

Greenhurst Condominium Association

Project Rules

April 2025

The Master Deed and Declaration of Condominium Property Regime of the Greenhurst Condominium Development and By-Laws are separate documents recorded and on file in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

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Project Rules Of Greenhurst Condominium Development

The Board of Administration of the Council of Co-Owners for Greenhurst Condominium Development (herein after referred to as the "Board"), under authority conferred by both the Master Deed for Greenhurst Condominium Development and the By-Laws of the Greenhurst Condominium Council of Co-Owners, hereby adopts the following Project Rules for Greenhurst Condominium Development.

Wherever in these Project Rules there is reference to Unit Owners, such term shall apply to the Unit Owner of any Condominium Unit, and to any guest, invitees, residents, or licensees of such Unit Owner. Wherever in the Project Rules reference is made to the Board, such reference shall include the Board and the Property Management Agent where such authority is designated by the Board to such management agent.

Nothing shall be done or maintained in any condominium unit or upon any common element which would be in violation of any law.

1. Air Conditioning and Heating Units:

- a. White in color "inside window air conditioners" (defined as an air conditioning unit that, while placed in a window, does not protrude beyond the wall on the exterior of the unit) are permitted in the upstairs of the three-bedroom patio units during the months of April – October. These air conditioner units must be removed at the end of this time. White or gray in color "outside air conditioning and heating units" are permitted in the veranda of the veranda units. The Owner of the veranda unit must submit an Exterior Modification Application to the Board for approval before installing the unit.
- b. The Unit Owner is responsible for the repair and replacement of the Unit's principal heating and air conditioning units.

2. Animals and Pets:

- a. Unit Owners may have one small pet – cat or dog – weighing less than 25 lbs.
- b. At all times Owners are required to be responsible for said pet.
- c. No animals may be breeding at any time.
- d. All dogs must be attended by the Unit Owner and be on a leash at all times when in the common areas. Owners must be responsible for cleaning up feces.
- e. The Unit Owner is obliged to be responsible for loss or liability of such animals.
- f. If such animal is a nuisance by barking and is not corrected upon written notice from the Board, the Owner shall be required to remove the animal from the property.
- g. A fence or electric fence is prohibited from being installed as all yards are common areas.

3. Attire:

All persons shall be properly attired when present on any of the common elements. Men shall wear shirts and women shall wear a shirt or cover-up when traveling or walking to the pool, clubhouse, or tennis court; walking; running; or within any of the common areas of the property.

4. Clubhouse Use and Rental:

- a. The Clubhouse (including exercise room and library) are for the exclusive use of Greenhurst Unit Owners.
- b. A Unit Owner may reserve the Clubhouse (excluding the exercise room, library, pool, tennis court area) for a private event.

- c. The unit owner must be present during the entire private event.
- d. In order to reserve the Clubhouse, the unit owner must be current on all maintenance and special fees.
- e. Reservations may be made by contacting the Greenhurst Board representative. A Rental Agreement must be completed and two checks submitted.
- f. The Unit Owner must follow the Rules and Checklist included in the Rental Agreement.
- g. Refer to the Clubhouse Rental Agreement for excluded rental dates.

5. Common Elements:

- a. The definition of "Common Elements" and "Limited Common Elements" is listed in the Master Deed. (See Master Deed, Section A, # 3, 4).
- b. The Board determines mowing of lawns, pick up of leaves, gutter cleaning, pruning of shrubs and trees, street maintenance, snow removal, and replacement of such items.
- c. Nothing shall obstruct passage to entrances, driveways, and steps.
- d. The Unit Owner shall submit an Exterior Modification Application to the Board for approval for any exterior pipe or wiring at a unit.
- e. Unit Owners shall not permit anything to be thrown out of the windows on to the premises or grounds of the common elements. Unit Owners shall not permit anything to be placed in or hung from the outside of unit windows.
- f. No Unit Owner, agent of the Unit owner, or contractor utilized by the Unit Owner shall enter upon the roof of any building without the prior written consent of the Board or the Property Manager.
- g. Any damage or unauthorized change to the equipment, facilities, or grounds of the common elements caused by a Unit Owner or guests of the Unit Owner shall be repaired at the expense of the Unit Owner. If damage or unauthorized change is not corrected within the time set by the Board, the Association will correct the problem and the expense will be the Unit Owner's responsibility to reimburse the Association.

6. Conduct:

Unit Owners and guests shall be respectful of the right of all community members to enjoy an atmosphere free of profanity, loud noises, and offensive conduct. This includes, but not limited to, annoying or verbal comments against HOA employees, independent contractors, and vendors.

7. Decorations and Flags:

- a. Holiday, religious, and seasonal decorations; with the exceptions of music and noise, are permitted during the holiday period or season. Lights should be turned off by 11:00 pm nightly. All decorations shall be removed within 14 days after the holiday or season.
- b. One American or decorative flag may be flown at any time. The flag may be secured to the patio post (not fence), veranda post, or brick facing of the building. All holes must be repaired, at the Owner's expense, when the flag attachment is removed. Small garden flags may be placed in the mulched areas next to the unit.
- c. An Exterior Modification Application must be submitted to the Board for approval for the installation of additional flags.

8. Dryer Vent:

- a. The Unit Owner is responsible for properly maintaining and cleaning the interior portion of the Unit's dryer vent.
- b. The Association is responsible for properly maintaining and cleaning the exterior portion of the Unit's dryer vent.

9. Eligibility – Board Members and Voting Privilege

No Unit Owner who is not in good standing may run for a position on the Board or vote on community issues. "Not in good standing" would encompass Owners who are delinquent in payment of fees or those in violation who have not rectified the violation(s). (See Amendment to By-Laws Section 17).

10. Emergency Contact:

Each Unit Owner shall provide to the Board and the Property Management Agent the name of a contact person and phone number in case of emergency.

11. Exterior Modification Application:

All exterior modifications must comply with all requirements of the Master Deed, and the current and future provisions of the By-Laws and Project Rules. (See By-Laws, Article V, Section 4 and Project Rules). An Exterior Modification Application must be submitted to the Board for Approval for any additions or alterations to the Common Elements or Limited Common Elements (See Master Deed, Section A, #3, 4) not defined in the By-Laws or Project Rules.

12. Fines, Penalties and Liens:

- a. First offense will be issued a written courtesy notice explaining the offense and warning that a fine will be levied if resolution is not made within 15 days of date of courtesy notice.
- b. If offense is corrected within 15 days, there will be no any further action taken.
- c. If offense is not corrected within 15 days, a second written notice will be issued with a fine of \$100 due within 30 days of date of courtesy notice.
- d. If offense is not corrected and payment of fine is not made within 30 days of the date of the second notice, a third written notice will be issued with a fine of \$200 plus interest shall accrue to the maximum extent allowed by law beginning on day 31 until the fines, penalties, and interest are paid.
- e. If fines, penalties, and interest are not paid within 90 days of the date of the third notice, a lien may be placed on the property and court action may be taken against the Unit Owner. The Owner shall be responsible for all legal fees. Liens will include all fines, late fees, attorney fees, interest, and reasonable collection costs.
- f. If the violation is not corrected after reasonable time, the violation may be remedied by the Board or its agent by imposition of legal action (see Master Deed, section G, paragraph 3).

13. For Sale:

- a. "For Sale" signs are limited to one sign per Unit yard. The sign shall not exceed 2' x 3'. No other signage shall be visible from the outside of the Unit. Arrows may be placed by the mailbox entering the street of the Unit for sale.
- b. The Unit Owner shall advise the Board and/or Property Manager of their intent to sell their unit.
- c. Upon the sale of the Unit, the previous Unit Owner shall transfer all keys (unit, clubhouse, Meijer gate) and code (pool) to the new Unit Owner.
- d. Moving in or out should be done between the hours of 8:00 am and 9:00 pm. Each Unit Owner is responsible for the proper removal of trash, debris, crating, and boxes.

14. Front Doors:

- a. All front doors shall be painted the approved green color. Each year there will be a walk-through inspection of the property, and doors in need of repainting will be assigned a work order. All safety (storm) doors and veranda doors must be white framed.
- b. Unit Owners wishing to repaint a front door or replace safety or veranda doors shall submit an Exterior Modification Application to the Board for approval prior to painting or replacing the door.

15. Garage Doors:

- a. Replacing a garage door is the responsibility of the Unit Owner. When replacing the garage door, the Unit Owner must submit an Exterior Modification Application to the Board for approval. The exterior of the door must be white and of the same (or similar) design as the current door.
- b. Unit Owners are strongly encouraged to keep garage doors closed whenever possible. This is for safety reasons to protect against thieves, keep out rodents, etc. During summer months the door can be raised 4 inches. Any damage caused by keeping the door open will be the Unit Owner's responsibility.

16. Hazardous Materials:

Unit Owners shall not permit any act or thing deemed hazardous to occur in or around the Unit. These acts may result in such things as a fire and will cause an increase in insurance premiums for the premises. Unit Owners shall not store gasoline, or other explosive or highly flammable material in said premises or storage area.

17. Insurance:

Per Section N of the Master Deed, each Unit Owner shall annually provide the Property Management Company with a Certificate of Insurance.

18. Keys and Codes:

Keys to the clubhouse, Meijer gate, and tennis court and the pool gate code are for the sole use of the Unit Owner. Keys shall not be duplicated, loaned, or in the possession of another person. A fee will be charged for replacement keys.

19. Maintenance Fees:

- a. A Unit Owner may submit a written request for a one-time only, one-month waiver of an assessed late fee on their monthly maintenance fee. This written request must be submitted to the Property Management Company within seven (7) business days of the date of the late notice. Also, the Unit Owner must enroll in automatic monthly withdrawal (ACH) with the Property Management Company. The waiver request is subject to Board approval. NOTE: The waiver of a late fee does not apply to special assessments, violation fines, or other payments that may be owed by the Unit Owner. (Approved August 18, 2021) (See Master Deed, Section L and By-Laws, Article V, Section 5).
- b. If maintenance fees and penalties are not paid within 90 days, a lien may be placed on the property and court action may be taken against the Unit Owner. The Unit Owner shall be responsible for all legal fees. Any delinquency of payment may result in suspension of rights to use the pool, clubhouse, exercise room, and tennis/pickleball court.

20. Noise:

Disturbing and loud noises which interfere with the rights and comforts of other Unit Owners shall not be permitted.

21. Parking:

- a. All allowed Owner vehicles shall be kept in the Unit Owner's garage or driveway. All allowed guest vehicles may be parked in the Owner's driveway or common parking areas. Guests may park in common parking areas for up to seven days and must display a Greenhurst visitor parking pass. The common elements designated as parking areas are for allowed vehicles only. Allowed vehicles must have current license plates and be in operating condition. No vehicle repairing shall be permitted in the parking areas.
- b. All Unit Owners and guests must observe and abide by all parking and traffic regulations as adopted by the Board or local authorities. Vehicles parking in violation of any parking rules or regulations will be towed at the Owner's sole risk and expense with the cost of moving or towing being added as part of the responsible Unit Owner's maintenance charge.
- c. Parking which blocks sidewalks, driveways, cul-de-sacs, turnaround areas, fire hydrants, or mailboxes shall not be permitted. Parking in grassy areas shall not be permitted. The turnaround areas are reserved for guest/visitor parking only. Unit Owners shall not use turnaround areas for their personal vehicles. No overnight parking in the turnaround areas or on any street within the Greenhurst property shall be permitted. Unit Owners and/or guests shall not hold the Board or Association liable for any damages/losses which may result from illegally parking or abandoning any vehicle.
- d. Any vehicle with a bed, open or covered, shall be deemed to be a truck for the purpose of this rule. A Unit Owner's truck shall be kept in the garage or off the property at all times. A guest's truck may be parked in either the Owner's driveway or in a designated visitor parking area. A guest's truck is permitted for up to seven days and must properly display a Greenhurst visitor parking pass when parked within the Greenhurst property.
- e. No buses, motor homes, or trailers shall be parked in the driveways or parking areas except for moving and delivery vehicles. Commercial vehicles shall not be parked for more than ten hours in duration per one visit.

22. Patios/Fences/Gates:

- a. The patio area is considered a limited common element.
- b. The Unit Owner is responsible for properly maintaining the interior of the patio and fence.
- c. The Association is responsible for maintaining the exterior of the patio fence.
- d. Patio gates were an upgrade and it is the Unit Owner's responsibility to maintain the gate. Patio gate replacement or installation must have prior approval from the Board using an Exterior Modification Application. Patio gates must be the same color, material, and design as the fence.

23. Personal Property:

- a. No personal property shall be placed or left attended on the common elements of the community. Should any personal property be placed in common areas or limited common areas, it shall be the responsibility of the Unit Owner. The Board shall in no event be liable for the loss, destruction, theft, or damage to such property.
- b. Unit Owners may place decorative lawn ornaments only in the mulched areas next to the Unit.
- c. Unit Owners may place no more than a total of two pieces of decorative lawn furniture on the Unit sidewalk, driveway, porch, or alcove areas. These items shall not obstruct normal passage in these areas.
- d. No bird feeders of any type (including hummingbird feeders) are to be placed in common areas or in limited common areas. (Approved March 16, 2022)
- e. Items shall not be hung from trees, attached to patio fences, or any part of the Unit which is the responsibility of the Association to maintain. These areas include brick, eaves under the gutter, and the gutter.

24. Plantings and Planters:

- a. Unit Owners may place mulch and plant flowers in the flower beds between the sidewalk and the Unit wall, in mulched areas next to the Unit, below the mailbox, and around trees. All perennial and annual flowers and plants which are growing next to the Unit must be trimmed to a height which is two feet below the gutter. Seasonal plantings are permitted but must be removed or trimmed at the end of the growing season.
- b. Plantings inside the patio fence are the responsibility of the Unit Owner. These plantings must be kept trimmed according to the following guidelines. Plantings growing against the inside of the fence must be trimmed to a height no more than 12 inches above the fence height. Plantings growing against the brick walls and chimney must be attached to a trellis and should be trimmed to a height which is two feet below the gutter.
- c. Unit Owners may place no more than three hanging baskets within the limited common elements of the Unit. These baskets shall be hung using a shepherd hook. Unit Owners may place no more than a total of five planters/pots/urns on the Unit sidewalk, driveway, porch, or alcove areas. These items shall not obstruct normal passage in these areas.
- d. The Board and Association shall have the authority to properly maintain any neglected limited common elements. The cost of such maintenance, after notice to the owner, shall become a special assessment against the Unit Owner.
- e. The Unit Owner is prohibited from planting any trees within the patio area, limited common areas, and common areas.

25. Pool:

See the policies and procedures to govern the Community Center.

26. Security Equipment/Satellite Dish:

- a. One security sign, no larger than 12" x 12" may be installed within the mulched area of a unit.
- b. A Unit Owner may install security lighting/camera at their Unit after submitting an Exterior Modification Application to the Board for approval.
- c. A satellite dish may be installed by the Unit Owner only after submitting an Exterior Modification Application to the Board for approval. Satellite dishes are not permitted in common areas.
- d. Patio Unit Owners shall place the dish inside the patio fence. Dishes cannot be attached to the fence or brick and cannot exceed the fence height.
- e. Veranda Unit Owners shall place the dish inside the sidewalk area. The dish cannot be attached to the siding or brick and its height cannot exceed the bottom frame of the veranda window.

27. Smoking:

Smoking is not permitted in the clubhouse, on the pool deck, or on the tennis court.

28. Snow Removal:

- a. The decision to provide commercial snow removal/surface treatment by a vendor shall be determined by the Board. The decision will be influenced by factors such as the amount of snow and when the temperature is predicted to reach above 32 degrees. If a vendor is used, the removal/treatment will occur as soon as practical based on the vendor's schedule.
- b. For significant snow/ice events, the Board may hire a vendor to clear/treat driveways and guest parking areas. If vehicles are parked in these areas, the areas will not be cleared/treated.
- c. Unit Owners shall not use corrosive or hazardous products on sidewalk or driveway areas to melt snow or ice.

29. Solicitation:

- a. No solicitation is allowed in the Greenhurst community unless approved by the Board. If residents are contacted by a solicitor, please inform them of the no solicitation policy (signs posted at both entrances), and please contact a Board member or the Property Manager.
- b. Contractor/vendor signs shall not be displayed by Unit Owners on any part of the Greenhurst community and in the condominium unit.

30. Trash:

- a. No burning of trash is allowed.
- b. No unreasonable accumulation of offensive smelling pet waste/litter is permitted in the Unit or common element.
- c. Trash shall be kept in secure containers or heavy bags in the Unit. These can be placed outside either the evening before or the morning of scheduled trash collection day. Trash cans shall be returned to the garage by the end of trash collection day.

31. Water and Sewer:

- a. Water closets, and water and sewer apparatus shall not be used for purposes other than those for which they were designed. The cost of repairing any damage resulting from the misuse of any of the same shall be borne by the Unit Owner causing the damage.
- b. During winter, garden hoses should be disconnected from outside faucets and stored properly. Water to the outside faucet should be turned off. During warmer months, garden hoses should be kept out of the way of mowers and trimmers.
- c. Each resident is encouraged to exercise good water conservation practices. Water and sewer costs are part of the annual operating budget of the Association which is financed by the owners' monthly maintenance fees.

32. Windows and Window Treatments:

- a. The repair or replacement of windows is the responsibility of the Unit Owner. The exterior of the window should be white and of the same design as the current window. Weather-worn exterior caulking will be repaired by the Association. An Exterior Modification Application shall be submitted to the Board for approval for installation of replacement windows.
- b. Unit window treatments (blinds, shades, curtains) shall have a white or beige appearance from the outside of the Unit.

33. Yard, Garage or Estate Sales:

No Unit Owner or anyone on behalf of any Unit Owner shall conduct any estate, garage, yard sale or similar activity of any kind in any Unit, common element or limited common element of the Greenhurst Condominium Development.

34. Exterior Lighting

- a. Replacing the exterior lighting at the front door and the garage is the responsibility of the Unit Owner. When replacing these lights, the Unit Owner must submit an Exterior Modification Application to the Board for approval. These lights must be either black or gold in color.
- b. Sidewalk lights may be installed along the inside of the sidewalk nearest the unit. This is the responsibility of the Unit Owner and an Exterior Modification Application must be submitted for Board approval. All sidewalk lights must be black in color.

Certificate of Adoption

These Project Rules of the Greenhurst Condominium Association are hereby adopted by the Board of Administration effective this 23rd day of April 2025.

Karen Norton

Pat Zipper

LouAnne Priddy

Donna Gasnew

Richard D. King

Joe Warr

The Policies and Procedures to Govern the Community Center

Greenhurst Condominium Association, Inc.

COMMUNITY CENTER USAGE

The Community Center at Greenhurst is a private facility operated and regulated by the Greenhurst Condominium Association, Inc. Only members and their guests are allowed to use the facility. Please adhere to the policies and procedures specified in this document and posted on the premises. Your personal safety, enjoyment, and maintenance of the clubhouse in good condition are the primary concerns in establishing these guidelines.

ACCESS TO FACILITIES

Each homeowner will be given a clubhouse key and the pool gate code. This key and code are for your exclusive use and may not be duplicated or loaned to a non-homeowner. The homeowner must be present at all times during a function.

The Center can be reserved by any Unit Owner for special events. The Greenhurst Board Representative must approve all requests for the scheduling of events to avoid any possible conflicts. A calendar of scheduled events will be posted on the clubhouse bulletin board each month.

PARKING

Unit Owners are encouraged to walk to the center and leave parking in front of the Community Center for the use of guests. Unit Owners must supervise visitor parking. No parking is permitted on Village Green Drive.

GUEST POLICIES

Your guests are welcome at the Community Center; however, to maintain a certain equity and safety in the use of the facility, the following guidelines are in place:

1. Each Unit Owner can schedule the great room for private parties. The party cannot be scheduled longer than four (4) months in advance. A rental fee of \$75 will be charged to cover the use of the facility plus a \$100 damage deposit. If no damage or additional costs are incurred as a result of the rental, the damage deposit will be returned to the Unit Owner. The fees must be paid and the AGREEMENT FOR COMMUNITY ROOM RESERVATION must be signed and approved by the Greenhurst Board Representative at the time the reservation is made.
2. The great room will not be reserved for private parties when events of general interest to all Unit Owners are scheduled.

3. Unless the Center has been reserved for a private party, guests are limited to a maximum of four (4) persons per condo Unit Owner at any given time.
4. Each Unit Owner is responsible for the actions of their guests while using the facility. Please inform your guests of the following rules:
 - Guests must be familiar with and follow all rules relative to clubhouse usage.
 - Guests must wear appropriate attire within the facility complex.
 - Guests must respect the privileges of the Unit Owner members in the use of the club facilities, honoring the rules for scheduling and using the Center.
5. The exercise room, library, pool and tennis court area are for the use of Greenhurst Unit Owners only.
6. All children must be accompanied and attended to at all times by a parent or guardian while using the clubhouse facilities.

MEMBERSHIP STATUS AND ACCOUNT INFORMATION

All Unit Owners of Greenhurst are automatically members of the Community Center and membership is paid as part of the monthly condominium fee. The Community Center will not be available to non-Unit Owners, except those who are guest of a Greenhurst Unit Owner.

CONDUCT

Persistent misconduct may result in a membership to the Community Center being canceled. Unit Owners and guests shall be respectful of the rights of all members to enjoy the facilities in an atmosphere free of profanity, loud noises, and offensive conduct.

EXERCISE ROOM

Use of the exercise room is included with each membership and is for the use of Unit Owners only. Please familiarize yourself with the proper use and operation of the exercise equipment. The following rules govern the use of this room:

1. You must be 18 years of age or older to enter the exercise room.
2. Appropriate workout clothes and shoes must be worn at all times.
3. Please bring a towel to wipe perspiration from the equipment.
4. There is a 30-minute time limit on each piece of equipment, if someone is waiting to use it.
5. Food and drinks are not allowed in the exercise room. Water bottles are permitted.
6. The fan should be shut off when leaving the exercise room.
7. Blinds should be returned to their original position when leaving the exercise room.

SWIMMING POOL

Use of the pool is included with each membership. For health and safety, please abide by the following rules:

1. A Unit Owner must be in attendance with their guests at all times. Guests are limited to a maximum of four (4) persons per condo Unit at any given time – no exceptions.
2. All persons must enter and exit pool area through the outdoor gate. Do not enter or exit through Community Center Clubhouse.
3. All Unit Owners and guests entering the pool area must sign in. A sign in sheet will be located near the pool side gate and will be randomly checked/verified by a member of the Greenhurst Pool Committee. You are expected to register yourself, as well as your guests. Sign in should be legible with complete first and last name of each person, Unit Owner and each guest including all children's names.
4. A suit designed specifically for swimming is required while using the pool. Swimming in cut-offs, tennis shorts or exercise apparel is prohibited. Shoes and street clothing must be worn in the Community Center. Swimsuits are restricted to the pool area and bathrooms only. The doors to the clubhouse are open for emergency situations only, and all individuals using the pool should enter bathrooms through poolside entrances.
5. Use of pool by any person having a contagious disease or infectious condition; boils, inflamed eyes, ear discharge, excessive sunburn, corn plaster, bunion pads, diapers, adhesive tape, bandages or abrasions which have not healed, etc., is not permitted. All children using the pool must be "potty-Trained." **No diapers or swimmies.**
6. No spitting, spouting of water, blowing through nose or otherwise introducing contaminants into the water.
7. No glass, soap, shampoo or other materials, which might create hazardous conditions, are permitted in the pool area.
8. Use the outdoor shower to rinse off before entering the pool.
9. No food, drink, gum or tobacco is allowed other than in specifically designated and controlled sections. All food shall be consumed at the provided table and all waste must be removed to trash cans provided when leaving the eating area.
10. Diving or jumping into the pool is not permitted.
11. No running, pushing or horseplay is permitted in or around the pool. Personal conduct must be such that the safety and enjoyment of self and others is not jeopardized.
12. Any person under the influence of alcohol, drugs or exhibiting erratic behavior will not be admitted in the pool area and will be asked to immediately leave the pool area.
13. Persons 17 years and under must be accompanied by a responsible adult 18 years of age or older.

14. Loose or dangling jewelry should be removed prior to entering the pool. The Association (or management company) assumes no responsibility for lost or damaged articles.
15. While "noodles" or other small flotation devices are acceptable, larger devices such as rafts, inner tubes, etc., are prohibited. No rafts or floats longer than 54" are permitted.
16. The only animals permitted in the pool area are service animals.
17. Lounge chairs, tables, and the gazebo have been provided for the use and enjoyment of all Unit Owners.
18. Evacuate pool and pool deck in the event of thunder and lightning.
19. Unit Owners and guests shall be respectful of the rights of all members to enjoy the pool in an atmosphere free of profanity, loud noises, loud conversations or offensive conduct.

No lifeguard on duty. No person may enter the facility area alone or swim alone.

GREAT ROOM AND BAR AREA

1. Absolutely no sweaty or wet clothing is allowed in the great room. If entering after swimming or exercising, please bring a warm-up suit or other appropriate cover-up.
2. When the great room has been reserved for a private party, there will be no use of the television or bar area for other Unit Owners.
3. Video games may not be played on the television screen.
4. In the event of a conflict, the TV will be placed on the channel preferred by the majority of Unit Owners in attendance.

LIBRARY

Books and magazines in the library have been donated by Unit Owners of Greenhurst for the use and enjoyment of all. Books should be current within five (5) years and magazines should be current within three (3) months. The Library is operated solely on the "honor system". It is requested that all checked-out items be returned within a reasonable period of time and limit the "checkout" items to three at a time. If you wish to donate items, simply place the donated items on the table in the library room.

TENNIS, SHUFFLEBOARD AND PICKLE BALL COURT

1. Courts are for TENNIS, SHUFFLEBOARD, or PICKLE BALL ONLY. No other use is permitted at any time.
2. Usage is limited to Unit Owners and their guests only. A homeowner must be present at all time while guests are using the facility. A homeowner is responsible for all actions by guests.
3. Proper clothing and shoes are required. Playing on the court without tennis shoes or other heelless rubber soled shoe is prohibited. No bathing suits are permitted.
4. No dogs or smoking allowed on the court.
5. Bicycles, skateboards, strollers, roller skates, in-line skates or battery powered toys are not permitted on court.
6. Please keep courts clean and free of garbage, rocks, and other debris.
7. Drinks are limited to water and sport drinks – all other beverages and glass containers are prohibited.
8. Do not sit or lean on the net.
9. Chairs with flat, rubber bottoms or tips are permitted (on side lines only – not court) but must be removed immediately after use. Do not drag objects across court surface.
10. The Greenhurst Condominium Association is not responsible for any property left at the court.
11. Please be respectful of others waiting to use the court.
12. Please report any damage or issues to management.
13. The Greenhurst Condominium Association may revoke privileges of anyone showing continual disregard for the rules governing use of the court.
14. Use courts at your own risk.

MISCELLANEOUS

The Community Center is a smoke free facility; smoking is not permitted in the clubhouse, tennis court or on the pool deck.

No pets are allowed in the clubhouse, pool area, or tennis court area. Service animals only permitted.

No skateboarding or roller skating is allowed around the clubhouse area.

The Association assumes no responsibility for lost or stolen articles. It is the responsibility of each member and guest to properly secure their valuables.

Use your key to the Community Center. The front door locks automatically. Please lock all other doors when leaving and turn the lights off.

The utility bill of the Community Center is paid out of maintenance fees from each Unit Owner so the thermostat should be returned to its original setting when leaving.