

Belews Landing Amenity Site Regulations

General

Access and Disclaimers

1. All users of the amenity site facilities must abide by the restrictions, rules and regulations, and their right to use the facilities may be suspended for failure to comply.
2. Amenity site facilities are available to all **eligible** members of the Belews Landing HOA, their family members, and their guests. Eligible members, family members, and guests are defined as follows:
 - Eligible members are current with their HOA dues and other related fees or assessments.
 - Family members are immediate family of the eligible members that are not a member of the Belews Landing community. For example; son, daughter, parent.
 - A Guest is not a member of the Belews Landing community and must be accompanied at all times by the sponsoring member.
 - The Member assumes all responsibility for the conduct of the family member and guest.
3. All Members, Guests and users of the facilities do so at their own risk, and specifically agree to hold harmless Belews Landing Development Co., LLC, its Owners, Officers and Employees, and Belews Landing Home Owners Association, its Officers, Directors and Committee Members acting in their official capacity.
4. Life guards are not provided in the pool area, and there is no supervision of utilization of the clubhouse and pool premises.
5. For security purposes low resolution cameras have been placed at several locations in the clubhouse and around the pool.
6. To insure that utilization of the facilities is confined to eligible members and guests, a passcode will be issued for each household annually prior to the opening of the pool.

Requirements and Restrictions

1. Pets are not permitted in the clubhouse or within the fenced pool area. Pets on the lawn area outside the fence must be on a leash, and owners are responsible for cleaning up after their pets.
2. Smoking is not permitted inside the clubhouse or within the fenced pool area under any circumstances.
3. Portable outdoor barbeque grills, smokers or fryers cannot be used inside the fenced pool area, or on the clubhouse patios and porches.
4. Vulgar language, excessive drinking, or any other conduct that endangers others or unreasonably interferes with the enjoyment of the facilities by others is prohibited.
5. Garbage receptacles are not provided at the amenity site. Removal of trash is the responsibility of those members and guests who utilize the facilities.
6. The Rockingham County Health Department does not allow swimming after 8:00 PM, even when the clubhouse is being utilized beyond that time.

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Pool

Availability and Access

1. The pool opens on May 1, 2016, weather permitting, and closes after Labor Day. It will be open daily from 8 AM until 8 PM.
2. Users of the pool facilities agree to do so at their own risk. Those without adequate skills and maturity shall not use the pool without direct supervision.
3. The pool cannot be reserved to the exclusion of other HOA Members and guests.
4. A responsible adult must be present to supervise children 16 years of age and younger.
5. Everyone should vacate the pool and pool area during thunderstorms and other times of inclement weather, or for any other safety related issue.
6. All users of the pool must wear swimming attire that is appropriate for a family oriented facility.
7. Infants must wear a disposable swim diaper or a diaper covered by separate rubber pants. Children with soiled diapers must be taken from the pool immediately.

Requirements and Restrictions

1. Glass containers are not allowed in the pool or within the pool area.
2. Running, boisterous or rough play and other conduct that may cause disturbances or unsafe conditions in the pool area are prohibited.
3. Water is the only beverage that can be consumed by anyone while in the pool.
4. The restrooms are unlocked whenever the pool is open and should be utilized as necessary. Wet swimsuits may not be worn in the clubhouse.
5. Use of the outdoor shower as a restroom is prohibited, and this unsanitary practice could result in closure of the pool by the county health department.
6. Spilled drinks and dropped food should be cleaned up by the responsible party.
7. The rules are for the safety of our residents and guests. Violation of sanitation rules could result in the pool being shut down by the county Health Department for 30 days according to the NC state law.
8. Violations reported to the pool committee will be investigated. Not following the pool regulations are subject to removal of pool access.

Vacating the Premises

1. Take all of your belongings with you. Anything left will be held for one week and then either donated or discarded.
2. Remove all waste to avoid attraction of ants and other pests and the blowing of trash into the pool. Occasionally drink cans and small amounts of trash have been left.
3. To insure that members and guests will be able to use the grill without having to deal with residue left by others, the grill should be cleaned after each use.
4. Close umbrellas when you leave to avoid wind damage in case a storm arrives before the pool is closed.

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Clubhouse

Availability and Access

1. The clubhouse is available at no charge for all HOA organized Board meetings, committee meetings or other HOA functions as specified by the Board of Directors.
2. The Clubhouse may be reserved for private parties or functions at any time except during any observed holidays, or holiday weekends such as July 4th or Labor Day.
3. Private parties and functions can be scheduled at any time from 8:00 AM to 11:00 PM.
4. Clubhouse occupancy is limited to 50 people as dictated by fire code regulations.
5. All doors must remain unlocked and unblocked while the building is in use.
6. The sponsoring member must be present for the duration of the event.

Requirements and Restrictions

1. A reservation form is necessary to schedule use of the clubhouse, pool and patio area.
2. A \$50 non-refundable user fee is required along with a \$200 cleaning deposit for private parties. The deposit shall be returned upon verification of satisfactory cleaning.
3. The sponsoring member agrees to be responsible for any damages to the facility resulting in repair or replacement costs exceeding \$100.00.
4. Any private party, meeting or function whose primary participants are teens or minors may be denied or subjected to additional requirements.
5. Recurring events such as Book and Bridge Clubs are limited to Monday thru Thursday.
6. Use of sound systems, live entertainment, karaoke, etc. is permitted, but volumes (particularly outdoors) must be in compliance with the Belews Landing CCR's.
7. If alcoholic beverages are present, the sponsoring member is responsible for ensuring compliance with North Carolina laws concerning consumption of alcoholic beverages.

Vacating the Premises

1. The sponsoring member is responsible for cleaning the entire facility after use, including the pool and outdoor areas, if utilized.
2. Bag and remove all trash including that in the bathrooms and provide new bags to replace those used.
3. Empty the refrigerator, wash dishes and cooking utensils and clean other kitchen items.
4. Return tables and chairs to storage areas from which they were obtained.
5. Wipe up all spills, sweep, vacuum and mop all tile floors and those in the bathrooms.
6. Lock the front, side, and back doors and interior bathroom doors when closing the clubhouse.
7. The clubhouse must be cleaned and exited by 11:00 PM to insure that it is available for use by other members the following day.