



Board of Directors

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Waverly Park Homeowners Association

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RESOLUTION 2018-03

May 19, 2018

A Resolution adopting amended rules for the use of the Common Area and setting penalties for infractions

Whereas, The Common Area is located at 620 Ashley Trail, Canton, Georgia, and is designated as Lot 77 of Waverly Park, and

Whereas, There is a need to formalize rules for use of the Common Area so that all residents and authorized guests may enjoy the area, so that the value of the property may be protected, and so that unauthorized persons may be removed, and

Whereas, Article VII of the By-Laws of Waverly Park Homeowners Assoc., Inc. authorizes the Board of Directors to adopt rules governing the use of the Common Area and to establish penalties for the infraction of those rules; therefore

Resolved, That WPHA Board of Directors Resolution 2017-02 of May 10, 2017, is cancelled and the following amended rules are hereby adopted;

**Waverly Park Homeowners Association
Common Area Rules**

Applicable to All of the Common Area

1. Waverly Park homeowners who have no unpaid debt to WPHA may use the Common Area, including the pool, playground and walking trail, subject to these rules.
2. Residents must escort their guests. See **Pool – Eligibility** below for other guest-related rules.
3. The Common Area is open daily from 7:00 am until 10:00 pm. Any person in the Common Area outside these hours without permission from the Board of Directors is trespassing.
4. Only street legal motor vehicles are permitted on the paved entrance driveway and parking area. No motor vehicle is permitted in any other part of the Common Area, including the walking trail, except those vehicles involved in authorized maintenance, repair or construction.
5. Responsible, older person(s) must supervise young children at all times. Other rules apply to the supervision of children in the pool area.
6. The Common Area, including parking area, and driveway are under 24-hour video surveillance.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Jason Maurath
Director

7. Any vehicle left longer than 24 hours at the pool parking area will be towed at owner's expense.
8. No person shall inhale, vape, exhale, burn, or carry any turned-on e-cigarette, lighted cigar, cigarette, pipe or other combustible substance in any manner or form inside the pool fence or on the playground or within 25 feet of the pool fence or playground.

Applicable to the Area Inside the Pool Fence

Pool – Safety

9. This is a private pool. No lifeguard will be on duty. Residents and guests swim at their own risk.
10. Glass containers are not allowed in the pool area.
11. No diving or jumping into the pool.
12. No running, tossing or pushing of others from the pool edge; no horseplay will be permitted in the pool area.
13. No bicycles, roller skates or skateboards are permitted in the pool area.
14. Caution children against playing with drains, skimmers or other pool equipment.
15. Inflatable toys or mattresses are allowed in the pool when they do not detract from others use of the pool. Infant safety flotation devices are permitted.
16. Shoulder length hair should be tied back or a swim cap worn.

Pool – Eligibility

17. Only residents and a maximum of four (4) guests per household, escorted by residents, are allowed in the pool area.
18. Residents 18 years or older may bring guests to the pool.
19. Residents are responsible for the conduct of their guests and must see that the rules are obeyed and that others are not inconvenienced.
20. Children under 14 must be accompanied by a resident (18 years or older) at all times.
21. After dark, no one 17 years old and under is allowed in the pool area unless supervised by a resident 21 years old or older.
22. No one is allowed in the pool area without an active gate keycard. The gate should not be opened for persons without a working keycard.

Pool - Group Use

23. Residents may apply to the pool committee for non-exclusive use of the pool area for group gatherings. Group size is limited to 25 guests on weekend days and 40 guests on a weekday.
24. Exclusive use will not be granted. Other residents not involved with the group may use the pool during the approved group gathering.

25. Residents are responsible for the conduct of their guests and cleanup after their group use. Trash must be deposited in the containers outside of the fence.

Pool – Sanitation

26. Animals are not allowed in the pool area.
27. Swimming suits must be worn; no cut-offs or shorts are allowed.
28. No food is allowed on the pool deck.
29. Any person having sores, inflammation of the eyes or nose or any communicable disease is prohibited from use of the pool area.
30. Suntan oils, creams, lotions and perspiration cause staining of the pool, scum and filter problems. Please shower before entering the pool.

Pool – General

31. Anyone disregarding pool rules will be restricted from pool use as determined by the Association.
32. The gate must be locked at all times.
33. The Association assumes no liability for any personal injury, loss of property or damage to property.
34. Please keep the pool area tidy so that everyone may enjoy it.
35. Please report any problems to the pool committee.

Resolved, That the penalties for infractions of these rules are as follows;

Trespassing: Violators should be reported to the Cherokee County Sheriff's Office for processing as provided for by state or county law,

Other Violations: Homeowners Common Area use privilege may be suspended and all residents of their property barred from the Common Area for a period not to exceed sixty days if anyone using their privilege violates the rules. Fines may also be assessed against the responsible homeowner.

Damage: All homeowners must reimburse the WPHA for all damages they or their guests cause.

For the Board,



Kevin Reed
President