

# **ELK RUN HOMEOWNERS ASSOCIATION**

## **AMENITIES AREAS (LAKE, POOL & TENNIS) RULES AND REGULATIONS**

The Elk Run amenities are here for use by all residents current in association dues. The following rules and regulations have been adopted by the Elk Run Board of Directors under Sub-Section 3.18 of the Association Bylaws, and will be adhered to by all Homeowners for the safety and enjoyment of everyone:

1. **No children under the age of 14 will be allowed to use the pool or tennis facilities without adult supervision. Adult supervision is defined as a resident over the age of 18. Parent or supervising adult will have responsibility to protect non-swimming children.**

For their own safety, unaccompanied children under the age of 14 will be asked to leave the amenities area. There will be one (1) written warning issued for this violation, the second violation will carry a \$50.00 fine, with amenities privileges revoked for season after second violation.

2. **Children under the Age of 3 or still in diapers are required to wear a swim diaper specifically designed for pool use per Douglas County Health Codes. If feces is released into the pool you are to notify a Board member immediately.**
3. **All swimmers are encouraged to shower before entering the pool.**
4. **The pool or tennis facilities may be closed for necessary maintenance, for adverse weather conditions or for any other reason deemed necessary by the Board of Directors.**
5. **Proper Swim attire only – No cut-off pants are allowed. You will be asked to leave if not properly dressed.**
6. **Proper Tennis attire is required while playing on courts. Shoes must have non-marking soles.**
7. **No skateboards, roller blades, bicycles or anything else that may damage the court surface is allowed inside the pool, pavilion/clubhouse or tennis court areas. No motorized vehicles on lake trails or any other amenity area.**
8. **Guests must be accompanied by a Homeowner and all pool guests must register on the “sign in” log posted at the pool bathhouse.**
9. **Homeowners are limited to 5 guests at one time at the pool facility.**

## **Elk Run HOA - Amenities Area - Rules and Regulations**

### **Page 2**

- 10. There is no “Private Use” of the Pool or Tennis Court amenities. The Clubhouse is available for rent to accommodate large gatherings.**
- 11. The entry gates to either the pool or tennis courts WILL NOT be propped open. Homeowners will receive one (1) written warning for this violation. A subsequent violation will result in 30 day suspension or revocation of privileges.**
- 12. If you do not have an amenities key, the Homeowner will need to contact the Association at [ElkRunHOA@bellsouth.net](mailto:ElkRunHOA@bellsouth.net) or call the Voice Mail below to obtain an appointment for a key. A \$20 fee is required to replace a lost key from the previous year. Once a key is issued for the current season, one lost key will be re-issued per season at the \$20 fee. If an additional key is issued a \$100 fine will be charged, no exceptions.**
- 13. No pool key will be issued directly to a renter. The Homeowner must pick up the key for their rented property.**
- 14. A Pool/Tennis Key Pick Up Sheet is mandatory for all residents using the amenities and must be filled out at the time of key exchange.**
- 15. Homeowners are not permitted to loan their key to another homeowner who is not current with HOA dues or a non-resident. Homeowners caught in violation of this rule will have their amenities privileges immediately revoked for the season.**
- 16. Proper etiquette is required for use of Pool and Tennis facilities. You will be asked to leave for inappropriate or disruptive behavior. Music must be kept to a volume level not disturbing to others.**
- 17. No throwing of inappropriate objects in or around the pool or tennis courts.**
- 18. No glass containers allowed in the pool or tennis court areas. Residents are asked to please clean the general area after swim or tennis play and place trash in appropriate receptacles prior to leaving the area.**
- 19. No gum or smoking allowed on Pool deck or Tennis courts.**

## **Elk Run HOA - Amenities Area - Rules and Regulations**

**Page 3**

- 20. No Pets are allowed inside the Pool or Tennis Court areas.**
- 21. All Animals must be on leashes and properly restrained by the homeowner at all times while using the lake trails or any other common area including the sidewalks. The Association will not be held responsible for any injuries sustained or damages awarded as a result of a homeowner's negligence or failure to properly restrain an animal wherein the animal bites, threatens or attacks another person or animal in any common area that is property of the Elk Run HOA.**

**Habitual violation of Rules/Regulations Nos. 16 to 21, the homeowner will face 30 day suspension of privileges.**

- 22. No weapons, threatening behavior or talk will be tolerated. Violators will be required to leave the area immediately, and may face further prosecution under law.**
- 23. The Lake and Tennis Court Common Areas are open year round during the hours of 7:00 AM to 10:00 PM. The Swimming Pool is open 7:00 AM to 10:00 PM during swim season (Memorial Day to Labor Day). Anyone found trespassing after hours WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.**
- 24. Any person found vandalizing the Elk Run facilities or property WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.**
- 25. The Pool and Tennis facilities will be periodically monitored for compliance with these rules. If asked, you must present an amenities key to the designated monitor. Failure to comply will result in 30 day suspension and possible revocation of privileges.**
- 26. Homeowners and guests use the Elk Run amenity facilities at their own risk. You are hereby notified NO LIFEGUARD OR SECURITY OFFICER IS ON DUTY.**

**A phone to call 911 for LIFE THREATENING Emergencies is located at the pool bathhouse.**

**Use your CELL PHONE to reach a Board Member at 770-804-2053  
LEAVE A MESSAGE –The Board is notified Immediately**

# **ELK RUN HOMEOWNERS ASSOCIATION**

## **TERMS OF PAVILION AREA USAGE**

**The Elk Run Pavilion area is here for use by all Homeowners (or Homeowner's Tenant) who are current in Association dues.**

**The following statement has been adopted by the Elk Run Board of Directors under Sub-Section 3.18 of the Association Bylaws, and will be adhered to by all Homeowners using the Pavilion facility without exception.**

**Although there is not a fee to use the Pavilion area, the Homeowner MUST notify the Board of Directors if planning to use the facility for a formal gathering – if there is a conflict with an Elk Run “Association” or Reserved Clubhouse event – you will be asked to leave. This is especially important during peak usage months.**

**Contact the Board at either:**

**770-804-2053 for Voice Mail or via  
Email at: [ElkRunHOA@bellsouth.net](mailto:ElkRunHOA@bellsouth.net)**

**Please indicate your name, address and phone number or email address so we may make note of your plans to use the Pavilion facility.**

**By this posting at the Pavilion facility or on the Association website, you are hereby notified that the user of the Pavilion facility or any other amenity is responsible for any damage caused by use or negligence on the part of the Homeowner or any guest. Assessments or fines for damage will be submitted in writing and charged to the Homeowners “Lot” under Article III Section 3.21 of the Elk Run Bylaws.**

**The Homeowner and guests using the Pavilion facility will be subject to the terms and conditions of our Governing Documents and those stated in the Amenity Rules and Regulations.**

**The lack of a formal rental agreement does not relinquish the Homeowner from the responsibility to clean the area and to secure the Pavilion restroom, Pool or Tennis Court area(s) prior to departure.**