

OAK HILLS CONDOMINIUM REGIME I & II RULES AND REGULATIONS

POOL RULES

1. A parent or responsible adult must accompany all children under 16 years of age, when in pool area or on the pool deck. No one, regardless of age, may use the pool unless another person accompanies him or her over 19 years of age who remains in the immediate pool area, but not in the water. This is a state law and violation of this or other posted regulations can result in closure of the pool.
2. No diapers are permitted in the pool only the swimmer pants for toddling children.
3. No dirty diapers should be left at the pool.
4. Please do not play with any balls that are less than 5 inches in diameter in the pool because, if they are left in the pool, they can stop up the circulation operation, which shuts off the circulation and makes the pool unsafe.
5. All gates must be locked at all time. This is part of the law governing swimming pools, and failure to keep gates locked can result in closure of the pool. The combination is 1976.
6. No running or horseplay on deck. Excessive splashing will not be tolerated.
7. If you are in the pool area after dark, please remember no music and keep talking down.
8. Pool lights and pool heaters are maintained by a professional and are NOT TO BE TOUCHED! Pool lights must be on when swimming after dark.
9. There must be no glass in the pool area. All beverages should be in cans or plastic containers. When leaving the pool area, put all trash in containers that are provided.
10. When you leave the pool area, all toys and belongings must be taken with you. Pool toys, such as rafts, should be used when they will not obstruct other swimmers' use of the pool.
11. Pets must be kept out of the pool area at all times.
12. There is no Life Guard on duty at either pool, so all life saving equipment must be kept in its proper place at all times. Again, this is a state law.
13. Your guests are welcome, but if you cannot accompany them to the pool, you must at least be home. You are responsible for your guests' behavior. Also keep in mind that weekends are for residents; guests should be limited. So called "house sitters" will have absolutely NO use of the pool or common grounds.
14. Pool parties must have Board approval. No "exclusive" parties are allowed; other homeowners are allowed the use of the pool regardless of reservations.
15. Emergency Phone is located at each pool house (can only be used for 911 calls).

GROUND RULES

1. Dogs, cats and all other pets must be under positive control at all times. No pet of any kind is ever allowed in the common area containing the pool.
2. Pets in the owner's patio area shall not be permitted to disturb other residents or workmen working on association repairs.
3. Dogs or cats shall not be permitted to use the common ground, shrubs, or sides of condominium buildings as marking areas. Such use is harmful to the shrubs and discolors the buildings. The pet owner must remove dog or cat droppings, anywhere in the common area, including patios.

PARKING

1. Boats, trailers, campers, motorcycles, snowmobiles, immobile cars or like vehicles are not to be stored or overhauled in the common area or driveways.
2. Park cars in garages and be sure garage doors are closed
3. Only two cars allowed per unit to be parked (overnight) in each driveway. All other cars, including overnight guests, must park in the designated area for guests. Please don't park in anyone else's driveway. Please remember, your rights end one car length from your garage door. Your car or anyone else's car will be towed away at your expense.
4. Do not park or store tricycles or bicycles in the grassed common area, or on sidewalks. This is in compliance with insurance coverage. Keep your toys within your own patio.

PLAY AREA

1. Our children are fortunate enough to be surrounded with play area. They have the ballpark just north of Regime I and Sandoz School.
2. Please use the common grass area for play on a limited basis.
3. For safety of all, the parking area may not be used for play
4. All play equipment, including bicycles, tricycles, etc., cannot be stored or parked in common grass areas. If parked in front, they must go in the garage or on your own private front patio, not in the drive or on the walks.

MISCELLANEOUS

1. Private patios must be maintained at all times or the Board will have it done and you will be billed for it. This includes the entire fenced in rear patio for such things as calking, repairs, etc.
2. Private patios fences must not be used for drying cloths, rugs or towels except for emergencies.
3. There shall be not climbing on, over or under the fences.
4. The Board of directors must pre approve any exterior modifications, including buildings, decks and landscaping, in writing. Please submit any desired changes to P.J Morgan Real Estate or any Board member.