

WOODMONT COMMUNITY ASSOCIATION, LLC.

COMMUNITY RULES

This document defines the terms of use for assets owned by the Woodmont Community Association, LLC.

These community rules have been adopted by the Woodmont Board of Directors by authority given in Article II Section 14 of the Declaration of Covenants, Conditions and Restrictions (Declarations). They may be amended by the Board. Additions or changes will be posted online with notification published in the newsletter or via email.

Document Revisions	Date
Initial release	4/30/2017
Added J4a regarding towing of vehicles parked overnight in Clubhouse parking lot	9/14/2017

Table of Contents	Page
1. Members	1
2. Responsibility and Liability	2
3. Guests	2
4. General Rules for Woodmont Facilities	2
5. Access Cards	3
6. Clubhouse	4
Clubhouse Reservations	4
7. Exercise Room	4
8. Pool	5
Pool Reservations	6
9. Tennis Courts	6
10. Playground	7
11. Nature Trail	7
12. Parking	7

A. MEMBERS

1. Use of Woodmont Community Association (Woodmont) facilities is set forth in the Declaration of Covenants, Conditions, and Restrictions for Woodmont Community and is limited to Woodmont lot owners and their eligible family members or their tenants or contract purchasers who reside on their property. Subject to the Declarations and these rules and regulations, Woodmont members in good standing shall be entitled to the use and enjoyment of all common

property owned by Woodmont and any facilities located on that property as set forth in this document.

2. The Woodmont Board of Directors may allow the use of the facilities by non-members meeting specific requirements as set forth in the bylaws, rules and regulations, and policies.
3. Woodmont facilities shall be defined as and limited to the clubhouse, swimming pool, tennis courts, playground, nature trail, common areas and parking lots.

B. RESPONSIBILITY AND LIABILITY

1. Woodmont assumes no responsibility for the personal property of any member or guest.
2. Woodmont assumes no responsibility for any accident or injury resulting from the use or misuse of Woodmont facilities.
3. A member is responsible for the conduct and dress of his or her guests.
4. A member is responsible for any damage or loss caused to Woodmont property by the member or the member's guest.
5. Failure of a member or the member's guest to adhere to these rules may result in the suspension of that member's privileges.

C. GUESTS

1. Guests are welcome to use the same Woodmont facilities to which the host member is privileged when accompanied by the member who has paid the appropriate guest fees, subject to all rules and regulations, and unless the facility is reserved for a member-only or private function.

D. GENERAL RULES FOR WOODMONT FACILITIES

1. Hours of operation of Woodmont facilities vary with the season and may vary from posted times due to inclement weather, special activities, or maintenance.
2. Use of any Woodmont facilities or entering Woodmont property during times other than the normal hours of operation or special, announced hours, or at any time by persons who are not entitled to use the facilities, shall be considered trespassing and treated accordingly.
3. Signs, posters, and notices shall not be posted on any Woodmont property without the prior approval of the Board. Signs, posters, and notices shall not be nailed or affixed in any way to any trees, buildings, walls, fences, street lights, or existing signs.
4. No articles or tickets or any kind shall be offered for sale, no subscription lists or petitions shall be circulated, or advertisements displayed anywhere on Woodmont property without the prior approval of the Board.
5. Persons other than those contracted or authorized by Woodmont may not engage in the sale of merchandise or services on Woodmont property.

6. Pets, except as specifically restricted in other sections of these rules and regulations, are permitted on Woodmont property only when on a leash and under the control of their owners. Pet waste must be removed by pet owners. Pet waste bags are located for your convenience throughout the community.
7. Trash, rubbish, landscape debris, and similar material shall not be placed on or near Woodmont property nor in or near a stream or drainage easement. All litter shall be disposed of properly.
8. Fires on Woodmont property are limited to those started and contained in grills used for cooking purposes. All others are prohibited.
9. Launching fireworks on or over Woodmont property is prohibited.
10. Weapons, including but not limited to firearms, knives, air rifles and bows and arrows shall not be brought onto Woodmont property.
11. Hunting and trapping are prohibited on Woodmont property.
12. Loud, quarrelsome, or obscene conduct, profanity and loud boom boxes or car stereos are prohibited on Woodmont property.
13. Vandalism, willful defacing, or destruction of Woodmont property is prohibited. Violators will be prosecuted to the fullest extent of the law.
14. Complaints regarding Woodmont contractors or vendors should be directed to the property manager and not directly to the contractor or vendor.
15. Members and guests shall not give directions to any person contracted by Woodmont which conflicts with Woodmont rules.
16. Members and guests shall not ask any person contracted by Woodmont to perform work which may be considered of a personal nature and not in keeping with services generally rendered to all members.
17. Members and guests shall not send any person contracted by Woodmont off Woodmont premises.
18. Persons contracted by Woodmont to serve in capacity on behalf of Woodmont have full authority to enforce these rules and regulations. Interpretation and counsel may be provided by the Board of Directors.
19. Violations are to be brought to the attention of the member and reported to the property manager for appropriate action.
20. Any person whose conduct is unbecoming or who breaks a Woodmont rule may be denied service and/or requested to leave the premises.

E. ACCESS CARDS

1. Entry to certain Woodmont facilities (such as the Exercise Room) is secured and accessible by key-card entry.
2. Each lot owner is entitled to one access card.
3. The first access card for each lot owner is issued free of charge.
4. Additional access cards may be ordered at a cost of \$25 each, payable to Woodmont Community Association.

5. Contact the property manager to request access cards.
6. Lot owners are liable for damage caused by any unauthorized use of access cards issued to them.

F. CLUBHOUSE

1. The clubhouse shall be closed and locked at all times except for Board meetings, community events or scheduled private functions.
2. Food and beverages may be brought into the clubhouse by members and guests.
3. No smoking in the clubhouse.
4. Pets are not permitted in the clubhouse except for dogs trained to assist people with special needs.
5. No property belonging to Woodmont shall be removed from Woodmont premises without the approval of the Board.
6. CLUBHOUSE RESERVATIONS
 - a. Members may rent the clubhouse for private functions.
 - b. Reservations may be made through the property manager or online at MyWoodmont.com. Click on the "Files" link at MyWoodmont.com to access instructions to reserve the clubhouse and the clubhouse reservation agreement.
 - c. Rental fees are prescribed by the Board of Directors and must be paid in advance of the event.
 - d. Members may be required to leave a deposit to secure a reservation.
 - e. Members are responsible to clean the clubhouse after the private function ends. The deposit will be used to pay a 3rd party to clean the clubhouse if the member has not cleaned the clubhouse satisfactorily in the judgment of the Board or its designee. Otherwise, the deposit will be returned to the member.
 - f. Members or their guests may not engage in any illegal activity in the clubhouse.
 - g. Members may neither alter the clubhouse in any way nor move clubhouse furniture without written approval from the Board.

G. EXERCISE ROOM

1. Lot owners, their family members and guests may use the exercise room.
2. Persons under the age of 18 may enter and use the exercise room only when accompanied by a lot owner aged 18 or older.
3. All equipment should be wiped clean after use.
4. Equipment should be shared with others. Limit use of cardio equipment to 30 minutes if there are others waiting.
5. Turn off all equipment and televisions after use.
6. Do not move any of the exercise equipment.
7. Contact the Property Manager if any exercise equipment requires maintenance.

H. POOL

1. The pool is open from Memorial Day through Labor Day unless an alternate schedule is approved by the Board of Directors.
2. Posted hours are generally Monday - Sunday 10:00 AM - 8:00 PM, but may vary during the course of the season or when Jefferson County Public Schools are in session.
3. Pool use shall be permitted only during regular, designated hours or special functions when a Woodmont lifeguard is on duty.
4. Pool hours may be shortened or changed due to inclement weather, extra maintenance, or special functions. The pool will be closed during Woodmont swim team home meets.
5. Children under 12 years of age must be accompanied by an adult (or a responsible person designated in writing by the child's parent and acceptable to pool management) who will be responsible for their conduct and safety.
6. Lifeguards have the authority to test the swimming ability of children and deny access to anyone who cannot display the ability to swim.
7. The wading pool is to be used only by children 5 years old and under. Children using the wading pool must be accompanied at all times by parents or responsible persons who are present in the immediate area surrounding the wading pool.
8. A ten minute break may be called by the lifeguard on the hour, during which time the only persons permitted in the pool shall be persons age 18 or older and children age 5 and under who are with an adult. Only one child per adult is allowed during this break. A lap lane shall be available for the exclusive purpose of lap swim during the break.
9. Lifeguards have complete authority to enforce pool rules and regulations. The pool staff or manager may expel anyone from the pool area who acts improperly or fails to cooperate in maintaining safety or observing pool rules. The Board of Directors may expel severe or chronic offenders for longer periods.
10. All persons shall be prepared to present a member or guest pass before entering the pool area.
11. All refuse must be deposited in appropriate receptacles or taken with you when leaving the pool.
12. Swimming attire should be appropriate for a family-oriented pool. In appropriate swimming attire includes, but is not limited to, thongs or loose (below the hips) hanging shorts that display undergarments.
13. Visitors shall not move any umbrellas or tables. Request help from a lifeguard if you wish to move umbrellas or tables.
14. One person at a time on the diving board.
15. No firearms, knives or any other weapons are permitted in the pool or pool area.
16. No smoking within the pool fence.
17. Any object brought into the pool area is subject to the approval of the lifeguard.
16. Skateboards, roller skates, and bicycles shall not be permitted in the pool area.
17. Rafts are not permitted in the wading pool, and are permitted in the main pool only during times approved by the lifeguards.

18. The following additional RULES AND INSTRUCTIONS FROM THE METRO LOUISVILLE HEALTH DEPARTMENT ARE INCLUDED BELOW and may not be amended by any Woodmont member or guest. Visit <https://louisvilleky.gov/government/health-wellness/swimming-pools> for more information.

- a. Admission to the facility shall be refused to all persons having any contagious disease, or to those with conditions that appear contagious. Persons with excessive sunburn, abrasions which have not healed, corn plasters, bunion pads, adhesive tape, rubber bandages, or other bandages of any kind are not permitted. A person under the influence of alcohol or exhibiting erratic behavior shall not be permitted in the facility area
- b. No glass within the gated pool area.
- c. No food or drink is permitted within 6 feet of the edge of the pool.
- d. No running or rough play allowed
- e. No street shoes allowed on deck.
- f. All apparel worn into the facility shall be clean.
- g. All persons must shower before entering the pool.
- h. No diving in shallow water.
- i. No animals inside gated pool area.

19. POOL RESERVATIONS: The pool area may be available for private functions upon approval of the manager at fees prescribed by the Board of Directors. Private functions are limited to days determined to lessen impact on other residents.

- a. Members may rent the pool for private functions after regular pool hours.
- b. Clubhouse rental does not include use of the pool. Members renting the clubhouse may use the pool during normal pool hours and must present guest passes to the pool attendant for all guests who want access to the pool.
- c. Reservations may be made through the property manager or a Board-appointed designee.
- d. Rental fees are prescribed by the Board of Directors and must be paid in advance of the event.
- e. Members may be required to leave a deposit to secure a reservation.
- f. Members must use certified lifeguards for all events using the pool.
- g. Members are responsible to clean the pool area after the private function ends. The deposit will be used to pay a 3rd party to clean the pool if the member has not cleaned the pool satisfactorily in the judgment of the Board or its designee. Otherwise, the deposit will be returned to the member.
- h. The pool may not be altered in any way by decorations used for the event.

F. TENNIS COURTS

1. Tennis courts are available for play year round, from dawn until dusk, 7 days per week, weather permitting.
2. No person shall enter the tennis court area after dark.
3. Tennis courts are first come, first served, although members aged 18 or older have priority of the tennis courts over members younger than 18.

4. Single play is limited to 1 hour and double play to 1 1/2 hours when others are waiting to use the courts.
5. Use of tennis courts is limited to tennis only.
 - a. Spectators and children who are not playing tennis shall remain outside the court fencing.
 - b. Skateboards, roller skates, bicycles and other toys aret be permitted on the tennis courts.
 - c. Chairs and food may not be brought inside the tennis court fencing.
6. Only soft-soled shoes shall be permitted on the tennis courts.
7. Members and their guests may be expelled from the courts for failing to observe these rules.
8. Contact the property manager if you have questions about the tennis courts or to report damage.

H. PLAYGROUND

1. The playground is open for use from dawn until dusk.
2. A person under the influence of alcohol or exhibiting erratic behavior shall not be permitted in the facility area.
3. The playground area is reserved for children under the age of 13.

I. GREEN SPACE and NATURE TRAIL

1. All green space, including the nature trail is open for use from dawn until dusk.
2. Green space is intended for pedestrian use only.
3. Pedestrians and bicycles may be used on the nature trail. Motorized vehicles are strictly prohibited on the nature trail.

J. PARKING

1. Motorized vehicles shall be parked only in designated parking areas.
2. Bicycles are to be parked in racks provided for that purpose.
3. Vehicles may enter Woodmont premises only by way of paved streets and Woodmont driveways, and must park in the parking lots.
4. Vehicles may not be parked on Woodmont property overnight unless authorized in writing by the board or its assigned agent.
 - a. Violators may be towed at owner's expense.
5. Operating unlicensed motor vehicles on Woodmont property is prohibited.

THE WOODMONT BOARD OR PERSONS CONTRACTED OR APPOINTED BY THE BOARD HAVE COMPLETE AUTHORITY TO ENFORCE FACILITY RULES AND REGULATIONS. SUCH PERSONS MAY EXPEL ANYONE WHO ACTS IMPROPERLY OR FAILS TO COOPERATE IN MAINTAINING SAFETY OR OBSERVING RULES. THE BOARD OF DIRECTORS MAY EXPEL SEVERE OR CHRONIC OFFENDERS FOR LONGER PERIODS.