

## Amenities Use Policy

A use of a property for rental purposes in The Springs at High Rock HOA community is not prohibited, but it is also not encouraged due to issues that have and can occur with any property rental in our community. In light of these concerns, your Board of Directors has promulgated this guide for best practices for guests or renters:

1. The homeowner must notify the Board of Directors when renters will be present in the community and when they will be leaving. That notification must include the name of the rental agreement signee, his/her home address and the license plate(s) numbers of all vehicles that will be entering and leaving our community during their tenancy.
2. Renters must be provided a written copy of the Emergency Fire Response and Evacuation Plan, our Restrictive Covenants, and be notified of the current fire danger level of the community.
3. Renters are to be provided a copy of all Board policies concerning renting a home in The Springs at High Rock.
4. Renters will not have access to the clubhouse or pool unless accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing. All members in good standing are limited to four guests per visit whether the guest is a renter or not. In the event a renter is provided a pool proximity card or otherwise uses the clubhouse or pool without being accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing, the owner may be issued a fine or have such owner's access to the clubhouse or pool facilities limited by the Board. Any online or other listing of property for rent at The Springs at High Rock must reflect that clubhouse or pool access is restricted from use by a renter unless accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing.
5. Renters will not have access to the tennis or pickle ball courts unless accompanied by an HOA member in good standing or a member of the owner's immediate family. In the event a renter uses the tennis or pickle ball courts without being accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing, the owner may be issued a fine by the Board. Any online or other listing of property for rent at The Springs at High Rock must reflect that tennis court and pickle ball court access is restricted from use by renters unless accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing
6. Renters will not have access to the fire pits and grills located on common area property unless accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing. In the event a renter uses fire pits or grills on common area property without being accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing, the owner may be issued a fine by the Board. Any online or other listing of property for rent at The Springs at High Rock must reflect that the fire pits and grills located on common area property are restricted from use by renters unless accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing
7. HOA members in good standing renting property must obtain a separate remote entry device for renters to use to access the security gate. In the event the renter is provided the owner's remote entry device or passcode, the member may be issued a fine. The HOA member shall ensure that the

remote entry device dedicated for renters is returned by the renter after the lease is completed.

**Should the remote entry device fail to be returned, the HOA member shall immediately notify the Security Committee so that the remote entry device can be disabled.**

8. The boat yard storage area for members' pre-registered boats, personal watercraft (PWC) and/or recreational vehicles (RV) is for use by HOA members in good standing only. Renters may not store anything in the area. In the event a renter stores or places any property within the lot, in the discretion of the Association, it may be towed or removed without notice. The cost of towing or other expenses incurred by the Association with respect to the removal or storage of personal property of a tenant will be assessed to the renting HOA member.
9. The privately-assigned slips at Docks #1, 2, and 3 cannot be used by anyone without permission of the owners. The common community slips at Docks #2 and 3 that have been reserved for overnight docking by HOA members in good standing and can only be used by watercraft that have been registered with the Infrastructure and Roads Committee (IRC) with an HOA decal attached. The boat launch is reserved for HOA members in good standing only
10. Renters will not have access for fishing at any of the Tranquility Lakes' ponds unless accompanied by an HOA member in good standing or by the immediate family of an HOA member in good standing.
11. Renters must be made aware that there is no overnight parking allowed within the street easement areas (i.e., paved roads and grass shoulders). In the event that a renter parks within the street easement area, the vehicle or other personal property may be removed by the Association without further notice. The cost of towing or other expenses incurred by the Association with respect to removal or storage of personal property of a tenant will be assessed to the renting HOA member.

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