

RIVERMIST COMMUNITY

RULES AND REGULATIONS

ADOPTED BY THE BOARD OF DIRECTORS

December 6, 2010

Adopted Recreational Facilities Rules May 23, 2012

RECREATIONAL FACILITIES

Guidelines, Rules and Regulations

Residents Center, Pool, Spa, Fitness Center & Tennis Court

The Residents Center, Fitness Center, Spa, Pool, Tennis Court and facilities located on the premises of Rivermist are available for the use and enjoyment of Owners, their immediate dependents, guest and tenants in accordance with these guidelines, rules and regulations. Owners shall have a perpetual right to use these facilities for as long as they remain Property Owners, subject to the established guidelines, rules and regulations governing their use.

Property Owners are also responsible for the behavior of their guests and tenants when they are using the facilities within Rivermist and are responsible for any damage to the facilities or violations incurred by their guests and tenants.

USE OF RESIDENTS CENTER-NO SMOKING IS ALLOWED INSIDE THE AMENITY CENTER OR INSIDE POOL AREA INCLUDING THE FRONT AND BACK PORCHES.

1. The Lifestyle Committee shall have first priority in reserving the Resident Center for events.
2. Private rental of Residents Center facilities is restricted to Property Owners only. An Owner must be present for the duration of any function for which he/she is renting the facility.
3. A rental agreement must be signed by the Property Owner and returned to the Community Association Manager. A copy of this agreement is available at www.rivermisthoa.net or from the office of the Management Company.
4. Rental of the Residents' Center shall not restrict the use of the restrooms or kitchen from the Residents and their guests utilizing the fitness center.
5. Clean-up of the facility must be completed at the completion of all events. An inspection of the facility will be made by a member of the Management Company and the Resident Owner to determine that the facility is returned to its original condition.
6. A One Hundred Dollar (\$100.00) deposit is required to reserve the facility payable by check which will be returned/voided after the inspection of the Resident Center has been approved by the Association Manager. A rental fee of Two Hundred Dollars (\$200.00) for each event is non-refundable.
7. A member of the Association Management will inspect the facility after your event. Should there be damage to any property you will be charged accordingly, failure to reimburse the Rivermist Property Owners Association for damage could result in a lien place upon your property according to the

Declarations of Covenants, Conditions and Restrictions of the Rivermist Association.

- 9 A catering kitchen is available for holding and serving hot and cold food. No open flame is permitted inside of the clubhouse. Utensils, dishes, flatware glasses or other serving utensils are not available at the facility.
- 10 Parental supervision of children under the age of sixteen (16) is required at all times and at all facilities.
- 11 You are welcome to rearrange the furniture within the Residents' Center with the exception of the **POOL TABLE WHICH MUST NOT BE MOVED**, you are responsible for returning all items to their original locations.
- 12 Residents who rent and or use the facility are expected to remove all trash; clean the kitchen area and furniture, and return the Residents Center to its original condition.
- 13 You may use the tables and chairs provided. There will be no renting or using of the Association furniture for use away from the Center (i.e. at a resident's home). If you rent additional furnishings they must be removed from the Residents Center by the next Business Day following the event.
14. Appropriate attire will be required on the premises at all times.
- 15 **Any Cooking Equipment must be OUTSIDE the fenced in area of the pool or tennis courts**

POOL FACILITY

The safety and enjoyment of the members, dependents, guests and tenants for the Club are of primary concern in the operation of the pool and pool facilities. Your cooperation with the rules and considerate and safe use of the pool facilities will foster an enjoyable environment everyone.

The Pool Facility cannot be rented.

The pool area and spa are for the use and enjoyment of the Rivermist Owners, tenants and guests as provided herein.

There is **NO SMOKING** in or around the Pool Area which includes the back and front porches of the Amenity Center.

POOL RULES

North Carolina State Law mandates the following rules with respect to the pool use.

- No solo swimming or diving is allowed
- No boisterous or rough play or running

- No person under the influence of alcohol or drugs should use the pool
- No spitting or blowing nose in the pool
- No persons with communicable disease allowed in the pool
- No animals or pets allowed in the pool, the pool deck or the Amenity Center.
- No glass allowed in the pool or on the pool deck
- No children under fourteen (14) years old allowed in the pool or spa without parental supervision

USE OF POOL

1. You should take a shower before entering the pool
2. The maximum number of swimmers allowed in the pool is 185
3. Swimming is permitted only during hours as posted at the pool.
4. The use of the swimming pool, spa and adjacent pool deck are at the user's own risk at all times. No life guard is present.
5. Infants and children who are not potty trained are not permitted in the pools unless they are wearing properly fitting "little swimmers" (hygienic and economic reasons require strict enforcement of this policy).
6. The maximum pool depth is 4 feet. **Diving is Absolutely Prohibited.** No jumping into the pool from a running start.
7. Running, ball playing, noisy or hazardous activity, or excess splashing will not be permitted in the pool areas.
8. The use of floats, etc., which are inconsiderate, offensive or which interfere with the peaceful enjoyment and safety of the others is prohibited.
9. Radios and CO's shall be kept at a low level at all times.
10. Pool furniture must not be removed from the pool deck or used in the pool.
Lounges or chairs should not be reserved as a courtesy to others.
11. **No Eating Food or Drinks are allowed in the Pool**
12. Appropriate swim attire must be worn in the pool. No jeans, cutoffs, tank tops, etc are permitted.
13. In the event of a lightning storm, owners and guest must vacate the pool for their own safety.
14. **An Emergency Phone** is located at the Pool Area. The phone connects to "911" automatically,
15. Life-saving equipment and a first aid kit are also located by the outside bathrooms.

16. Everyone is responsible for keeping the pool area and restrooms clean by disposing of trash in the containers provided.
17. Landscaping should be protected. Use walks and paved surfaces.
18. The Pool / Deck areas cannot be reserved for private functions.
19. Management will close the pool for cleaning and maintenance as necessary.
20. No business transactions are permitted in the Residents Clubhouse.

21. Residents must accompany their "In Town" guests during the entire duration of their use of the pool facility.
22. Swimmers must use the outside bathrooms that have been provided.
23. No wet bathing suits are allowed in the clubhouse.

Hot Tub

Note: State law mandates the following rules with respect to the pool spa:

1. Elderly persons and those suffering from heart disease, diabetes, high or low blood pressure should consult their physician before using the spa.
2. The use of the spa while under the influence of alcohol, illegal drugs or prescription drugs not conducive to hot spa usage is not permitted.
3. Observe a reasonable time limit, then shower, cool down and, if you wish, return for another brief stay. Long exposures may result in nausea, dizziness or fainting.
4. All users, especially pregnant women should not use the spa without consulting with their physician.
5. Persons should spend no more than fifteen (15) minutes in the spa at any one time. The temperature of the spa will be maintained at approximately 102-103 degrees (as recommended by the NC Department of Health & Environmental Control).
6. No floats or rafts of any kind shall be taken into the spa.
7. Unsupervised use by children is prohibited. The use of "Little Swimmers" in the Hot Tub is Mandatory

FITNESS CENTER

Use of the facility is for Rivermist Owners, Tenants and guests only.

1. The use of these facilities is at the risk of the owner, tenants and guest. Care should be taken to familiarize yourself with the proper use of equipment.

2. All owners , tenants, guests should be considerate of others when using the facility TV other audio equipment, conversational levels, length of the time utilizing any single piece of equipment, etc.).
3. Wipe off all equipment.
4. Use of the facilities by individuals under the age of sixteen (16) requires parental supervision.

TENNIS COURTS

Use of the facility is for Rivermist residents, tenants and guest only.

1. Tennis courts are available for play between the hours of 8:00am to 9:00pm (time of play subject to change by the Board of Directors).
2. Court time shall be limited to one hour if other players are waiting.
3. All players must be appropriately attired in garments and footwear designed specifically for tennis wear.
4. Proper footwear is essential to the care of the tennis courts. Regulation tennis shoes are required for play on the tennis courts.
5. Good sportsmanship must be observed at all times.
6. The tennis courts are subject to closing without notice at the Board of Directors discretion. Use of a closed court may result in suspension of playing privileges.
7. No activity other than tennis play is permitted on the tennis court, including but not limited to skateboarding, rollerblading, bikes, wagons, basketball nets, hockey play, etc.
8. Pets are not permitted on any portion of the tennis courts.
9. Tournaments, exhibitions and special events have precedence over routine court use. The Board of Directors will approve and schedule such ever, if applicable.