**

### General Use Cont'd

- Alcoholic beverages may not be served to anyone under the age of 21 or to intoxicated persons.

*The responsible owner may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also harm to total strangers involved in automobile accidents, etc., caused by the intoxicated individual*

- Glass is permitted in the clubhouse but not in the pool area
- There will be no furniture removed from the clubhouse
- No decorations are allowed that will cause damage to the wall, window, ceiling or any clubhouse furnishings
- No wet bathing suits or towels are allowed in the clubhouse
- Use the Departure Checklist (See Page 6)

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## **Three Runs Plantation** **CLUBHOUSE RULES**

### **Departure Checklist**

*Please use this checklist to close-up after any property owner informal gathering and/or private "reserved" event use of the clubhouse.*

*When leaving the facilities, it is the designated property owner's responsibility to be sure that the checklist items have been completed.*

- Clean-up and place all trash in the clubhouse in containers provided
- Remove and/or place all outside trash around clubhouse, outdoor pavilion and/or pool areas in outside containers
- Return all clubhouse interior furnishings to their original positions
- Make sure rocking chairs have been brought inside clubhouse
- Remove and/or discard any food/beverage items that were brought to the facilities. This includes removal of any food and beverage items from the refrigerator.
- Set HVAC at 68° (November – March) or 75° (April – October)
- Make sure fireplace is turned-off
- Make sure the dishwasher and other kitchen appliances are turned-off
- Ensure all clubhouse interior lights and ceiling fans are turned off, including veranda ceiling fans
- Ensure cabana lights and fans are turned off
- Leave-on the outside lights on either side of the veranda doors and the center hanging light outside front door of the clubhouse.
- LOCK THE DOORS. All exterior doors, including both sides of double doors to veranda, kitchen side door and both front entrance doors
- SET THE CLUBHOUSE ALARM WHEN LEAVING

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**Three Runs Plantation**  
**RIDING ARENAS/TRAIL SYSTEM RULES**

*The trail system and riding arenas are for the exclusive use of Three Runs property owners and their guests.*

**General Use**

- Any unauthorized access to these amenities will be considered trespassing and will be prosecuted to the full extent of the law.
- ALL GUEST MUST BE ACCOMPANIED BY A PROPERTY OWNER
- Please refer to your trail map for additional rules and guidelines for using the trail system.

**Three Runs Plantation**  
**One-Day Guest Passes**

*All guests should be accompanied by a resident or property owner while using any amenities within the community.*

*However, special One-Day passes (wristbands) are available if special circumstances arise that may necessitate a guest(s) using amenities while not in the company of a resident.*

**Guest Pass**

- Available in the clubhouse sales office during office hours (Mon-Sat 10-4PM, Sun 1-4PM)
- Sign-out (with sales agent) required
- Pass will be dated and is good for ONE DAY ONLY

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## **Three Runs Plantation Reservation of Amenities**

*Only members of the Three Runs Plantation HOA who are in good standing, meaning all dues and assessments are paid in full, and are at least 21 years of age will be allowed to make private function reservations.*

### Policy

- The TRP trail system and riding arenas are always accessible to any and all property owners. The trails and riding arenas may not be “reserved” for any private functions unless they are used as part of a larger event. PLEASE NOTE: If a property owner plans to invite more than eight (8) guests to visit and ride the trails or work in the riding arenas, the HOA office must be notified 48 hours ahead of date of the planned ride.
- A property owner may reserve the clubhouse, outdoor pavilion or pool/cabana subject to availability, by filling out the “Amenities Reservation” form on the TRP website.
- Reservations are made on a first-come, first-served basis.
- Availability may be checked on the community calendar on-line, which should be up-to-date, but is not a guarantee of availability.
- The property owner responsible (making the reservation) for a private function MUST be present and in attendance during that event.
- A reservation to use facilities requested by an owner for a non-owner is prohibited.
- Currently, there is no rental fee for private use of the facilities by property owners. However, a \$100\* housekeeping fee is required and must be received in the HOA office 48 hours before event date.
- All property owners and their guests MUST abide by the TRP Rules and Regulations. Please review the pool and clubhouse rules and ensure all guests are aware of them.

*The property owner assumes full responsibility and liability for all of his/her guests’ activities during the reserved period of use. The property owner is responsible for any damage to the facility caused by his/her guests. The HOA will not be responsible for any negligence, liability or illegal activities.*

- A reservation time should allow at least one hour before and after the planned event for set-up and clean-up.
- All functions must end (including clean-up) and guests must vacate the clubhouse by 1:00AM.

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## Three Runs Plantation Reservation of Amenities

### Policy Cont'd

*When planning your activities, please be considerate of your neighbors in the area. Keep noise levels inside and outside the facilities at a reasonable level. It is recommended that all activities be moved indoors by 10PM.*

- Private functions to be held in the outdoor pavilion may utilize the rest facilities in the pool cabana area if needed. This access must be requested at the time the function reservation is made.
- PLEASE NOTE: There may be a housekeeping fee attached to use of the pavilion and cabana area. This will be determined by the HOA on an individual event basis.
- **The Certificate of Occupancy for the clubhouse limits the main building to 100 Total Persons.**

*It is the responsibility of the HOA member reserving the clubhouse to make sure this occupancy limit is observed. Exceeding the County occupancy limit may result in eviction, receipt of a citation and a fine. Smoking is NOT permitted in the clubhouse. Any cost, fine or assessment made against the HOA shall be collectible by the HOA against the property owner whose event gave rise to the violation.*

- Each property owner is responsible to supervise the activities in the clubhouse, outdoor pavilion, riding arenas, trails and/or use of the pool/cabana area.
- Property owners must follow the Departure Checklist guidelines (See Page 6) to avoid any penalty\*\*.

\*\$100 housekeeping fee is subject to change and is non-refundable

\*\* Penalty in the form of a monetary fine will be determined based on level of non-compliance.

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