

## SHADOWS RULES AND REGULATIONS

### IMPORTANT DOCUMENT--READ AND KEEP FOR REFERENCE

#### CLUBHOUSE RULES AND REGULATIONS

1. Reservations are to be made by a Shadows resident only. If the resident is a renter of a unit, the owner of the unit must also sign the reservation form. (Email is an acceptable form of signature)
  - a) The unit resident, who makes the reservation for the activity, must attend the activity for which the reservation was made- no exceptions.
  - b) Clubhouse reservation forms must be signed with each reservation request, each reservation is for 24 hours—11:00 a.m. to 11:00 a.m.
  - c) The maximum number of guests allowed in the clubhouse, per the Fire Marshall, is fifty (50) people.
  - d) H.O.A. Amenities, late fees, and fines must be current to rent the clubhouse.
  - e) Rental of the clubhouse does NOT include use of the pool; your guests may mingle outside near the clubhouse, but not in the pool, unless additional fee is paid (see item 3.b) below).
2. The clubhouse may NOT be reserved on Monday nights (except in December), or the nights reserved for board meeting. The Board of Directors typically meets on the fourth Thursday of each month. Please verify availability with the office. Monday nights the clubhouse is available for residents who wish to play bridge or other games, and the fourth Thursday of each month is for the Board of Directors meeting.
3. **FEES:**
  - a) A fee of \$50.00 is charged for each reservation to cover utilities, and wear & tear on the clubhouse. This fee is non-refundable.
  - b) To use the pool, and to be exempt from the 6 guests limit at the pool, an additional \$50.00 fee is required. This fee is non-refundable. All homeowners and residents must obey the Chatham County Environmental Health Department bather load of maximum 26 persons in the pool at any one time. Also please obey the additional directive from Chatham County that the user load, which includes the deck (specifically people sitting, standing, and walking – the maximum is 77). Please be considerate of your neighbors and rotate guests out of the pool when the limit is reached.

- c) A separate security deposit of \$300.00 is required for each reservation. This deposit check will be returned *if* the clubhouse and outside area are properly cleaned, the furnishings are returned to original placement, and there are no damages to the property and all rules have been observed.

**4. PARKING:**

- a) Unit resident is responsible for informing guests where to park.
- b) Park ONLY in the parking lot at the tennis courts or on the paved areas by the pool fence.
- c) DO NOT PARK on any grass area – there are sprinkler heads in the lawns.
- d) DO NOT PARK in the streets – this causes congestion & restricts traffic flow.

**5. ALCOHOLIC BEVERAGES:**

- e) Bar set-up must be confined to inside the clubhouse.
- f) Beer kegs are not allowed inside the clubhouse, they must be placed outside the patio doors.
- g) **NO GLASS** objects are permitted in the pool area.
- h) Minors (under 21 years of age) are NOT allowed to drink alcoholic beverages in the clubhouse or at the pool. Parties for minors must be chaperoned by the resident parent during the entire course of the party.
- i) The resident renter assumes responsibility for behavior of guests.

**6. General:**

- a) Parties must terminate by 11:00 PM, and no use of the pool after 9:00 pm.
- b) NO Smoking is permitted inside the clubhouse.
- c) NO Wet Bathing Suits are permitted inside the clubhouse.
- d) The clubhouse furniture is NOT to be taken outside
- e) Nothing is to be nailed or taped to any part of the clubhouse interior walls, trim, or furnishings.
- f) No foreign matter or decorative items are permitted in the pool.
- g) Musical bands and stereo speakers must be confined to the inside of the clubhouse.
- h) The clubhouse may not be used for any money-making purpose or product promotion.

**14. CLEAN UP PROCEDURE:**

- a) Please bring cleaning supplies and trash bags. The Shadows Home Owners Association provides a vacuum cleaner, broom, mop and mop bucket. Also, paper towels and toilet paper are provided.
- b) Clean stove, oven, refrigerator, microwave, and kitchen sink - remove all food and food residue. Clean counters and tabletops.

DO NOT leave any food in the refrigerator or freezer.

- c) Clean restroom sinks and counters, and empty trash from restrooms.
- d) Sweep and mop all floor areas (great room, kitchen and restrooms)
- e) Return all furnishings to original position. Return extra tables and chairs to closet.
- f) Pick up trash outside clubhouse and parking areas.
- g) All trash must be in plastic bags with ties and taken to trashcans at the tennis courts.
- h) Put clean trash bags in all containers, inside and outside.
- i) The fireplace is equipped with gas logs; please inspect this area for fire hazard before leaving the clubhouse.
- j) Lock ALL doors – bathrooms, patio, and front.
- k) Turn off all lights inside and out, turn off ceiling fans (controls are in the kitchen).
- l) Drop key in mail slot on front door, or return key to office.
- m) Cleanup MUST be complete by 11:00 a.m. the following day.

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**15. PENALTIES IMPOSED FOR FAILURE TO COMPLY WITH REGULATIONS:**

- a) If cleanup is not complete by 11:00 a.m., the day following the rental, an additional day's rental fee will be withheld from the deposit.
- b) There will be a deduction from the deposit check to cover the cost of hiring a cleaning crew.
- c) Additional proportionate penalties may be imposed for failure to comply with any other of the regulations.

**16. EMERGENCY CONTACT INFORMATION IS POSTED ON THE BULLETIN BOARD.**

I am a resident of The Shadows of Plantation Oaks. I am aware of the responsibilities incurred as a renter of the clubhouse at The Shadows. I have read and understand The Shadows Clubhouse rules and regulations; I agree to abide by said rules.

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**SIGNATURE OF RESIDENT RENTER                      UNIT #                      DATE**

**SWIMMING POOL RULES AND REGULATIONS**

**1. ELIGIBLE USERS:**

- a) Only permanent residents of the Shadows and their accompanied guests are allowed to use the Shadows swimming pool. Guests cannot use pool without a resident present.
- b) ALL residents must sign in at table at gate entrance; NAME, UNIT #, and NUMBER OF GUESTS.
- c) All residents have the right to remind others of this rule.
- d) Only (6) six guests per household allowed at any one time, unless the resident has rented the clubhouse and paid the additional fee to use the pool.

**2. Bather Load and User Load:**

- a) Chatham County has imposed a limit to the number of people allowed in the swimming pool at one time.
  - a) This bather load limit is **MAXIMUM 26** people at any one time.
  - b) The user load (deck, people walking, sitting, standing) **MAXIMUM 77** people.
  - c) When the pool area is full please pay attention to these limits, and give everyone the opportunity to enjoy the pool.

**3. Pool hours:**

- a) Pool hours are from 7:00 a.m. until 9:00 p.m. in consideration of our working neighbors.

**4. Attire:**

- a) No cut-offs or street clothes are allowed as swim attire.
- b) Only proper swimsuits are permitted.

**5. Showering**

- a) All swimmers must use the shower provided at the deep end of the pool before entering the pool. Please re-shower after applying oils.
- b) Turn off the shower when you are finished.
- c) Any person having a skin disease, open sore, inflamed eyes, cough, cold, nasal or ear discharge, or wearing bandages or having a communicable disease is not allowed in the pool.

**6. Solo swimming:**

- a) No solo swimming is allowed.

**7. Diving:**

- a) Diving into the pool is NOT allowed under any circumstances; NEITHER sides or ends of pool. No-diving markers are POSTED at pool.
- b) DIVING Violations will result in loss of pool privileges for the entire season.
- c) The association has been advised diving INTO the pool will result in the pool being closed.

**8. Children:**

- a) Children age 13 thirteen and under are NOT allowed in the pool without adult (18 or older) supervision.
- b) Children who CANNOT swim MUST have a flotation device, or not ALLOWED into the pool. An adult must be in the water with the child.
- c) Infants and children NOT toilet trained are NOT permitted in the pool unless wearing a waterproof diaper. Soiled diapers must be placed in plastic bags and placed in a large garbage container.

**9. Food, Drink, Smoking:**

- a) No eating or drinking in the pool.
- b) Absolutely NO GLASS allowed in the pool area.
  - a) Only paper, plastic, or styrofoam containers are acceptable.
- c) All trash and refuse is to be placed in the trash containers.
- d) Liquids must be emptied before placing in the trash containers.
- e) All cigar and cigarette butts must be placed in containers provided.
- f) Cigarette butts must be put into ashtrays or ashcan.
- g) Please pick up after yourself!

**10. Pets:**

- a) NO PETS OR ANIMALS are permitted within the fenced pool area at any time.

**11. Furniture:**

- a) All tables, chairs and lounges may be moved around to suit the user.
- b) You are requested to put them back as you found them when you are finished. Only one (1) person allowed in each chair or lounge.
- c) Chairs, tables and lounges are never to be placed in the swimming pool. This infraction will result in a \$25.00 fine.
- d) Pick up and clean your area before leaving.

**12. Gate and Key:**

- a) Gate must be locked when entering or leaving pool area.
- b) Each unit has been issued 1 (one) pool key.
  - a) This key opens the pool gate and the outside bathroom doors at the back of the clubhouse.
  - b) Please visit the office if a new or replacement key is needed. There is a \$5.00 replacement cost.
- c) The pool key is not to be duplicated.

**13. Behavior:**

- a) No running or loud, boisterous rough play will be allowed in the pool area. Violations may result in suspension of pool privileges.
- b) Do not remove the rope from the pool. Do NOT sit on or hang on the rope in the pool. Hoses are only to be used by personnel of the Shadows.
- c) Radios are to be tuned so that only the user can hear, and not disturb other persons. Excessive noise of any kind is prohibited.
- d) Spitting, spouting water and blowing the nose are prohibited in the pool.
- e) No bicycles, skates, skateboards and other wheeled toys are allowed in the pool area.
- f) The swimming pool is for our enjoyment, individually and collectively. Remember the residents who live adjacent to the pool; from time to time they may be sleeping or may be ill. Our pleasure should never interfere with theirs.

**14. Phone:**

- a) State of Georgia requires a phone **for 911 emergency calls** be placed in the pool area. This phone is located in a red box marked 911 on the outside wall of the clubhouse, left side of the patio door.



**15. General:**

- a) Rules for swimming pools are requirements of the State of Georgia, Chatham County, and City of Savannah.
- b) Violations of these rules can result in the Shadows pool being closed.
- c) Rules and regulations are to help insure everyone's safe enjoyment of the pool.
- d) We ask that all residents help enforce them. Speak up to violators.
- e) If they persist, report them to the management or a member of the Board of Directors.
- f) The Savannah Police Department is available whenever needed.