

Rivercut Golf Community®  
Rules and Regulations for The Riverhouse and Swimming Pool

Amended 6/1/13

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## SWIMMING POOL

Pool hours are from 10:00 am to 9:00 pm with the exception of adult only swim hours. Daily from 9:00 am to 10:00 am, and Tuesday and Thursday evenings from 8:00 pm to 9:00 pm, are reserved for adult members only. The pool is available to members for private functions from 9:00 pm to 10:00 pm Daily and from 7:00pm – 10:00pm Monday and Wednesday only (Reservee shall not prohibit standard member use of the pool until 9:00pm). The pool closes at 10:00 pm.

The pool is for members and their guests only (up to 4 guests allowed). Each Rivercut lot owner receives a member pass card. One extra member pass card is available upon request. If a member loses their card or it is stolen, there is a \$3.00 charge per card for replacement. Guests must be accompanied by the member and must adhere to all rules and regulations of the pool. Members are responsible for the conduct of their guests.

Children under the age of 12 must be accompanied by an adult. An adult is any person age 18 or older.

The wading pool is for children age five and under. An adult must supervise children using the wading pool at all times.

No diving allowed.

Flotation devices are not allowed, except for children wearing personal safety devices such as arm rings or life jackets.

Only acceptable swimming apparel may be worn in the pool. No shorts or cut-offs allowed.

Boisterous conduct is not permitted in or around the pool. This includes running, pushing, rough play, dunking, excessive splashing or other acts that would annoy or endanger others. The use of profanity, vulgar remarks, or any behavior not conducive to the family environment will result in immediate ejection from the pool and pool area.

No gum allowed. Food is allowed in designated refreshments area only (under covered pavilion).

No smoking or alcohol allowed.

No glass objects of any type allowed. Beverages in cans, paper or plastic containers are allowed poolside, but not in the pool itself. All debris must be disposed of properly.

No animals allowed.

No bicycles, skateboards, scooters, roller blades or similar equipment allowed on the pool deck.

Radio and other audio devices may be used with headsets only.

The improper use or abuse of pool furniture or equipment will result in an assessment for damages, permanent forfeiture of any right to use the pool, or both. The lot owner will be responsible for any damages incurred by their guests.

Rivercut Development, Inc., the Association, their respective Board of Directors, officers, agents, and employees are not responsible for lost or damaged items.

Any determination as to whether a violation has occurred shall be made by the Board of Directors of the Association in its sole discretion, or by an agent designated by the Board of Directors for such purpose. The Board of Directors or its authorized agent(s), if any, reserves the right to refuse admittance to, or eject from the pool premises, any persons failing to comply with any of the health, safety and pool regulations.

## THE RIVERHOUSE

The Riverhouse is available, by reservation only, to the current members of the Rivercut Golf Community® Property Owners' Association *free of charge* for personal/private functions. It is also available *with a rental fee*, by special permission only, to the Rivercut Golf Course for golf course functions. The Board of Directors or its authorized agent(s) will consider other special requests by association members on an individual basis.

The Riverhouse is available for reservation between the hours of 10:00 am and 12 midnight. A resident can reserve no more than two consecutive days for a function. The pool is available for reservation, from the regular closing hours of 9:00 pm until 10:00 pm for any member that has also reserved The Riverhouse. No outdoor activities are allowed after 10:00 pm. Security Patrol will strictly enforce the Rivercut restrictions which prohibit unreasonably loud or offensive noises after 10:00 pm. The Riverhouse must be vacated no later than 12 midnight. Security Patrol has full authority to ensure the building is vacated and locked by the responsible member by midnight. Security Patrol will activate the alarm system for the building. The Riverhouse is closed on Christmas Eve and New Year's Eve.

Residents delinquent in their obligations to the association will not be allowed to reserve The Riverhouse.

A cleaning and damage deposit of \$250.00 must be submitted with a completed reservation agreement. The deposit is fully refundable provided the building and pool area does not require cleaning or maintenance of any kind.

*The building and pool area will be inspected for loss, damage and cleaning the day following your reservation date. If there are any issues of loss or damage, or if cleaning is necessary, the deposit will be used to repair, replace and clean. Loss or damage in excess of the \$250.00 deposit will be assessed at replacement or repair value and will be due immediately from responsible member. Any unpaid fees will be added to the member's annual association dues. All member privileges will be forfeited until balance due is paid in full.*

The premises must be cleaned prior to closing hours unless previous arrangements are made with management. Cleaning includes the following:

- Sweep hard-surface floors
- Vacuum carpet
- Collect and dispose of all garbage
- Wipe off tables, counter tops and appliances
- Clean sink
- Remove all items from refrigerator – wipe out if spills occurred
- Set the thermostat at 62° (heat) in the winter and 82° (a/c) in the summer
- Shut off all lights
- Close and lock all windows and doors

The reserving member may pick up a key the day of the reservation, or on Friday if the reservation is for a Saturday or Sunday. The key must be returned by 10:00 am the following business day. *There will be a fee of \$50.00 for a lost key.*

Upon receipt of the key and a satisfactory inspection of the building and pool area, the damage deposit will be returned.

### General Rules

Smoking and alcohol are prohibited in The Riverhouse.

No person under the age of 18 will be allowed in The Riverhouse unless accompanied by an adult.

Children of members not residing in the home of the member may use The Riverhouse only when reserved by and accompanied by the member.

The reserving member must accompany guests. The reserving member must be present *at all times* while guests are present. Members are fully responsible for the actions of their guests.

Members and their guests are expected to act in a courteous and orderly fashion at all times.

A maximum of 100 persons may use the facility at one time.

The Riverhouse doors must be kept closed at all times. Please do not leave propped open for any reason.

No swimsuits are allowed in The Riverhouse. Please dry off and change clothes before entering the building.

No golf spike shoes are allowed.

Unreasonably loud or offensive noise in or around The Riverhouse is strictly prohibited. Management and/or Security Patrol has full authority to monitor and make recommendations regarding noise level. Noncompliance with requests to lower the noise level will result in the member and their guests being asked to leave The Riverhouse.

Moderate music is permitted in The Riverhouse. However, no blaring or loud music will be tolerated. Should a homeowner complain that the music is too loud, or if you are approached by Security Patrol regarding the noise level, you are expected to comply and turn down the volume of the music. No music is allowed in the pool area. (Headsets only)

Food must be consumed in The Riverhouse or in the designated refreshments area only.

No furniture and other property of the Association shall be taken from the premises or moved under any circumstances. Charges may apply to any moved furniture/décor items.

No animals are allowed.

The posting of any notice, message or sign of any kind in The Riverhouse, including the pool area, is prohibited without prior approval of management.

All persons are required to use the designated parking areas and comply with any No Parking and directional signs. No parking on grass.

*All rules of The Riverhouse and Swimming Pool may be changed from time to time, at the discretion of the Board of Directors. Such changes will be noted to members by written communication. Failure to comply with the rules will subject the member to disciplinary action, fines and/or suspensions.*