

## AMENITY CENTER & RECREATION AREA RULES

Amenity Center is defined as the (1) Community Room inside the pool house, (2) swimming pool, (3) shower area, (4) tennis court/pickle ball court, (5) parking lot and (6) sidewalks in the Amenity area. All homeowners are cautioned that use of any portion of the defined Amenity Center is at the homeowner's own risk. The following rules apply to use of any portion of the Amenity Center.

### **GENERAL RULES: Apply to all areas of the Amenity Center**

1. The combination to the pool gates, restrooms and the Amenity Center building is for the use of the homeowner only. This combination may not be given to anyone (including guests of the homeowner) who is not a homeowner/resident of Lafayette Park.
2. Homeowners are responsible for the actions of guests while in the Amenity Center.
3. Bottles or glass objects will not be permitted at any time in any of the Amenity Center facilities. Broken glass that results in the draining, cleaning and refilling of the pool will be assessed to the homeowner responsible.
4. While in any portion of the defined above Amenity Center, all children under the age of 16 must be accompanied by an adult (at least 18 years of age). The HOA will not accept responsibility for unsupervised children. Unsupervised children will be asked to leave and may return only with an adult.
5. Proper attire is required at all times. No cut-off jeans or shorts are permitted in the pool.
6. No pets are permitted AT ANY TIME in the Amenity Center building, pool area, swimming pool, and tennis/pickle ball court.
7. Radios, CD players or other media devices must be played so as not to disturb others.
8. No offensive behaviors, profanity or public intoxication will be tolerated. The HOA has the right to ask anyone using offensive behaviors to leave the premises.
9. No scooters, skateboards, roller blades or bicycles are permitted in the Amenity Center building, pool area or tennis/pickle ball court.
10. No smoking is permitted anywhere in the Amenity Center area (building, pool, tennis court, etc.). Please observe the area around the flagpole and the bench as a smoke-free environment.
11. No running, pushing, shoving, rough play in the pool or Amenity areas.
12. Residents may reserve/rent the use of the Community Room for private parties or gatherings. See "Reservation of Community Room" for further details.
13. Anyone (residents or guests) in the Amenity Center area after posted closing times are considered to be trespassers. HCPD may be asked to enforce the ruling and violators may be subject to arrest. Residents will also be issued a **\$55.00** fine for non-compliance of this ruling and suspension of Amenity Center Privileges may result.

### **TENNIS/PICKLE BALL COURT RULES: (Apply specifically to the Tennis/Pickle Ball Court)**

1. Shoes must have white or non-marking soles.
2. Everyone must share the court, so please be considerate of other residents.
3. The combination to the equipment box located at the court is available from the management office or any member of the Board of Directors. Any equipment removed for use must be returned to the storage box and box locked when done.

**POOL RULES: Apply specifically to use of the Pool**

1. Pool hours are from **8:00 AM to 8:00 pm** unless otherwise indicated from **April to October**, weather permitting. **Owners must be present with their guests.** Hours may change subject to action by the Board of Directors.
2. No lifeguards are provided by the Homeowners Association; pool users swim at their own risk.
3. No children should be in the pool without supervision. All children (**under 16**) must be accompanied by an adult.
4. All non-"potty-trained" children must wear swim diapers with plastic pants, designed to prevent possible pool contamination.
5. There should be no solo swimming.
6. No running, boisterous or rough play, jumping, diving, or cannon balling is permitted in the pool area.
7. No person under the influence of alcohol or drugs should use the pool.
8. There should be no spitting or blowing nose in pool.
9. Persons with diarrheal illness or nausea should not enter the pool.
10. Persons with skin, eye, ear or respiratory infections should not enter the pool.
11. Persons with open lesions or wounds should not enter the pool.
12. No animals or pets allowed in the pool enclosure.
13. **No Glass Containers** are permitted in the pool or on the deck area. Broken glass that results in the draining, cleaning and refilling of the pool will be assessed to the homeowner responsible.
14. You should take a shower before entering the pool.
15. The maximum number of swimmers allowed in the pool is **50**.
16. A first aid kit is located inside the pool house in the nearest cabinet drawer to the pool side door.
17. An emergency phone is located on the back wall of the pool house to the left of POOL RULES sign.
18. Life-saving equipment is located at on the interior of the fence on the east and west sides of the pool.
19. Be mindful that large floating rafts, boats, ball playing, and pool toys can be a hinderance to the enjoyment of others using the pool. Please **DO NOT** use when the pool is occupied with other guests.
20. Pool furniture belongs to everyone with access to the pool. No person "owns" a particular table or chairs. Furniture **CANNOT** be reserved or moved. When you leave the pool area, you relinquish rights to seating.
21. If you bring food or beverage to the pool area, please be sure to clean up after yourself. Please dispose of trash in the receptacles provided.
22. Absolutely **NO SMOKING** on pool deck, or anywhere in or around the Amenity Center. Please observe the area around the flagpole and the bench as a smoke-free environment.

## RESERVATION OF THE COMMUNITY ROOM

1. Reservations shall be made a minimum of two (2) weeks in advance of the requested date. All scheduled events will be posted on the calendar in the Amenity Center, and on the Community Calendar on the community web page. It will be listed as "PRIVATE EVENT" and will include the date and time. Contact management company to reserve the Amenity Center.
2. A non-refundable fee of \$25 is charged for exclusive use of the Amenity Center building for your private event. In addition, a deposit of \$75 will be required at the time the reservation is taken. The deposit will be refunded after the post event inspection of the Amenity Center. Two checks should be made out to LAFAYETTE PARK HOA: One for \$25 (non-refundable) and one for \$75 (will be returned to you after the post event inspection).
3. Private events have the EXCLUSIVE USE OF THE COMMUNITY ROOM ONLY and cannot infringe on other homeowners' use of the pool.
4. A special event permit/pool pass will be used and must be displayed during event hours.
5. The number of guests is limited to forty-eight (48). Children's parties should have one adult per five to ensure the safety of each child. All rules for the Amenity Center must be observed by all guests and the homeowner is responsible for compliance.
6. All party supplies, decorations, food, etc. shall be removed and the Amenity Center shall be left clean and in the condition in which it was found. All garbage shall be bagged and placed in appropriate containers located outside the Community Room.
7. If alcoholic beverages are served, there must be a person present to monitor the access to them at all times. The person holding the event assumes all responsibility and liability for alcohol consumption by event guests. Bottles or glass containers are not permitted in the Amenity Center, Community Room or Pool areas. If glass or broken glass is found anywhere within the Amenity Center, it will result in the forfeiture of the deposit and, if necessary, an extra charge to cover costs to drain, clean and refill the pool may be levied to the renter. Lafayette Park HOA, Board members, and residents shall be held harmless in the event of any consequences occurring as a result of excessive alcohol consumption.
8. Anyone (residents or guests) in the Amenity Center areas after the reserved hours are considered as trespassers. Horry County Police will be asked to enforce the ruling and violators may be subject to arrest. Residents will also be issued a \$55.00 fine for non-compliance of this ruling and suspension of Amenity Center privileges may result.
9. If there is a medical emergency, please call **911**.

To Reserve the Screen Room of the Amenity Center, please contact:

**Anita Pedraza**  
**William Douglas Property Management Company**  
**1110 London Street, Suite 103**  
**Myrtle Beach, SC 29577 phone: 843-492-0088**

You will be required to provide a date and time of your desired reservation and the above 2 checks, one for \$25 (non-refundable) and one for \$75 (returned after post event inspection) to hold your reservation.

Adopted by the Board of Directors on February 10, 2021

## Additional Restrictions Community Room 2021 COVID 19 Pandemic

1. No access to the pool facilities is included with the community room rental/reservation other than the use and travel to and from the restrooms. Only residents that have signed a COVID 19 Pool Waiver are allowed access to the pool and only during the normal hours that pool is open (currently 8am – 8pm).
2. It is an additional responsibility of the homeowner renting/reserving the Community Room to wipe down all tables, chairs and counters prior and after their use.
3. The capacity has been decreased to 50%. **The total number of occupants cannot exceed 24 people.**
4. **No food or alcohol is to be permitted at this time.** Other beverages, water, etc. are okay.
5. The reservation / rental of the Community Room must be done via the current procedure for reservation of the Community Room by contacting William Douglas Management using the contact information on the previous page.
6. Waiving of the fees must be requested of the Board in Writing and the events must have been open to all homeowners of the LP HOA until reaching the restricted capacity of 24 people. The Board of Directors will review each request on a case-by-case basis and issue the final determination.

## 2021 Community Room Waiver for the COVID 19 Pandemic

By signing this agreement, I acknowledge the contagious nature of COVID-19 and voluntarily assume the risk that my family, including child(ren), guest(s) and I may be exposed to or infected by COVID-19 while on site and during the use of the Community Room and that such exposure or infection may result in personal injury, illness, permanent disability, and death.

I understand that the risk of becoming exposed to or infected by COVID-19 may result from the actions, omissions, or negligence of myself and others, including, but not limited to, the HOA Board, volunteers, and program participants and their families.

On my behalf, and on behalf of my family, my children and my guest(s), I hereby release, covenant not to sue, discharge, and hold harmless the HOA Board, agents, and representatives, of and from the Claims, including all liabilities, claims, actions, damages, costs or expenses of any kind arising out of or relating thereto.

I understand and agree that this release includes any Claims based on the actions, omissions, or negligence of the HOA Board, agents, and representatives, whether a COVID-19 infection occurs before, during, or after participation in the Community Room activities.

I further agree to abide by all the rules on the previous page during the rental/reservation of the Community Room. Failure to follow these rules will result in possible violation fines in accordance with the LP HOA Violation Policy.

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_