

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

Section 1. Introduction

The Rules and Regulations of Southern Springs Homeowners Association, Inc. (The Association) are established by the Board of Directors of the Association under the authority described in the governing documents for Southern Springs Homeowners Association, Inc.

Southern Springs was established and is operated as an age-restricted community for persons 55 years of age or older. As such, certain state and federal laws apply to the community. These Rules and Regulations may be expanded, amended, or repealed by the Board of Directors of the Association, at its sole discretion. In any conflict between these Rules and Regulations and governing documents, the governing documents control.

The governing documents also establish the right of the Association to charge reasonable fees, authorize the use of portions of the common area by third parties for purposes felt to benefit the community and to impose sanctions for violations of governing documents, Rules and Regulations and policies.

All owners, residents, and guests have the right to enjoy and use the Association facilities. Guests are welcome and accommodated when their participation does not infringe on the rights of enjoyment of the activities and facilities for the owners and residents. The Association shall apply and enforce these Rules and Regulations with owners and residents equally.

Section 2. Assumption of Risk

All use of Southern Springs Homeowners Association, Inc. facilities and all participation in the Association's recreational and social programs are purely voluntary.

Correspondingly, the recreational nature of all activities and programs potentially involve some personal or physical risk on the part of the participant. Program participation by an owner, resident, or guest is, therefore, interpreted as tacit acknowledgment and acceptance of the inherent risks. According to the Covenants, Conditions, and Restrictions (CC&R's) for Southern Springs, residents must be at least 19 years of age, so this age is used as an adult age throughout this document.

Owners, residents, and guests are required to conduct themselves in a safe and healthful manner when using the recreational facilities or programs. Participation in the recreational facilities and/or recreation programs within and outside the community, or during an Association sponsored event, is purely voluntary and involves

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

the assumption of all personal risk of injury, illness, or death associated with such participation. In consideration of your being permitted to participate, you agree to RELEASE AND HOLD HARMLESS WITH RESPECT TO ANY AND ALL INJURY, DISABILITY, DEATH or loss or damage to person or property, and indemnify the Southern Springs Homeowners Association, Inc., its owners, officers, directors, agents, releases, independent contractors, successors or assigns in conjunction with any injury, disability, death, or loss or damage to person or property that may occur as a result of engaging in the above activities or any use whatsoever of the facilities or programs, whether caused by active or passive negligence or otherwise. The Association is NOT liable for personal injury, dwelling unit damage, or other inconvenience sustained during the use of its facilities and programs.

Association facilities are designed to accommodate access to most residents. Residents with special needs or disabilities may require additional assistance to participate in some events. It is the resident's responsibility to obtain that assistance.

Section 3. Application of Governmental Laws

Any individual(s) or entity owning a lot within the community ("Owner") has the responsibility of complying with all governmental requirements from the appropriate federal, state, county, or municipal governmental agencies ("Governmental Agencies"). To the extent that any Governmental Requirement requires a more restrictive standard than those found in these Rules or the Declaration, the Governmental Requirement shall prevail. To the extent that the Governmental Requirement is less restrictive than these Rules, or the Declaration, the Declaration and these Rules shall prevail. In the event there is any conflict between the Declaration and Rules, the Declaration shall prevail.

Tennessee state laws may be found at <https://www.tn.gov/lawsandpolicies.html>
City of Spring Hill Code of Ordinances may be found at <http://library.amlegal.com>).

Section 4. Collection Policy

The Board of Directors has adopted a policy to establish procedures for collection of assessments pursuant to the Governing Documents. The Collection Policy is a stand-alone document for the handling of delinquent owner accounts.

Section 5. Enforcement Policy

The Board of Directors has adopted a policy to establish procedures for compliance of guidelines pursuant to the Governing Documents. The Enforcement Policy is a stand-

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

alone document for the handling of violations by residents and owners, including the application of fines.

Section 6. Code of Conduct

The following outlines the Code of Conduct that shall be adhered to within the Community. Comments and complaints are to be civilly directed to Management, with formal complaints to be submitted in writing for action.

- A. Owners are responsible for the conduct of their residents and guests. Residents and guests will be held to the same standard of conduct as set forth herein for owners.
- B. Owners, residents, guests, and staff must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other owners, residents, or guests.
- C. Owners, residents, guests, and staff will refrain from loud, profane, or indecent language.
- D. Owners, residents, guests, and staff will not harass or accost any other owner, resident, guest, Association employee or agent, Developer employee, director, officer, committee member or any other person.
- E. Owners, residents, guests, and staff will not compromise the safety of others by their actions.
- F. Owners will be held responsible for any damage to Association property caused by the owner and/or the owner's residents or guests.
- G. Owners, residents, guests, and staff shall not interfere with the management of the Association or reprimand or discipline any Association or Developer employee, management, vendor, or contractor.
- H. Residents are prohibited from making a personal financial gain or profit as a result of the utilization of the Association facilities. The Association and/or recognized and registered clubs may, from time to time, enter contracts with owners to provide products or services for an approved fee.
- I. Any owner, resident or guest who violates this code of conduct or who violates an Association rule or regulation is subject to disciplinary action which may include suspension of owner privileges and/or monetary fines as determined by the Board.
- J. Safety is paramount and any owner, resident or guest not adhering to the Rules and Regulations stated herein and/or posted or otherwise obvious safety rules, may be asked to leave any Association facility or program with respect to safety, and proper decorum, and sanitation. The Association staff's judgment will prevail in all instances.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

Section 7. Residents, Tenants, & Guests

A. General Considerations

i. Definitions:

- Owner – the deeded owner of the dwelling unit
- Resident – person who resides in the dwelling unit, regardless of ownership status
- Tenant – resident who is leasing/renting a dwelling unit
- Guest – visitor to the Association who is always accompanied by resident

- ii. If an owner leases/rents their dwelling unit, their tenants are NOT owners of the Association, but may use the facilities of the Association under circumstances described below.
- iii. Southern Springs is an Age-Restricted Housing Development. In accordance with the “Housing for Older Persons Act” of 1999 (HOPA), the Bylaws, and the Declaration of the Association, Management maintains accurate information, including age information, on all residents. A report to the Board is provided at the Annual Member Meeting. To that end, it is necessary for the owner (not residents) to respond to an age information survey from time to time to comply with HOPA.

B. Tenants & Leasing Requirements

- i. If an owner rents or leases their dwelling unit to a tenant, the owner remains responsible for paying all assessments to the Association.
 - b. Dwelling unit may only be leased in its entirety unless the owner also lives there.
 - c. No dwelling unit may be subleased without prior written approval from the Board of Directors.
 - d. No dwelling unit may be offered for multiple ownership except as outlined in the Southern Springs Declaration of CC&R’s.
- ii. All leases must be in writing, may not be less than six (6) months and a notice of lease must be given to the Association’s management within ten (10) days of execution of the lease.
- iii. No lease shall be permitted which will cause the Association to be in violation of the Housing for Older Persons Act (42 U.S.C. §3607(b)).
- iii. The owner is responsible for providing the Association via the Management Company a copy of the completed rental/lease agreement,

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

providing their own forwarding address and phone number, and having their tenant(s) obtain/complete the applicable forms.

- iv. While the dwelling unit is leased, the owner(s) may not use the Association facilities and surrenders their access card.
- v. It is the owner's responsibility to ensure that their tenant(s) abide by the Association Governing Documents
- vi. It is the owner's responsibility to collect the tenant(s)' nametag(s)/access card(s) upon the termination of the lease and to submit them to the Association Front Desk
- vii. Tenants do not vote in Association elections, and normally do not attend Association Board, Committee, or Owner Meetings unless specifically invited.

C. Guest Usage

- i. Residents must register their guests when they arrive and when they leave at the reception desk each day that they will be visiting the Lodge Complex.
- ii. Guests 19 years of age and older are permitted in all public areas of the Lodge Complex while accompanied by a resident.
- iii. Guests under the age of 19 years of age are permitted in all public areas of the Lodge Complex while accompanied by a resident based on published hours and access to specific Lodge Complex areas for guests under the age of 19.
- iv. Guest participation may be restricted for certain events or activities.
- v. Guests may participate in classes if space is available. Priority is always given to residents.
- vi. If a class or event/activity has a fee for residents, then the fee must also be paid for/by the guest who is accompanied by a resident.
- vii. A dwelling unit may have a total of 4 guests at any one time.
- viii. When an owner wishes to have a special event at the pool with more than 4 guests, they must submit an Additional Pool Guests Request Form to the Lodge reception desk at least one week prior to the desired event.
- ix. Only one special request gathering is allowed at the pool at any time and Management is responsible for approving these requests within 48 hours.

D. Access Cards/Guest Check-In

- i. The Association issues each resident one access ID card. The Association staff may monitor compliance and determine the validity of access cards.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

- ii. Non-transferable access cards are issued at no charge to each qualified resident. Lost, stolen, or damaged access cards must be reported to the Association management immediately and can be replaced for which a fee will be assessed. Renewal of access cards may be in a manner set forth by the Board of Directors.
- iii. Any owner who transfers occupancy of his or her dwelling unit is not entitled to retain an access card and must relinquish it to Association management on the transfer of occupancy.
- iv. Residents are responsible for the conduct of their guests and must ensure they properly check-in at the facility upon arrival.

Section 8. Dress Code

- A. Proper dress is required at all times. Unless otherwise specified, appropriate casual attire is required in all areas of the Association facilities. Appropriate casual attire includes: footwear, shirts, dresses, skirts and pants or shorts.
- B. Appropriate athletic apparel is required for all indoor and outdoor sports areas to ensure the safety of all persons using the equipment. This includes proper footwear appropriate to the use of the equipment/area being utilized.
- C. Upper and lower body garments must be worn in all activities. Men may forego upper-body garments when using the aquatic facilities.
- D. The following exceptions and considerations apply:
 - i. The Lodge - Users may not be in wet swimwear, except when leaving the indoor pool and accessing the locker rooms.
 - ii. Showers - Non-slip footwear is recommended in the shower area of the locker room.
 - iii. Indoor Pool - Users must wear proper swimwear in the pool and no outdoor shoes are to be worn on the pool deck. Non-slip footwear is recommended around the pool deck area.
 - iv. Outdoor pool - Users must wear proper swimwear in the pool. Non-slip footwear is recommended around the pool deck area.

Section 9. Service Providers

- A. Vendors, contractors, and other service providers are permitted entry within the Association only for the purposes of authorized work at a designated project or delivery to a particular residence.
- B. Service providers are not permitted to solicit work or distribute flyers or other advertising material unless they have a permit from the City of Spring Hill.
- C. Service providers are expected to clean up any trash or debris daily, including

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

site debris that blows off the site and mud tracked onto roadways. Dumpsters shall be always covered when work is not being performed. Any damage to common areas shall be reported to the Association management immediately. Owners or residents who allow contractors into Southern Springs are responsible for any damage the contractor does to common areas.

- D. Service providers are allowed to park vehicles on the streets in front of dwelling units while working on-site. They should place orange cones around their vehicles while parked on the street.

Section 10. Firearms / Weapons

- A. Discharge of any firearm or weapon is strictly prohibited within Southern Springs.
- B. Hunting is not permitted.

Section 11. Association Recognized Clubs

- A. Clubs are groups that are registered and recognized by the Association to foster and promote opportunities to pursue a hobby, educational, recreational, or cultural interest. They are the operational nucleus for the Association's recreation program and provide both structure and vitality to its mission.
- B. Any group of residents interested in pursuing a particular hobby, vocation, or special field of interest may join as a group and subsequently petition to become an Association club if they choose to do so.
- C. Authority to grant Association recognition of a club or group rests with the Management.
- D. Registered and recognized Clubs at Southern Springs must operate under informal or formal Club Guidelines which provide a common understanding that allows all Club members to collaborate and establish a basic structure for the Club. This is further defined in a separate Groups Operating Manual approved by the Board.

Section 12. Vehicle Parking

- A. Parking rules apply to all residents, guests, employees, and service providers. Vehicles include automobiles, trucks, boats, trailers, motorcycles, golf carts, campers, vans, and recreational vehicles.
- B. Resident vehicles should be parked in a resident's garage or driveway.
- C. Overnight parking on the street must be in compliance with the City of Spring Hill's Parking Ordinance, Section 15-601 (...no person shall park or leave a vehicle parked on any public street or alley within the fire limits between 1:00

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

AM and 5:00 AM....) The fire limits are 15 feet on either side of a fire hydrant or within 15 feet of a stop sign.

- D. Parking should not impede the flow of traffic. (e.g. park on one side of the street and not in front of driveways).
- E. Commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles, and unlicensed vehicles or inoperable vehicles shall not be parked within Southern Springs, except in enclosed garages. However, one recreational vehicle, camper or boat, or other watercraft may be temporarily kept or stored completely in a driveway or completely on a parking pad on a resident's lot for no more than 24 hours within each seven-day period.
 - i. If any of the above vehicles will not fit in the driveway, overnight parking at the Lodge Complex may be requested with the Community Manager's approval. A request form is available in the Document Library on the HOA website and at the Lodge reception desk. If request is granted, it may only be parked at the Lodge parking area for a period of 48 hours within a seven (7) day period. A dwelling unit may only be granted this request a maximum of six (6) times per year.
 - ii. The Association assumes no responsibility for vehicles and personal property while parked at the Lodge Complex.
- F. Moving vans, trailers, and portable moving/storage units shall be parked in driveways for no more than 72 hours.
- G. Only vehicles with the displayed valid handicap parking identification shall park in designated handicap parking spaces. No vehicles may park on the handicap striped lines meant as an access area for occupants exiting/entering the vehicle. Parking in designated handicap parking spaces without display of the valid handicap identifier may subject the vehicle owner to a fine and community service by the Spring Hill Police.

Section 13. Mailboxes

- A. The color, size, appearance, and location of the mailboxes installed by the Developer shall be preserved and the Association will maintain them to that standard.
- B. The Association will replace mailboxes and posts to ensure that they conform to the same standard. If they are damaged, the party responsible for the damage will assume the cost of replacement.
- C. No mailbox decorations are allowed at any time.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

Section 14. Community Rules

A. Common Areas of the Association

- i. Residents and guests are not to plant, cut, mow, trim, cultivate, remove, build on, install any devices, or otherwise modify common areas or plantings on common grounds without Board approval.
- ii. Aquatic plantings are not to be chemically treated nor physically removed from the edge of Southern Springs bodies of water.
- iii. Fishing, swimming and/or boating is prohibited in all Southern Springs' bodies of water.
- iv. Owners may not place decorations of any type, including but not limited to ribbons, bows, ornaments, or flags on any trees in the common areas or sign/light posts.

B. Any outdoor speakers must comply with the City of Spring Hill Noise Control Ordinance.

C. Community Postings

- i. Management will approve all postings at the Lodge. The judgment of Management with respect to decorum will prevail at all times.
- ii. Religious literature may not be posted other than schedules of worship holiday services.
- iii. Political literature or written commentary may not be posted at the Lodge or on the HOA website. Any post that is reported by residents and is deemed by management or the Board a violation of community rules and code of conduct will be removed.
- iv. The Association may post time-sensitive or special announcements as necessary for the operation of the community.
- v. Email solicitation using Association email lists is reserved for Association management staff.
- vi. Postings to the HOA website indicate acceptance of the website Terms of Use. Any post that is reported by residents as being abusive will be deemed a violation of community rules and code of conduct and will be removed.

D. The Boulevard Strip

- i. The boulevard strip is the area between the sidewalk and the street and is not a part of the owner's dwelling unit, however, the owner is responsible for watering the grass and trees and for notifying Management of any

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

issues.

- ii. The Association will replace trees to ensure that they conform to the same standard.
- iii. If trees are neglected or damaged, the party responsible for the damage will assume the cost of replacement.

E. Low Speed Vehicles / Golf Carts

- i. Although a low-speed vehicle may look like a golf cart, they have unique features that differentiate them from a normal golf cart to make it street compliant.
- ii. A golf cart that meets the criteria for a low-speed vehicle, and is licensed, is legal to drive on public streets in Southern Springs.
- iii. Low-speed vehicles are only allowed on roadways and should park in designated golf cart parking areas or regularly marked parking spaces.
- iv. Low-speed vehicles are not permitted to park along the curb or on walking trails.
- v. They are strictly prohibited on sidewalks, turf landscape areas, around any body of water, wetlands, or in pool, court, and dog park areas.
- vi. The number of passengers cannot exceed the low-speed vehicle's seating capacity.

F. Bicycles

- i. The sidewalks/paths throughout Southern Springs are for walkers and cyclists both. A cyclist yields to a walker; however, a walker is not permitted to take up the entire walkway. The walker must allow the cyclist adequate room to safely pass. Residents walking in groups should walk single file when a cyclist is approaching.
- ii. Riders should limit their speed to assure that they maintain control of their bicycles.
- iii. Bicycles must be parked in approved areas designed by signs or bicycle racks at the Lodge Complex.
- iv. The Association does not accept any responsibility for loss of, or damage to bicycles.
 - i. Motorized bicycles are permitted to be ridden on the streets in Southern Springs but should not be ridden on the sidewalks when using the motor for powering the bicycle. A standard helmet should be worn when riding a motorized bicycle.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS

G. Animals and Pets

- i. Unless otherwise permitted by Federal or State Law, no animals of any kind, including livestock and poultry, shall be raised, bred, or kept on any portion of the properties within Southern Springs, except that for each Dwelling Unit there shall be permitted up to a total of three (3) dogs, or three (3) cats, or a combination of dogs and cats that do not exceed three (3) in total. No more than two (2) birds, and a reasonable number, as determined by the Board, of other usual and common household pets, are allowed subject to compliance with applicable local laws, codes, and ordinances.
- ii. In no event, however, shall monkeys, snakes, pigs, or ferrets be permitted in any Dwelling Unit.
- iii. Except when fully within a fenced-in area, such as an owner's private area or the Dog Park, dogs must be physically tethered and in control by the owner.
- iv. Cats must be physically tethered and in control by the owner.
- v. Owners must remove all solid waste from private dwelling units, roads, and common areas. Doggie bag stations are available at several locations throughout Southern Springs.
- vi. Pets permitted to roam free or that make objectionable noise, endanger the health or safety of residents or guests or other permitted pets, or constitute a nuisance or unreasonable inconvenience to other residents shall be removed upon request of the Board. If the pet owner fails to honor such request, the Board may remove the pet.

H. Burning/Dumping/Littering

- i. Owners, vendors, contractors, and guests are prohibited from burning and/or dumping lawn/garden waste, or any other items, on their dwelling unit or on the common areas of Southern Springs.
- ii. Littering is prohibited, and residents will be fined.
- iii. Owners, residents or guests use of Association or construction dumpsters to dispose of personal/household material is strictly prohibited and owners will be fined.

I. Fireworks: The use of fireworks is prohibited throughout Southern Springs.

J. Wildlife

- i. The ponds, streams, and other bodies of water within Southern Springs

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

- are provided for stormwater protection, irrigation and aesthetic purposes only. No fishing is allowed in any body of water within Southern Springs.
- ii. Owners and residents are not permitted to introduce any fish, plants, or items into the pond system. Owners and residents are prohibited from capturing, trapping, or killing wildlife. Owners, residents, and guests are prohibited from feeding wildlife except they may feed birds in approved bird feeders.
 - iii. Invasive animal species must be managed in accordance with state and city regulations.

Section 15. Residential Dwelling Unit

- A. Occupancy Limits: No more than two people per bedroom may occupy a dwelling unit.
- B. Exterior Modifications: Owners are required to submit an application to the Modifications Committee for all exterior changes to their dwelling unit. Please refer to the Southern Springs Homeowners Association, Inc. Design Guidelines for further details.
- C. Prohibited External Features
 - i. It is the responsibility of the owner to review the Design Guidelines to comply with any restrictions on the property.
 - ii. Below is a summary list of prohibited items, but other items may be referenced in the Design Guidelines.
 - Outdoor electronic pest control devices (bug Zappers)
 - Window Air Conditioning units
 - Above ground swimming pools
 - Storage buildings or sheds
 - Dog houses and other animal dwellings or enclosures
 - Carports
 - Clotheslines
 - Free-standing Flagpoles
 - Gazebos and Greenhouses
- D. Holiday Decoration / Lighting
 - i. Seasonal statues, artifacts, and other decorative landscaping items may be allowed within thirty (30) days prior to, and fifteen (15) days after a holiday season.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS

- ii. Holiday decorative lights may be displayed between November 15 and January 15 only. All other exterior lights must be approved.

E. Flags

- i. No Dwelling Unit shall be allowed to have a freestanding flagpole of any type. Flags on Dwelling Units must be flown only on poles mounted to the Dwelling Unit by a bracket. Each Dwelling Unit is permitted to display one (1) decorative flag limited to three hundred (300) square inches for a time appropriate for an event, holiday or season.
- ii. Notwithstanding the forgoing, one removable United States flag may be displayed in a respectful manner and consistent with 36 U.S.C. Sections 171-178, as amended, on each Dwelling Unit.

F. Signage

- i. The developer may install any signs necessary on common property and parkways for the development of Del Webb Southern Springs.
- ii. No “For Sale”, “For Rent”, or other types of signage are permitted on a lot, house (inside or outside), vehicle, or common area.
- iii. One (1) “Open House” sign is permitted on the lot during the actual hours of the open house.
- iv. Owners may post “No Soliciting” signs near or at the front door or in a window that are professionally prepared, with no hand lettering, and do not exceed 36 square inches.
- v. Owners who contract for security/alarm systems may post one sign or window sticker from that company near or on the front door or in a window. They are not to exceed two feet high above the grade in the front yard and they are located within the setback criteria. They are not to exceed 72 square inches if placed in the ground, or 16 square inches if placed in a window.
- vi. Political or campaign posters or signs are allowed pursuant to the provisions of the Tennessee Freedom of Speech Act (T.C.A. 2-7-143) for the sixty (60) days before a general election and may remain for up to thirty (30) days after such general election. The political or campaign poster or sign shall be no larger than four (4) square feet and shall only be placed in a Unit’s window; Unit front porch; or the planting bed in the front of any Unit.
- vii. Signage is not permitted to be displayed on any vehicles within the community. Personal bumper stickers are excluded.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS

G. Trash and Recycle Containers

- i. No garbage or trash shall be placed or kept on any lot, except in covered containers of a type, size, and style which are required by the City of Spring Hill.
- ii. Such containers shall be kept inside the garage, except when they are being made available for collection starting at 5 pm the evening before and pulled in by 5 pm the day of.

Section 16. The Lodge Complex

- A. The Hours of Operation will be approved by the Board annually and posted accordingly. Management reserves the right to modify hours based on weather conditions, events, holidays, and other extenuating circumstances.

- B. The Southern Springs Homeowners Association, Inc. provides a smoke-free environment.

- C. Alcohol
 - i. Use of alcohol is permitted for adults 21 years of age and older at the Lodge Complex in non-breakable containers, including the Lodge and the outdoor patio and pool deck areas (beverage and person consuming must be outside of pool), but is prohibited in the pools, spas, and fitness center.
 - ii. Only those establishments and individuals licensed by Tennessee are permitted to sell alcoholic beverages during any event, whether held within Southern Springs property or any off-site location. The establishment must provide a copy of the license to Management if the event is held at any venue other than the establishment's normal place of business.
 - iii. Additional provisions may be made by the Management or the Board for Lodge Complex events or club activities, provided the same follow applicable law.
 - iv. When alcoholic beverages are to be served or consumed at any event, the Lifestyle Director must approve this in writing and in advance.
 - v. Residents and guests may provide alcoholic beverages for their personal consumption within the Lodge Complex, including during any club function or community event.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

D. Service Animals

- i. Only animals that are ADA (Americans with Disabilities Act) certified will be permitted in the Lodge Complex.
- ii. Proper identification is to always be displayed.

E. The Lodge Complex Scheduling

- i. Residents and guests are free to use areas of the Lodge Complex on an ad hoc basis without scheduling if the area is not reserved for a group.
- ii. The Association reserves the right to deny, adjust, cancel, reschedule, or move meeting space as deemed necessary. The Board of Directors may set reasonable limits on the number of times facilities may be booked by any club or group.
- iii. In scheduling space, the following hierarchy will be followed:
 - The Association Board of Directors
 - Standing and ad-hoc Committees or Task Forces
 - Developer
 - Association Special Events & Lifestyle Programming
 - Regularly scheduled Club Meetings
 - Limited Membership Groups
 - Interest Groups
 - Resident Reservation Rentals
 - Unscheduled Activities

F. Private Use

- i. The Association has the right to rent or lease any portion of the Lodge Complex on a short-term basis to any resident or an Association sanctioned group for their exclusive use, including the right to include guests.
- ii. All use of Association space is managed by the Management team. To reserve a Lodge space for a private event, the appropriate reservation request form must be submitted to the Lodge reception desk at least two weeks prior to the event.
- iii. All Forms list applicable fees and payment methods accepted.
- iv. Requests are approved within 48 hours on a first-come, first-served basis. All forms are found in the Document Library on the HOA website.
- v. If a Lodge space is requested for a private event that includes non-resident guests, that reservation requires a refundable cleaning deposit and a non-refundable fee. The reservation is limited to the approved

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

- space only.
- vi. For resident-led community events with no non-resident guests, no usage fee is required to reserve individual Ballrooms or the Battlefield Game Room, however, a cleaning deposit is required when the form is submitted. This deposit is refunded if no additional cleaning is required.
 - vii. If a resident wishes to reserve the Grill Patio for a private event, a refundable cleaning deposit is required with the reservation request. If the event is to include non-resident guests, a non-refundable use fee is required. The Grill Patio reservation does not include private use of the restrooms and/or the firepit as these are always open to all residents. Please see section K below for additional details regarding this area.
 - viii. Cancellation Policy: Reservations for indoor or outdoor Lodge spaces that are canceled within 48 hours of the event will forfeit the deposit. Weather-related cancellations within this timeframe will be taken into consideration.
 - ix. The resident requesting the reservation is responsible for setup and for cleaning the space after the event using the posted Cleaning Checklist. The cleaning deposit is refunded after the space is inspected by Management following the event.

G. Locker Rooms

- i. Locker rooms and showers are provided for the use and enjoyment of residents and guests. All lockers must be emptied daily.
- ii. Lockers are available on a first-come, first-served basis. Clothing or personal effects may not be left unattended or unsecured in these areas, and safekeeping is the responsibility of the user. Lockers are to be used only when the resident or guest is using the Lodge Complex.
- iii. No cell phones or camera usage is permitted in the Locker Rooms.
- iv. Restroom facilities are available for use by residents and their guests and are located at the Lodge Complex, Outdoor Amenity Building, and the pool area.

H. Fitness Center

- i. Use of the Fitness Room and equipment is limited to those persons 19 years of age and older.
- ii. Use of exercise equipment and the fitness facility is at the resident's or guest's risk.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

- iii. All users must comply with posted rules and verbal instructions from management and administrative staff.
- iv. Designated fitness specialists, who are qualified fitness instructors, may be made available to provide instruction on the use of fitness equipment and programs, and counseling for personal and group fitness regimens.
- v. Fitness equipment must be wiped down with provided wet wipes when finished and the wipes disposed of in fitness center waste containers.
- vi. Equipment may be subject to time limits on use. Association management may impose a reservation system on equipment.
- vii. No food or beverages are allowed in the courts or the fitness center, except water or sports drinks in non-breakable containers.
- viii. Use of radios and personal listening devices is permitted only with earphones. Talking on cell phones is not permitted and ringers must be turned off.

I. Kitchen

Tennessee Department of Health and Environmental Control (TDEC) rules for kitchen safety and food preparation are posted and must be observed by all users. The Lodge Complex kitchen is available for rental use upon reservation and a deposit and fees may apply.

J. Lending Library

The Lending Library houses books, audiobooks, and movies that are donated and maintained by residents.

K. Gas Grills

- i. The use of the gas grills requires residents to complete a reservation form that is available on the HOA website and at the Lodge Complex reception desk. When reserving the grill, residents are responsible for cleaning it to the original condition it was found. Cleaning supplies are provided by the resident, and they must use posted cleaning procedures.
- ii. Failure to clean the grill following use will result in a \$50 fine.
- iii. Using the grill without previous approval will result in a \$100 fine.

L. Gathering Spaces

- i. The Game Room is a space that may be used by residents. During reserved times, registered and recognized clubs have priority for this room. Other residents may use the room after coordination with Management.

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

- ii. The Conference Room and the Lounge may be used by residents and may be reserved with Management.

M. Swimming Pools and Spas

- i. Lifeguards are not provided, and facilities are designated as "Swim at Your Own Risk". "Life Buoys" and "Shepherd's Crooks" are available at poolside for emergency use only.
- ii. Personal floatation devices are limited to noodles, inner tubes, small floating chairs, or small floats.
- iii. Individuals with hypertension, heart conditions, or those on medication for any reason, should not use the spas without first consulting a physician.
- iv. Any person with a health problem that may be contagious to others is prohibited from using the pools, spas, or fitness center.
- v. Any person with open wounds is prohibited from using the pools and spas and no bandages of any type may be worn in the pools or spas.
- vi. Individuals who have recently consumed alcoholic beverages should avoid using the spas altogether.
- vii. Running, horseplay, profanity, disruptive conduct, and diving in the pools or pool deck areas are not permitted.
- viii. No diapers, infant or adult, are allowed in the pools or on the pool deck. Non-compliance could result in the pools or spas being closed for cleaning, draining and refilling because of a potential health hazard and such cost for cleaning, draining and re-filling will be levied upon the owner for non-compliance.
- ix. The pools may be closed for certain activities, maintenance, repair, or due to inclement weather.
- x. For the safety of Owners, the Association follows guidelines for thunder and lightning published by the National Weather Service. Details may be found at <https://www.weather.gov/safety/lightning-safety>
 - When thunder is heard, or a cloud-to-ground lightning bolt is seen, the thunderstorm is close enough to strike your location with lightning.
 - Suspend outdoor activities and take shelter immediately in a substantial building, such as the Lodge or Outdoor Amenity building.
 - Thirty-minute rule: Once the outdoor activity has been suspended, wait at least 30 minutes after the last thunder is heard or flash of

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

lightning is witnessed prior to resuming outdoor activities.

- xi. Swimmers using marked lap lanes should remain within the lanes. Others in the pools should clear the lanes to allow lap swimming or walking.
- xii. Personal music devices may only be used on the deck and lounge areas and only with earphones. However, instructors may use speakers for Lifestyle activities.
- xiii. Food is only allowed at tables on the pool deck and outside of the pool fence.
- xiv. Glass containers and sharp objects are not permitted in the pool enclosure.
- xv. Beverages are only allowed on pool deck area. No beverages are to be consumed in the pool itself. Trash should be disposed of in appropriate containers.
- xvi. Pool furniture is provided on a first-come, first-served basis, and may not be reserved; personal items may not be left unattended. Furniture must be used on the deck and cannot be placed in the pool or removed from the pool area. If moved, pool furniture must be returned to its original position by the resident or guest.
- xvii. Indoor Pool and Spa is used primarily for aqua programs and general lap swimming. Lifestyle programs have a priority over individual swimming. Other uses will be on a first-come-first-served basis.
- xviii. Persons under the age of 19 years of age are permitted at the outdoor pool during designated hours when accompanied by a resident.
 - Ages 7 and younger must always have an adult in the pool with them during use.
 - If a class, activity, or event is taking place in the pool, it will be closed to those under the age of 19 and to non-participating guests for the duration of the class, activity, or event.
- xix. Use of the spas is limited to those persons 19 years of age and older.

N. Courts – Tennis and Pickleball

- i. The Association is responsible for the maintenance of all courts and the Outdoor Amenity Building.
- ii. All players must comply with the posted Court Rules and Court Etiquette. These are also available for viewing on the website.
- iii. Outdoor tennis and pickleball courts are available for resident and guest use. Outside Tournament play is not permitted.
- iv. Operational oversight rests with Management; however specific

SOUTHERN SPRINGS HOMEOWNERS ASSOCIATION, INC.

RULES & REGULATIONS

committees may be tasked to oversee policies and rules.

- v. Management maintains a court scheduling system using “Reserve My Courts”. Using this system, residents can reserve the courts on a first-come-first-served basis up to two weeks in advance.
- vi. “Open Play” days and times for pickleball may vary and will be scheduled on the court scheduling application. Open play allows players to play during certain hours without reservations – individual players walk up to the courts and put their paddles in line to play. The first four people with paddles in line play on the available court. When they finish one game, the next four people take over the court. The process continues with single gameplay during Open Play hours.
- vii. Paddles/rackets can be checked out at the reception desk. Individuals returning damaged equipment may be assessed a fee.

Section 17. Dog Park

- A. Residents are responsible for all injuries and damage caused by their dogs.
- B. The Dog Park hours of operation are dawn to dusk daily.
- C. All dog owners utilizing the dog park must abide by the laws governing pet ownership as set forth by the City of Spring Hill and ensure their pet is properly inoculated.
- D. All residents and guests must register their dogs with the HOA before using the dog park for the first time.
- E. All pet waste must be properly picked up and disposed of while utilizing the dog park.
- F. Residents or a responsible adult must always be with the pet in the park. Residents/Guests must continually watch dogs and maintain voice control over the animal.
- G. Residents must keep dogs leashed until safely inside the fence and before exiting.
- H. Dogs that are sick, aggressive, in heat or have not been inoculated are not permitted in the dog park.
- I. Children at the dog park must always be supervised by a responsible adult.
- J. Residents must not allow dogs to dig holes and if they do, the resident must immediately fill the hole.
- K. No food, including doggy treats, is permitted in the dog park.
- L. Access to the dog park may be restricted during special events and notice will be posted.