

# HIDE-A-WAY HILLS CLUB RULES

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Hide-A-Way Hills Club  
Board of Trustees

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# HIDE-A-WAY HILLS CLUB RULES

## **GENERAL RULES**

Where the word member or members is stated, this refers to those persons named on the deeds of ownership to the property. See Code of Regulations, Article II Section 1, for further definition and clarification.

MEMBERS ARE RESPONSIBLE FOR THE ACTIONS AND RESULTS OF THOSE ACTIONS OF ALL GUESTS, TENANTS, TRADESMEN/CONTRACTORS AND INVITEES WHO VIOLATE ANY CLUB RULES, DEED RESTRICTIONS OR CODE OF REGULATIONS. THE MEMBER IS THEN LIABLE FOR ANY DAMAGES, DISCIPLINARY ACTION AND APPLICABLE FINES.

FOR ADMISSION OF GUESTS, SERVICE PROVIDERS AND CONTRACTORS ALL MEMBERS AND TENANTS OF A MEMBER MUST PROVIDE SECURITY WITH THEIR CLUB-ASSIGNED SECURITY CODE WHEN CALLING IN AND/OR REGISTERING A SOCIAL OR COMMERCIAL GUEST.

### **1. ACTIVITY RULES**

Rules governing specific activities will be posted at a location most pertinent to that activity, and/or included in these Club Rules. Anyone wishing to participate must abide by these rules.

### **2. FIREARMS**

Shooting of firearms in Hide-A- Way Hills, with the exception of controlled target shooting at the Range, will not be permitted at any time. Transporting of a loaded firearm illegally within the confines of HAH is prohibited. Firearms, loaded or unloaded, are prohibited in any HAH facility, amenity and/or common area, except the shooting range and roadways for the purpose of legal transport.

There will be no hunting or trapping at any time in Hide-A-Way Hills, except for nuisance trapping or hunting with written permission from the Board of Trustees.

### **3. FIREWORKS**

Use of fireworks is prohibited in Hide-A-Way Hills.

### **4. BURNING WITHIN HIDE-A-WAY HILLS BOUNDARIES**

- a. Chimneas or other screen-covered burning devices are permitted. Open fires must be contained in a fire pit, not to exceed three (3) feet in diameter, be carefully supervised and fully extinguished before leaving such activity.
- b. All other open burning is prohibited.
- c. PLEASE NOTE: THE ODNR STATE FORESTRY DEPARTMENT HAS DESIGNATED THAT WE ARE UNDER A BURN BAN FROM 6AM to 6PM DURING THE MONTHS OF MARCH, APRIL, MAY, OCTOBER AND NOVEMBER. THIS INCLUDES ALL OPEN FIRES.

## **5. TRASH AND HOUSEHOLD GARBAGE**

Dumpsters are located near the Lodge and at the Maintenance building, east of the front entrance. They are for HOUSEHOLD GARBAGE ONLY. The following categories of materials are NOT considered to be Household Garbage and are prohibited from being placed in the dumpsters:

- Environmentally Sensitive Items;
- Construction Materials,
- Furniture,
- Appliances, Electronics or Other Equipment,
- Sheet Glass, Plastic or Other Items Which Can Shatter,
- Automobile, Boat or Other Vehicle Parts,
- Yard Waste

A more specific list of items within these prohibited categories is available from the Club Office and on the web site.

- a. It is not permitted to discard household garbage or prohibited items in the barrels located at the recreation facilities.
- b. No items may be placed outside or around the dumpsters.

A fine of up to \$250.00 will be added to a member's account for dumping prohibited materials.

## **6. RECYCLING**

Recycling bins are located near the trash dumpsters. A list of accepted recyclables is posted next to the bins. All cardboard boxes must be broken down and flattened before being placed in the recycling bins.

## **7. LITTERING**

Littering of Club property, roadways or private lots is prohibited. Any member or their guest found littering within Hide-A-Way Hills will subject the member to a fine. Social guests, contractors and invitees are the responsibility of the member.

## **8. APPEARANCE OF MEMBER PROPERTY**

All members are required to maintain their property so that it is free from trash, garbage, refuse, disabled or unused vehicles (vehicles must display a current license tag), and presents an attractive appearance. In any disagreement as to the interpretation of what constitutes "attractive appearance", the President of the Board of Trustees shall appoint an Ad Hoc Committee of three members who will review the site in question and render a recommendation to the Board. The decision of the Board shall be final.

## **9. SEWAGE SYSTEMS**

All sewage systems must be maintained in good working order to prevent odor and contamination or unsanitary conditions. Sewage systems will be checked from time to time by a Club representative, and those found not working properly will be reported to

the owner for repair. Systems not repaired within 30 days from the date of notification will be reported to the Health Department of jurisdiction and a \$100 fine per month, or portion thereof, issued until repairs are made.

All abandoned water wells must be plugged within 30 days after a new well has been drilled and put into use. Plugging must be done in accordance with state and local laws governing the plugging of water wells and a copy of the plugging log sent to the Club Office.

#### **10. DISORDERLY CONDUCT**

Disorderly conduct and malicious mischief are prohibited and subject to fines. All members are responsible for the actions of their family, guests, employees, tenants and other invitees, and it is the responsibility of the member to inform and explain Club Rules to the above invitees. Invitees found in violation of this rule can be prohibited future entry into Hide-A-Way Hills.

- a. An 11:00 p.m. curfew is in effect within Hide-A-Way Hills for all minors under the age of 18. All minors, under the age of 18 years, must be accompanied by a parent or guardian between the hours of 11:00 p.m. and 6:00 a.m.

#### **11. CURFEW FOR MINORS**

An 11:00 p.m. curfew is in effect within Hide-A-Way Hills for all minors under the age of 18. All minor, under the age of 18 years, must be accompanied by a parent or guardian between the hours of 11:00 p.m. and 6:00 a.m.

#### **12. PETS**

All pets are the responsibility of the owner and must not create an annoyance, danger or nuisance to neighbors or other members of HAH.

- a. No animals, livestock, or poultry of any kind shall be raised, boarded, bred, or kept on any lot, except dogs, cats and household pets, without permission of the Hide-A-Way Hills Club Board of Trustees. (Deed Restriction #5.)
- b. Litters of dogs and cats must be sold or given away before reaching six (6) months of age.
- c. All pets found on common property, unattended, are subject to removal by the County Dog Warden.
- d. All pets must have a collar with identification so that the owner may be located.
- e. All pets must be physically confined or restrained upon the owner's property by leash, tether, supervision, electronic fence, or secure enclosure to prevent escape.
- f. Any female dog in heat shall be on a leash at all times. It is understood that all pets need exercise. They must be under reasonable control of some person at all times.
- g. Owners are responsible for cleaning-up after their pets.

### **13. ENFORCEMENT OF RULES**

All members, their families, guests, employees and tenants will obey the requests or instructions of the General Manager and the Security force in the interest of the health, safety and welfare of the Club and its members. In case of a dispute over interpretation of policies or rules, the person involved will yield to the point of dispute. The person may then appeal to the Management Committee or the Board of Trustees.

### **14. HARASSMENT**

No Club member, guest, contractor or employee may subject another employee or member to harassment which includes intimidation, ridicule or insult that:

- unreasonably interferes with an employee's work performance; or
- creates an abusive or hostile work environment for the employee; or
- otherwise adversely affects an employee's employment opportunities or;
- interferes with another member's right and privileges.

This type of harassment applies to such conduct as verbal abuse, the circulation of written material that demeans or exhibits hostility or dislike toward an employee or member by inappropriate jokes or slurs. All employees shall also be protected from retaliation for making a complaint or assisting in an investigation concerning allegations or harassment. Retaliation includes threatening or intimidating an employee because he or she complained about harassment or participated in an investigation concerning harassment. This type of retaliation is strictly prohibited. Verbal abuse of Club employees or members will not be tolerated, and will result in disciplinary action and possible fine and/or litigation.

### **15. ADMISSION OF GROUPS**

Members who plan to bring large groups of guests, eight (8) or more, onto member's private property must supply Security with a written guest list. No large groups, over eight (8) will be permitted to use the club facilities without permission of the General Manager.

### **16. SOLICITATION, ADVERTISING SIGNAGE**

There will be no solicitation, except in the Club published ECHO, or board approved committee events, food service operations, and displays on Club bulletin boards located in post office areas, within the boundaries of Hide-A-Way Hills without prior General Manager approval. Advertising signs, other than for sale of said lot or house, are prohibited.

### **17. AT-HOME BUSINESSES**

In order to comply with the Hide-A-Way Hills Club Deed Restriction that state "No Lot shall be used for other than residential purposes . . . ", any activity that provides sales or services to customers who come to a member's home within Hide-A-Way Hills is prohibited without prior Board of Trustees approval. (This does not apply to "Out Lots" where commercial activity is permitted.)

**18. NOISE**

1. No motorcycles or loud vehicles of any kind shall be driven on the roads adjacent to the Chapel in the Pines during Sunday church services (June, July, and August approximately 10:00 a.m. - 11:30 a.m.).
2. During the quiet hours of 11:00 p.m. to 8:00 a.m., no person shall make or cause to be made any excessive noise which annoys, disturbs or affects the comfort, repose, health, or peace of others. This rule applies to both private and Club common property.

**19. CUTTING OF TREES**

No lot shall be used for other than residential purposes, and no soil or trees shall be removed for any commercial use. Cutting of trees shall be limited to the extent necessary for clearing the foundation, driveway or septic system for construction. Any cutting of trees shall be done only upon written approval of the General Manager (See Building Code.)

**20. TEMPORARY STRUCTURE**

No structure of a temporary nature, trailer, tent, basement, garage, etc., may be used, at any time, as a residence. Overnight tent camping is permitted with the approval of the General Manager.

**21. LAKE FRONT MAINTENANCE**

All lake front owners are responsible for maintenance and repair of their docks and seawalls. All private boat docks and seawalls will be inspected and those in need of repair will be reported to the member for their repair or removal. Failure to repair or remove within thirty (30) days, after due notice, may result in a fine of \$100 per month until repair or removal has been approved by the General Manager.

**22. SHELTER HOUSE**

Shelter House, below the dam, is available to all members to share when it is not reserved for a scheduled function. All functions at the Shelter House must terminate by 11:00 p.m. and the premises vacated by 12:00 midnight. Members can reserve the Shelter House for group functions, except during holiday weekends, through the Hide-A-Way Hills Club Office. During holiday weekends the Shelter House will be available to all members to share without a reservation unless it is being used for a Board-approved committee function.

**23. SALE OF PROPERTY**

When a property is sold, the Club requires the following:

The deed or a copy must be submitted to the Club Office by the buyer for signing of the approval clause by a Board of Trustees authorized representative prior to recording. It is preferred this be accomplished after closing has been held so membership application (where applicable) and any fees are received by the Club with the deed.

New members must complete the HAH Membership Application, which must be completed and signed by the Buyer(s) as named on the deed. If the property is being purchased by a trust, estate, corporation, or limited liability company, up to two beneficial owners of the entity must be designated and their signature(s) is/are required on the Membership Application.

Payment of any outstanding assessments of record.

Payment of the current New Member Initiation Fee.

Payment of a transfer fee of \$50.00, payable to Hide-A-Way Hills Club by the Seller, which is charged on each change of ownership property transaction in Hide-A-Way Hills. Land contract sales of property are included.

The transfer fee shall not apply to changes of ownership caused by foreclosure action or to reversion of property to the original owner caused by cancellation or forfeiture of a land contract.

Seller must return Club property such as gate opener(s), key card(s), etc. if applicable. These are not transferrable to the Buyer(s).

Provide the Club Office with a copy of the recorded deed showing the transfer of property has been completed with the County of record.

## **24. DELINQUENT MEMBERS**

- a. Loss of Privileges. Any member who is delinquent 60 days or allows a corporation of which he/she is an officer to become delinquent will be assessed a \$20.00 late fee each month, or any part thereof, until the member's account is current through the most recent billing statement, and shall immediately forfeit the following privileges:
  - i. Participation in any Club and/or committee event involving the use of Club facilities, tournaments, leagues, displays, etc. In addition, such delinquent members are prohibited from utilizing or being present at any of the Hide-A-Way Hills Club amenities, both natural or physical, except for the roads, post offices, trash/recycling dumpsters, and the Club Office.
  - ii. Any Club committee position shall be forfeited.
  - iii. Board members will be relieved of official duties.
  - iv. No building permit will be issued.
  - v. No boat dock, horse stable or airport tie-down shall be assigned.
- b. Any member who is delinquent 60 days or more, or allows a corporation of which he/she is an officer to become delinquent shall forfeit any dock, horse stable or airport tie-down assigned to such member.
  - i. If a member is delinquent 60 days or more, the boat dock or tie down must be vacated within 14 days from the date of the notification letter. Horse stable(s) must be vacated within 30 days from the date of the notification

letter. If the delinquent member fails to vacate the boat dock, horse stable or airport tie down within these timeframes, a fine up to \$200.00 per week, or any part thereof, will be levied against the member's account until such boat dock, horse stable or airport tie-down is vacated.

- c. Reinstatement of Privileges. When a Club privilege is forfeited pursuant to Rule 24a or 24b above, such privilege shall be reinstated as follows:
  - Privileges forfeited pursuant to Rule 24 (i.-v.) above shall be reinstated at such time as the member's account is current through the most recent billing statement.
  - i. If a boat dock, horse stable or airport tie-down is forfeited pursuant to Rule 24(v.) above, the member's name shall be placed in the last position on the waiting list and assigned in accordance with Club Rules, as if such member is a first time applicant.
- d. A \$50 "administration fee" will be charged for each delinquency occurrence referred for collection to offset Club administrative expenses.
- e. In addition, all delinquent accounts referred for collection will be assessed a \$250.00 fine.

## **25. LOAD LIMITS**

Load limits will be placed on all roads during inclement weather to prevent damage to the roads. No vehicles in excess of 13 ton gross weight, will be permitted during such enforcement, except emergency vehicles or any vehicle approved by the General Manager. Penalty for violation of the load limits will be a \$500.00 fine to the member, per occurrence.

## **26. FORECLOSURE AND DEEDS IN LIEU THEREOF**

In the event of a foreclosure action against a property in Hide-A- Way Hills Club, the property owner, and any guests thereof, shall be deemed to be not in good standing and shall forfeit all privileges of membership (or guest privileges, if applicable) at Hide-A-Way Hills Club.

If an Entry Confirming Sale has been filed with the Clerk of Courts having jurisdiction over the foreclosure action, the General Manager may notify the occupant that they shall have seven (7) calendar days from the date of said notice to remove all personal property and vacate the premises, irrespective of any longer time provided by the Entry Confirming Sale. Said notification shall be by Certified Mail and by personal delivery, or by posting the notice on the property by Hide-A-Way Hills Security. Also within seven (7) calendar days from the date of said notice, the owner shall return all key cards and gate openers to the Club. Membership and guest privileges are terminated on the date of the sale or on the date of execution by the property owner of a deed in lieu of foreclosure.

The purchaser at sale is responsible for all assessments, costs, charges, and for compliance with the Deed Restrictions, Code of Regulations, and Rules of Hide-A-Way



Hills Club as of the date of the sale regardless of when the sale is confirmed or when the deed is recorded. If the sale is vacated or not confirmed, membership shall revert to the property owner who shall be responsible for any and all assessments, legal fees and costs owed until such time as a new sale occurs, a deed in lieu of foreclosure is executed, or the property is otherwise transferred in accordance with these Rules and the Code of Regulations. Nothing herein relieves the member of liability for any sums due to Hide-A-Way Hills Club.

The grantee of a deed in lieu is jointly and severally (with the grantor thereof) responsible for all assessments, costs, charges, and for compliance with the Deed Restrictions, Code of Regulations, and Rules of Hide-A-Way Hills Club attributable to the property described in said deed in lieu, to the extent such assessments, costs and charges arose prior to the execution of said deed in lieu. In addition, such grantee shall be responsible for each of the foregoing subsequent to the execution of said deed in lieu.

**27. NO SMOKING**

Smoking or use of an e-cigarette or other vaping device is prohibited inside any building in Hide-A-Way Hills, not a residence, or on the Lodge Deck. A first offense will result in a warning; second offense and thereafter will result in a \$100.00 fine. Additionally, any fine assessed to the Club by the Department of Health that can be attributed to any individual Club Member(s) will be passed on to the individual(s) as a separate assessed fine.

**28. CONFLICT OF INTEREST POLICY**

The definition for conflict of interest is a question of direct personal or monetary interest that is not common to other members of the organization. The purpose of the following policy is to prevent the personal interest of Board of Trustee members, Management Committee members, Architectural Control Committee members and Hide-A-Way Hills Club employees from resulting in personal, financial, or professional gain at the expense of the Hide-A-Way Hills Club, Inc.

Full disclosure, in writing, shall be made by the interested parties to the Board of Trustees in all conflict of interests if a Board of Trustee member, Management Committee member, Architectural Control Committee member or Hide-A-Way Hills Club employee stands to benefit from a Hide-A-Way Hills Club, Inc. transaction. Following disclosure of a possible conflict of interest, the Board of Trustees shall determine whether a conflict of interest exists and, if so, the Board shall vote to take any action deemed necessary to address the conflict and protect the Hide-A-Way Hills Club's best interests. Voting shall be by a majority vote without counting the vote of any interested Trustee.

Anyone in a position to make decisions about spending Hide-A-Way Hills Club's resources, (i.e. transactions such as purchase contracts), who also stands to benefit from that decision, has a duty to disclose that conflict as soon as it arises (or becomes

apparent). He/she should not participate in any final decision. The Board of Trustee member, Management Committee member, Architectural Control Committee member or Hide-A-Way Hills Club employee may be subject to disciplinary action up to and including termination.

Each Board of Trustee member, Management Committee member, Architectural Control Committee member and Hide-A-Way Hills Club employee shall sign and date the Conflict of Interest Disclosure Form (available at the Club office) at the beginning of his/her term of service and each year thereafter. Failure to sign does not nullify the policy.

## **29. CODE OF ETHICS AND RULES OF CONDUCT**

Members of the Board of Trustees, Management Committee and Architectural Control Committee for Hide-A-Way Hills Club shall adhere to the following rules of conduct, standards of behavior, ethical rules and enforcement procedures that are applicable to all serving Hide-A-Way Hills Club. Each Board member, Management Committee member and Architectural Control Committee member shall sign and date the policy at the beginning of his/her term of service and each year thereafter. Failure to sign does not nullify the policy.

### **Board of Trustees, Management Committee and Architectural Control Committee members should:**

1. Strive at all times to serve the best interests of Hide-A-Way Hills Club as a whole regardless of their personal interests.
2. Use sound judgment to make the best possible business decisions for Hide-A-Way Hills Club, taking in to consideration all available information, circumstances and resources.
3. Act within the boundaries of Board of Trustees', Management and Architectural Control Committee members' authority as defined by law and Hide-A-Way Hills' governing documents, and remain current in the payment of all Club dues and assessments.
4. Perform their duties without bias for or against any individual member or resident.
5. Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with Hide-A-Way Hills Club.
6. Always speak with one voice, supporting all duly adopted Board, Management and ACC Committee decisions, even if the Board member was in the minority regarding actions that may not have obtained unanimous consent.

### **Board of Trustees Members, Management Committee and Architectural Control Committee members should not:**

1. Reveal confidential information provided by contractors or share information with those bidding for Hide-A-Way Hills Club contracts unless specifically authorized by the Board of Trustees.
2. Make unauthorized promises to a contractor or bidder.

3. Advocate or support any action or activity that violates a law or Hide-A-Way Hills' governing documents.
4. Use their position or decision-making authority for personal gain or to seek advantage over another member or resident.
5. Spend unauthorized Hide-A-Way Hills Club funds for their personal use or benefit.
6. Accept any favor or advantage granted or expected in return for favorable action on behalf of any member, contractor or supplier.
7. Misrepresent known facts to anyone regarding any issue involving Hide-A-Way Hills Club business.
8. Divulge personal information about fellow Board members, General Manager, employees, committee members, members or contractors that was obtained in the performance of Board duties.
9. Make personal attacks on fellow Board members, General Manager, employees, committee members, members or contractors.
10. Harass, threaten or attempt through any means to control or instill fear in any fellow Board members, General Manager, employees, committee members, members or contractors.
11. Reveal to any member or third party the discussions or comments made at any meeting of the Board properly closed or held in Executive Session.
12. Board of Trustees members will not make contributions to any political parties or political candidates on behalf of Hide-A-Way Hills Club.

**30. TRAILERED UNLICENSED VEHICLES OWNED BY GUESTS**

Unlicensed motor vehicles and boats owned by a Social Guest may be transported via trailer to a Member's lot for short-term parking not to exceed 72 hours. The General Manager's prior approval must be obtained by the Member, and sufficient off-road parking on the Member's lot must be available for said trailers.

**AREA 54**

1. Full size vehicles (cars, trucks, jeeps, etc.) are prohibited from driving in Area 54, except on graveled roads and the garden area. (Excluding Maintenance and Security vehicles)
2. All motorized vehicles are prohibited from the walking trail (the one closest to the woods).
3. The speed limit is 15 miles per hour.
4. Area 54, except graveled roads, will be closed to all motorized vehicles during inclement weather. A closed sign will be posted.
5. Area 54 is a nature area and is to be used only for that purpose unless otherwise designated by the Board of Trustees.

**THE RESERVE PROPERTY**

The common natural area known as The Reserve Property is available for hiking, horseback riding and quiet recreational use. The following rules apply when utilizing this area:

1. Motorized vehicles are permitted only on Maya Lane and the designated parking area, except authorized security, emergency and maintenance vehicles. Vehicle parking is available off Maya Lane except as stated in item 5.
2. Trespassing onto adjacent private property is prohibited.
3. No fires of any kind are permitted.
4. Access is permitted only during daylight hours.
5. Side-by-side utility vehicles will be allowed ingress and egress only to Harcum Park from May 1 through October 31. They must stay on trail to Harcum Park and be in four-wheel drive.  
Quads or ATVs and dirt bikes are prohibited.  
Speed limit is 5 mph. Use caution, pedestrians or horses may be on the trail.  
Three keys to a gate by the Maya Lane parking area will be available at Security on a first-come first-serve basis. Keys must be signed out and signed in when returned.
6. Side-by-side utility vehicle access to Harcum Park is restricted to 11 AM to 8 PM or sunset whichever comes first. Keys cannot be picked up before 10:30 AM or after 6 PM.
7. The trail to Harcum Park may be closed at the discretion of Security if heavy rain or conditions makes the trail unsafe.
8. The entire area is a quiet zone. Once you get to the top park your vehicle. Enjoy the beauty and serenity of Harcum Park but please respect the privacy of the members who own the house in The Reserve.
9. All Hide-A-Way Hills Rules pertaining to common ground apply to the Reserve of Hide-A-Way Hills.
10. Infractions of the Harcum Park guidelines or Hide-A-Way Hills rules could result in fines being assessed or depending on the seriousness of the infraction an Article IX with a minimum fine of \$250.

## **LODGE**

1. No person under the age of 21 years will be permitted in the Lounge or served alcoholic beverages. The bartender has the authority to refuse service and/or remove anyone for disorderly conduct, malicious mischief or intoxication.
2. The Lounge and Restaurant may be closed to the general membership during Club sponsored reservation-type functions.
3. No beverages, which would violate the Club Liquor License, may be brought into the Lodge, Great Room or Patio.
4. No alcoholic beverages will be sold on Sundays, except those produced at the HAH microbrewery, unless an extension of the liquor license(s) is secured.
5. No pets allowed in the Lodge.

## **GREAT ROOM**

1. The Great Room is available to Hide-A-Way Hills' members, Hide-A-Way Hills' members with guests, Hide-A-Way Hills' committees, and special interest groups sponsored by Hide-A-Way Hills' members on a schedule basis. Any member or

group wishing to use the Great Room must coordinate the use with the Club office. Member groups and committees shall have priority over outside groups in case of conflicting schedules.

2. All teen and pre-teen activities must be supervised by an adult chosen by the committee chairperson.
3. All alcoholic beverages must be purchased from the Lounge.
4. A non-refundable fee will be charged for all scheduled group use of the room, other than official Hide-A-Way Hills Club functions. The sponsors of group meetings will be responsible for any damage that may occur.
5. All catered food consumed in the Lodge, Great Room or Patio must be purchased from the Lodge. This provision does not prohibit members from preparing and consuming their own food.
6. Only members in good standing, as defined by the Hide-A-Way Hills Club General Code of Regulations, may reserve and/or rent the Great Room.
7. The person who calls a committee or club-related meeting will be responsible for general policing and clean up after the meeting. The facility must be left in good condition.
8. As long as the Great Room has not been reserved by a member, member group or a member committee, rental of the Great Room to non-members is permitted.

## **MEMBERS, GUESTS AND TENANTS**

### **PURPOSE**

An incident of property ownership is the right to let others visit and these rules are not intended to limit that right in any way as it pertains to a member's lot. However, the use of the Club property must be the subject of Club Rules for the protection of all. Legal title to our lands and recreational areas is held by Hide-A-Way Hills Club, and it is the purpose of these rules to attain fair and orderly use on the part of guests and tenants, with the least amount of restriction consistent with protection of the premises and preservation of the member's primary rights to that use. No Club gives away its facilities and, there must be some limitations on a member's ability to do so.

## **MEMBERS AND GUESTS**

### **A. DEFINITIONS**

#### **MEMBER**

Those persons, and their spouses, who hold title to lots by recorded deed or land contract, and designees of corporate or partnership owners, (Article II, Section 1, Code of Regulations).

#### **GUEST**

A non-resident person who enters Hide-A-Way Hills with permission of a member or tenant for the purpose of sharing the company of such member or tenant.

There shall be four types of guests, defined as follows:

##### **a. PERMANENT HOUSE GUEST**

A person whose place of residence is the same as the member.

b. **FAMILY GUEST**

A person whose residence is not the same as the member's but who is a parent, grandparent, child, or grandchild, and their spouse, of such member.

c. **SOCIAL GUEST**

All other non-resident persons who visit a member or tenant for a limited period of time.

d. **LODGE GUEST**

A person who is admitted to the Hills only to patronize the Lodge.

**IDENTITY AND ADMISSION OF GUESTS**

1. **PERMANENT AND FAMILY GUESTS**

Shall be registered by the member each year for appropriate identification. The member may obtain and provide such guests with a gate opener and/or vehicle decals. Member must request and sign for these.

2. **SOCIAL GUESTS**

Shall be registered by the member through Security Headquarters in advance of arrival, and to include names of guests and member, lot number, Club-assigned Security Code, and intended length of stay. Such guest shall not be admitted without expressed permission and registration by a member, permanent and family guest or long-term tenant, and only through the Main Gate; nor shall such guest be issued a gate opener, or vehicle decal.

3. **LODGE GUEST (Non-Members)**

Lodge Guest (Non-Members) shall have no privileges other than entering through the Main Gate or the Bremen Gate, going to the Lodge, and exiting through the Main Gate or the Bremen Gate. Those guests entering through the Main Gate will be issued a special vehicle pass for the Lodge only. Those guests entering through the Bremen Gate must make a reservation, be issued a security code, and enter and leave through the Bremen Gate.

**GUEST PRIVILEGES**

1. **PERMANENT AND FAMILY GUESTS**

Shall have the same privileges as members except voting privileges, and the registration of a boat, dock, stable space and tie down area for aircraft. In all cases where a recreational facility is temporarily overcrowded, such guest shall yield to members.

2. **SOCIAL GUEST**

Shall have access when properly registered by the member. May use Club property only when accompanied by a member, family guest, permanent guest or long-term tenant. A member may not send guests to Hide-A-Way Hills for their use of the facilities in such member's absence, and no member

shall allow a social guest to operate any watercraft or unlicensed motor vehicle at Hide-A-Way Hills unless accompanied by such member.

3. Utilizing any Club facility, amenity or common area for commercial use is prohibited unless approved by the Board. Any Member, Permanent or Family Guest, or Long-Term Tenant who registers a guest(s) for the purpose of providing them paid services while using Club facilities, amenities or common areas will be subject to a fine of up to \$5,000 per incident.

## **TENANT**

### **A. DEFINITIONS**

A person, other than a family guest, who occupies a Hide-A-Way Hills dwelling in place of the member who owns such dwelling.

1. **LONG-TERM TENANT**

- a. One whose agreed tenancy is 32 days or more.

2. **SHORT-TERM TENANT**

- a. One whose agreed tenancy is 31 days or less. (Reference, HAH Code of Regulations, Article 2 Members: Dues and Assessments – Section 4 Dues and Assessments - Sub Section F -Paragraph 2 and 2a)

### **B. IDENTITY AND ADMISSION OF TENANTS**

1. The member shall complete and submit to the Club Office, the "Owner's Registration of Non-Member Tenant" form at least seven (7) days prior to arrival, showing the agreed period of tenancy and signed by both member and tenant. The form will be approved and processed by a Club representative only if it is properly completed and the member's assessment account is current.
2. Forms that do not show a specific period of tenancy will not be processed and the tenant not permitted entry to Hide-A-Way Hills. In cases where these procedures are not followed and/or prospective tenants arrive at Hide-A-Way Hills, the property owner will be billed a \$25.00 service charge. Further registration forms will not be processed until payment is received.
3. Paragraph 2 of the Hide-A-Way Hills deed restrictions requires single family dwellings only. Rental or lease agreements with tenants shall not violate the spirit or intent of that restriction. All applicants for tenancy must observe and comply with the requirements of an absolute maximum of eight (8) persons, including minor children, when planning to occupy any residence.
4. No more than two (2) vehicles may be parked on Hide-A-Way Hills' roadways by tenants. For good cause, should greater restrictions be required the General Manager, at his option, may reduce the occupancy or parking restrictions. If the member's (landlord's) account should become 60 days delinquent, a letter shall be sent to the member stating that if assessment obligations are not met within seven (7) days, a fine will be levied, per week, against the member (for as long as the property is occupied by a tenant).

C. **TENANT PRIVILEGES**

1. **LONG-TERM TENANTS**

Shall have the same privileges as members, except voting privileges and registration of a boat, dock, stable space, and tie down area for aircraft. Tenants may not serve on the Board of Trustees, the Management Committee, or as Chairman of any Club Committee. A tenant must provide Security with their Club-assigned Security Code when calling in, and/or registering, a Social or Commercial Guest.

Long-Term Tenants may own unlicensed land vehicles (ATV's-Golf Cart - Dirt Bike - Etc.) and use on Hide-A-Way Hills Club property however, any such tenant owned vehicle must be registered at the Club Office after providing proof of liability insurance.

2. **SHORT-TERM TENANTS**

The member shall retain all privileges. The tenant shall have the privileges of a Social Guest. (Reference HAH Code of Regulations, Article 2 Members: Dues and Assessments – Section 4 Dues and Assessments - Sub Section F -Paragraph 2 and 2a.)

**COMMERCIAL GUEST**

**A. DEFINITIONS**

**TRADESMAN/CONTRACTOR:**

1. One who requires entry to Hide-A-Way Hills at the request of a member or tenant to perform a sales or service function, deliver a product, modify or repair a building, structure, driveway, water or sewage system.

**B. IDENTITY AND ADMISSION OF COMMERCIAL GUEST**

**TRADESMAN/CONTRACTOR**

1. The member or tenant shall register all contractors/workers with Security headquarters and provide their Club-assigned Security Code, in advance, and shall also advise approximate date(s) work or delivery will be completed. The member shall obtain a pass to enter Hide-A-Way Hills for the contractor's or worker's vehicle from Security, in advance.

A unique colored 30-day pass will be reissued the first (1<sup>st</sup>) of every month for the life of the project per the date on the building permit or member's projection, if building permit is not required.

The 30 day pass limits the hours for contractors and workers to gain entrance to Hide-A-Way Hills as follows:

Monday through Saturday 6:00 a.m. to 5:00 p.m.  
Sunday 6:00 a.m. to 1:00 p.m.



All other entry times must be called in to Security by the member.

The Contractor's/Worker's pass must be displayed on the person's vehicle while in Hide-A-Way Hills. If the pass is not displayed, or has expired, the Contractor or Worker will be considered a trespasser.

- a. Tradesmen/Contractors shall enter via the Main Gate guest lane, except if the member (for quick delivery only) arranges to meet the tradesman or contractor at a gate for which the member has a gate opener.
- b. The member or tenant shall understand and advise tradesmen/contractors that Security has the authority to restrict heavy vehicle ingress and egress when seasonal or inclement weather conditions may affect load limitations on Hide-A-Way Hills' roads and grounds.
- c. No member may furnish a tradesman/contractor with a gate opener or vehicle decal. Violation may result in a fine.
- d. The member, through his primary tradesman/contractor, shall be responsible for registering all of his employees and sub-contractors with Security headquarters.
- e. All tradesmen/contractor vehicles using the Hide-A-Way Hills roads shall be registered with Security, excepting vehicles parked at the Main Gate when those employees travel to the job site via car pool.
- f. Tradesmen/Contractors and their employees may not use Hide-A-Way Hills Club amenities, except for the Clubhouse.
- g. No tradesman/contractor shall leave equipment parked on HAH road right-of-ways overnight unless authorized by the General Manager.
- h. No tradesman/contractor shall erect any company or advertising signs on any lot.

## **REAL ESTATE AGENTS**

### **A. DEFINITIONS**

A licensed Real Estate agent whose presence on Hide-A-Way Hills grounds is for contractual sale, exchange, rental or appraisal of member-owned real estate.

### **B. REAL ESTATE ACTIVITY**

1. Non-member Real Estate agents must be called in to Security by the member, or member Real Estate agent whom they represent, to gain entry to Hide-A-Way Hills' property.
2. A non-member prospect must be accompanied by a Real Estate agent or member at all times.

### **C. PURCHASER PRIVILEGES**

A purchaser or prospect shall have no privileges until transfer of deed and application for membership is completed, unless accompanied by a member.

### **BUILDING RULES AND REGULATIONS**

(Complete ACC Rules & Reg's Available at the Club Office)

Building Rules and Regulations have been adopted and may be changed from time to time by the Board of Trustees of Hide-A-Way Hills Club. All building and construction must meet these regulations.

No member shall construct, or allow to be constructed on their lot or lots, any vehicular access to any public roads, right-of-ways, or property not within Hide-A-Way Hills. All vehicle access to Hide-A-Way Hill's property must be through Club-owned gates and over Club roadways.

All building plans must be approved by the Architectural Control Committee on behalf of Hide-A-Way Hills Club before excavation and/or construction or tree removal is started. A minimum time, often (10) days, should be allowed for plans to be approved and a permit issued.

It is the responsibility of the member to familiarize himself and all of his workmen and contractors with these building regulations and the General Rules of Hide-A-Way Hills. Entry of workmen to Hide-A-Way Hills requires prior identification to the Security Office.

Security has the authority to refuse entry of building material for non-compliance with the Building Code, or due to road weight restrictions.

### **SECURITY**

1. The Security Guards have the responsibility and the authority to enforce the policies and rules set forth by Hide-A-Way Hills Club (see General Rule #11).
2. Security Guards shall permit only authorized guests, members and employees entry to Hide-A-Way Hills' property. Guests MUST be authorized by a member, either by letter or phone call to the Security office, and provide Security with their Club-assigned Security Code, with assurance from the member that he/she will be present at Hide-A-Way Hills upon arrival of the guest and during his/her stay if any facilities are to be used.
3. Security shall refuse entrance to any non-registered guest without the consent of the member.
4. Vehicles must come to a complete stop upon entering Hide-A-Way Hills' property so the occupants and passes can be identified, or passes issued.
5. Security gates at the shooting range and boat storage areas will be closed and locked by the member utilizing the facility after entering or leaving Hide-A-Way Hills' property.

6. Members may be appointed by the General Manager or the Chairman of Management to assist the Security Officers in any emergency requiring extra manpower.
7. In case of violations involving minors, parents will be notified immediately and informed of the violation before any action is taken. Parents will be financially responsible for the acts of their children.
8. The Management Committee (without board approval) is authorized to offer a reward of up to \$250.00 for information leading to the arrest and conviction of any person or persons damaging gates or any common or member property in Hide-A-Way Hills
9. Security will call the proper authority for all domestic and criminal incidents.

## **VEHICLES**

1. Ohio law provides that no person shall operate or permit the operation of any licensed motor vehicle or motorcycle upon any public or private highway used for public vehicular travel or parking in this state unless such person, upon application, has been licensed as an operator.
2. Passing of another moving vehicle is not permitted.
3. Reckless operation of any vehicle is not permitted.
4. The speed limit for all vehicles on Hide-A-Way Hills roads is 19mph.
5. All vehicles, watercraft, and unlicensed motor vehicles must be operated in a manner and noise level as not to disturb the residents and their guests in HAH.
6. Heavy vehicles that may do damage to Hide-A-Way Hills roads may not be permitted access to Hide-A-Way Hills beginning on any date set by the General Manager. Emergency approval by the General Manager may be given, road conditions permitting. Penalty for violation of the load limits will be a \$500.00 fine to the member, per occurrence.
7. All vehicles and operators must have liability insurance. Vehicles must have a current license plate and be mechanically safe before operating on Hide-A-Way Hills' property. Proof of insurance must be presented if requested.
8. Any accident or mechanical failure that would require a vehicle to remain in a location, other than one's own personal property, for over 24 hours must be reported to Security- No vehicle may be parked more than 72 hours on HAH Club property without the permission of the General Manager. The Ohio Revised Code, Chapter 4513, Sections 4513.60 through 4513.65 (Abandoned and Unclaimed Vehicles) will be strictly adhered to and will be enforced by HAH Club.
9. NO NON-WHEELED OBJECTS, TRAILERS, AUTOMOBILES, TRUCKS, OR OTHER VEHICLES SHALL BE PARKED ON HIDE-A-WAY HILLS RIGHT-OF-WAY AT ANY-TIME, except that members occupying residence locations built before August 7, 1975 which have no off-road parking facilities, may park motorized and licensed vehicles on roadway adjacent to their property, when such vehicles are licensed currently, and are utilized regularly for ingress and egress to the owner's property. Members

whose properties contain facilities for off-road parking shall utilize such parking facilities.

Under no circumstances is the Hide-A-Way Hills right-of-way to be utilized for storage of non-wheeled objects, boats, and utility, travel or house trailers. Such non-wheeled objects, boats, utility, travel, house trailers, or other type vehicles shall be removed at owner's expense. Any automobile, truck or other type vehicles parked in excess of 72 hours shall be considered as being stored and/or abandoned, and removed at owner's expense. While it is impossible to post all hazardous parking areas, Security has the authority and responsibility to require vehicles to be moved that create an unsafe condition.

Under unusual circumstances, the General Manager is authorized to issue written permission for parking on Hide-A-Way Hills' right-of-way.

### **UNLICENSED MOTOR-DRIVEN LAND VEHICLES RULES**

Definition: Any self-propelled vehicle steered by wheels or caterpillar treads or a combination of both designed primarily for cross-country travel on land or water, or on more than one type of terrain.

Inasmuch as all roadways in Hide-A-Way Hills are subject to the motor vehicle laws of the State of Ohio, all operators of, and the vehicles described above, must obey and/or comply with the laws of the State of Ohio that pertain to said vehicles and their operators. It is the responsibility of the owners and operators to familiarize themselves with said laws and secure any required titles, registrations, licenses, stickers, insurance, or any other requirements and comply fully with said requirements.

Only member or long-term tenant owned vehicles described above are permitted to be operated on Hide-A-Way Hills Club property. The above vehicles must have the member's lot number displayed (3 inch or larger numbers) on the vehicle for identification. Social guests are prohibited from operation of unlicensed motor-driven land and water vehicles except for golf carts on the Golf Course unless accompanied by member, family member, permanent guest or long term tenant. Security has the authority to require proof of ownership and to restrict or prohibit the operation of the above described vehicles when operated in an unsafe, reckless or illegal manner.

10. All member and family guest licensed vehicles must display a current Hide-A-Way Hills vehicle decal in the lower left (driver's side) corner of the windshield. Any unidentified licensed vehicle, found on HAH property, is subject to impound at the owner's expense. Unidentified means no HAH decal or guest tag.
11. All motorized vehicles, except utility company-owned vehicles, are prohibited from using any easement without permission from the General Manager.

12. Golf carts driven on HAH roads after dark must have operable headlights, and reflectors or operable taillights at the rear.
13. Any golf cart driven on HAH roads must be equipped with a rear view mirror.
14. Notwithstanding the above numbered Vehicle Rules, and the Off Road Vehicle Rules that apply to the designated ORV track and trails, the following shall apply to all Off-Road-Vehicle (ORV) operators under the age of 16 when using Hide-A-Way Hills roadways. "ORV" shall include, but not necessarily be limited to any ATV, Utility Vehicle, Side-By-Side, Go-Kart, Dirt Bike or Golf Cart. It shall not include cars, vans, trucks and SUV's.
  - A. All ORV operators under the age of 16 and their parent(s) must attend a HAH ORV Rules Meeting sponsored by the ORV Committee.
  - B. No ORV may be operated by a person under the age of 12 without a parent or responsible adult present.
  - C. Such ORV operators must understand and comply with the vehicle manufacturer's recommendations for safe operation and ensure that the maximum number of passengers does not exceed the number of seats in the vehicle.
  - D. In addition, helmets must be worn by all such operators and riders of an ATV, Go-Kart or Dirt Bike. Seat Belts must be worn by all such operators and riders in vehicles where they are supplied. Go-Karts and other low-profile ORVs less than 4 feet from the ground must display a flag extending vertically at least 4 feet.
  - E. The parents of all under-age ORV operators must read and sign the "Parental Consent and Release" form acknowledging the inherent risk associated with operating an ORV, and attesting that they and their child understand and will comply with all HAH rules.
  - F. Upon confirmed attendance at an aforementioned ORV Committee sponsored meeting, and completion of the "Parental Consent and Release" form, a sticker will be issued for display on any ORV to be used by an under-age operator. No ORV shall be operated by an under-age driver on HAH roadways without such a sticker clearly displayed. Violations of these rules are subject to the Schedule of Fines section of the Hide-A-Way Hills Club Rules.
  - G. In years following the confirmed attendance until the juvenile has reached the age of 16, the parents may sign a new "Parental Consent and Release" form at Security or the Office to get a sticker. Attendance at a rules session is not necessary in those subsequent years.

## **AIRPORT**

1. All aircraft based at Hide-A-Way Hills must be member-owned and be registered with Security.
2. Members are responsible for guests using the airfield; and, Security shall be notified of all guests. Guest aircraft shall be met, upon landing, by either Security and/or the member. Security shall record all guest aircraft.

3. Aircraft housed in Hide-A-Way Hills MUST hold current state registration on aircraft.
4. Aircraft must possess air-worthiness certificate.
5. All aircraft using tie-downs will be secured when not in use to prevent wind damage to the aircraft and others in the area.
6. Aircraft owners are responsible for the security of the aircraft and contents.
7. Landing strip, taxi ways, and parking areas designated for aircraft will be used by aircraft or maintenance equipment only. A small designated area is approved for the operation of scale model remote-controlled aircraft, provided such RC operators yield to any full-scale aircraft utilizing the landing strip or taxiway.
8. Caution must be the by-word when operating aircraft on the ground and in local flying area.
9. Aircraft owners are responsible for the cleanliness of area around their aircraft.
10. Flying personnel using the airfield should respect the rights of other activities using adjacent areas. Flying shall have priority over other activities in the area.
11. Activities involving aircraft or airfield, other than normal flying, must be approved by Hide-A-Way Hills Management Committee or the General Manager, and the Airport Committee Chairman is to be informed.
12. Any construction on or around the airport in Hide-A-Way Hills boundaries must be approved by Hide-A-Way Hills Management Committee or the General Manager, and the Airport Committee Chairman is to be informed.
13. Flying in and out of the Hide-A-Way Hills airfield will not be permitted between the hours of sunset to sunrise. Adverse terrain features and the lack of adequate approach and runway lighting make flying in or out hazardous. Airplane owners/operators violating this rule will have their airfield privileges revoked.
14. During periods of soft surface conditions, either during or after prolonged rain or snow falls, airplanes will not operate on the Hide-A-Way Hills airfield.
15. Flying any remote control aircraft, including but not limited to drones, helicopters, and fixed-wing airplanes, within the boundaries of Hide-A-Way Hills (including above the farmette buildings) is prohibited without written permission from the General Manager. However, remote control aircraft may be flown without permission from the General Manager from the designated area at the airport approved for the operation of such aircraft and can be flown only on the airport side of Hideaway Hills Road. Remote control operator must yield to any full-scale aircraft utilizing the landing strip or taxiway. Remote control operators must also yield to any organized event sponsored by the range committee and/or the off road vehicle track committee.

## **POOL**

1. The HAH pool is operated in compliance with state and county laws.
2. Admission can be refused to anyone having a communicable disease, skin abrasions, colds, cough, inflamed eyes, infection, open sores, excessive sunburn, nasal or ear discharge, or wearing bandages.
3. No running, pushing or horseplay

4. No hanging on ropes.
5. Swimmers must wear swimming apparel - no cutoffs.
6. Swim diapers are required to be worn by all children not toilet trained.
7. Alcoholic beverages and any glass containers are prohibited within the fenced pool area.
8. Children under age 12 must be accompanied by an adult.
9. Lifeguards may administer a swimming test to anyone.
10. No pets in the fenced pool area.
11. No loud music, excessive noise or profanity allowed in or around the pool.
12. No bicycles or vehicles of any kind are permitted in the fenced pool area.
13. Lifeguards will call a 15 minute rest break every hour.
14. No inflatable objects permitted in the deep end of the pool.
15. No distracting the lifeguards on duty.
16. If requested HAH membership card must be presented for admittance to the pool.
17. Members are responsible for the conduct of their guests and must be present with all social guests.

**POOL RULES WILL BE ENFORCED AS FOLLOWS:**

- 1st violation - verbal warning
- 2nd violation - 1 hour suspension of swimming privilege.
- 3rd violation - 1 week suspension of swimming privilege and a \$25 fine.
- 4th violation - Indefinite suspension pending review from the Board of Trustees.

**GOLF COURSE**

1. All members must sign the register in the Clubhouse and present a valid Membership Card, if requested, prior to playing golf. Social guests and Short-Term Tenants must sign in at the Clubhouse, pay the posted fees, and be accompanied by the member. Permanent Guests, Family Guests and Long-Term Tenants may golf without the member present, so long as they sign in at the Clubhouse and present a current applicable Family Guest or Long-Term Tenant card, if requested. The member shall be responsible for the conduct of guests and any damages incurred.
2. Only persons playing the regular game of golf, and Hide-A-Way Hills Club employees, are permitted on the course. Each person on the course must have their own set of golf clubs.
3. Children 12 and under must be accompanied by an adult and be playing the regular game of golf. Children 12 and under must be accompanied by an adult on the practice green.
4. No activity, other than regular golf or other Club-approved activities shall be permitted on the course. Walkers not playing the game of golf, dogs, horses and vehicles, other than golf carts or maintenance equipment are not permitted on course.
5. Cutting in is not allowed. Players playing the full nine-hole course have the right of way.

6. The Practice Green may only be used for putting and chipping practice. No practicing on greens or tees. Please tee balls on all tee shots.
7. Please, do not litter on the course.
8. Only soft spikes are permitted on the golf course. Only golf shoes/sandals or a soft flat sole athletic shoe may be worn on the greens.
9. Shirts must be worn at all times.
10. Motorized golf carts must stay 45 feet from greens and tees unless parked on a cart path. Please keep golf carts to the side or behind greens.
11. No more than four players per group shall be permitted on the course when course is open to all play. Foursomes shall have the right of way over all other groups and singles when course is open to all play.
12. You must be 18 years of age or over to rent a golf cart from the Clubhouse and to operate that rented cart on the golf course. You must be 16 years of age to operate a member-owned golf cart on the golf course.
13. Slow matches and players looking for lost balls are expected to let faster matches or players play through.
14. All players must observe the closing of regular tees and only play winter tees when posted.
15. All posted signs must be followed.
16. During inclement weather, the Golf Committee Chairman and/or Maintenance will make the decision to close the course or to allow cart path only play.
17. Hide-A-Way Hills Maintenance Crew has the right of way over all play.

## **BOATING**

BOATING REGULATIONS FOR THE HIDE-A-WAY HILLS LAKES ARE IN EFFECT AND WILL BE ENFORCED TO MAINTAIN SAFETY AND TO HELP PROTECT PERSONAL PROPERTY. SECURITY OFFICERS MAY ORDER ANY WATERCRAFT OFF THE LAKE FOR VIOLATION OF THE RULES.

1. Only member-owned watercraft may be registered or operated at Hide-A-Way Hills. All watercraft, with or without a motor, must be registered each year with the Club office. Proof of ownership and proof of liability insurance for all motorized craft must be supplied upon request for a dock or sticker. A duplicate copy of state registration, title, or sworn Bill of Sale must be supplied. Any other document must be approved by the Hide-A-Way Hills Club office before receiving a sticker or dock. All stickers must be on existing watercraft by the cut-off date that is required by the Hide-A-Way Hills office for boats to be in their docks.
2. All watercraft, boat trailers, and private docks must be properly identified. Proper identification consists of a member's lot number. Numbers must be in accordance with the State of Ohio (3") or greater in height, affixed on both sides of the watercraft, close to the stern and below any boat cover, and the current Club registration sticker affixed to the outside front tip of the port side (left) pontoon or the port (left) front side of all other watercraft. In all cases the Club registration sticker is to be visible when the boat cover is in place. No watercraft or boat trailers will be permitted within Hide-A-Way



Hills without such identification. All lake front lot docks shall be properly identified with numbers at least 3 inches in height. Proper identification consists of the lot number corresponding to boat registration affixed on the dock facing the lake.

3. Parking of cars and trailers in the launching area is prohibited. Cars and trailers are to be moved from this area as soon as the watercraft is launched. Cars or cars with trailers may be parked for brief periods in the areas below the dam, providing trailers are not unhitched from the cars.
4. Watercraft and trailers are not to be stored in the areas below the dam or in the Security parking lot. Overnight parking in these areas, except as approved by the Club, is prohibited. Winter storage of pontoons is permitted in the lot near the woods, as approved by the Club. All other types of watercraft are not to be stored over winter in the lots below the dam.
5. All boats and boat trailers, or other items stored in the storage area near the airstrip must be registered with Security by completing a "Contract to Store in Area Designated Beside Air Strip" form, available at Security. All watercraft in this area must have the member's lot number displayed in 3" numbers visible at all times, and display a current-year HAH boat decal.
6. The service dock is to be used only for refueling and/or taking on gear and passengers. Watercraft must not be left tied to the service dock or launching pier without the operator being present. Attempt to limit use of the service dock to ten (10) minutes maximum.
7. No watercraft is permitted within the designated beach area. NON-SKI AND NO WAKE areas are well marked and will be enforced.
8. Swimming, sunbathing and fishing from the Club docks or launching area is prohibited except for fishing from the beach area boat docks. However, fishing from Club docks is permitted when boats are removed for the winter season.
9. All small children on the docks, or near the launching area, must be accompanied by an adult.
10. A speed limit slow enough to prevent a wake must be maintained within seventy-five (75) feet of common docks, swimming beaches, and other designated areas, and within twenty-five (25) feet of any other land or private dock. A maximum speed of 30 mph in non-restricted areas is allowed by all watercraft. All watercraft will maintain a safe speed for conditions. The speed limit after dark, with a properly lighted watercraft must be slow enough to prevent a wake.
11. All watercraft MUST maintain a counterclockwise flow.
12. Any driver operating watercraft in a reckless or unsafe manner may be required to leave the lake and may be subject to a fine.
13. Watercraft cannot be anchored overnight for sleeping or camping purposes.
- 13.1 The following are prohibited at Hide-A-Way Hills except for watercraft acquired, registered and used at Hide-A-Way Hills prior to May 1, 2013 and registered without interruption each year thereafter:
  - A. Any Houseboat
  - B. Any watercraft which:

- i. Is a power boat over 20'6" (twenty feet six inches) in centerline length, except for a deck boat which may be up to 22'6" (twenty two feet six inches) or a pontoon boat which may be up to 24'6" (twenty-four feet six inches) in length;
    - ii. Has a cabin (other than a small cuddy cabin);
    - iii. Has more than a single engine (other than small outboard auxiliary motors);
    - iv. Has a fly bridge.
  - C. Jet skis or craft specifically manufactured to be operated from a standing position.
  - D. All boats, including boats previously owned and registered for operation on Hide-A-Way Hills lakes, being registered for the first time by a new owner (HAH member) must be physically measured by Hide-A-Way Hills Security following the criteria below.
    - Speed boats --- from centerline bow to transom (excluding the motor)
    - Deck boats --- from centerline bow to transom (excluding the motor)
    - Pontoon boats --- the longest point from front to rear (excluding the motor)
- 14. State of Ohio and USCG (United States Coast Guard) safety requirements and buoy markings will be followed. When water-skiing, tubing, or when using any towing device, three (3) persons must be present at all times: the person being towed, the operator, and a qualified observer (10 years of age or older). Coast Guard Type I, II or III life jackets must be worn by the person being towed.
- 15. Water skiing and jet skiing are allowed between the hours of 9:00 a.m. and sunset only. Sunset as is determined by the National Weather Service.
- 16. Using a dock not assigned to you is prohibited. Relocating without authorization may result in being denied all lake privileges and fine(s).
- 17. Effective 3/1/2020, only pontoon boats, speed boats and wave runners will be assigned public Club dock space. When assigning docks, the Club shall assign on a first-come, first-serve basis. Members who have applied for and received a dock the previous year will be considered for the same dock if proof of insurance and an application is received by the deadline. If applications submitted exceed docks available, those members will be placed on a waiting list for the next available dock. The Club shall reserve the right to make all assignments to ensure that the safety of watercraft and the integrity of the HAH docks are maintained.
  - A. Docks are assigned one to a membership, not to the boat or lot. If you purchase a boat already docked in a common dock, you must have a boat registration on file and be next on the waiting list. The dock does not go with the boat or the lot.
  - B. No more than one dock may be assigned per membership.
- 18. Docks that have been assigned and remain empty for a period of three (3) weeks will be reassigned, unless the Hide-A-Way Hills Club office has had prior notification. Acceptable reasons include vacation, repairs, or other reasons approved by the Club.
- 19. Security has the authority to remove from the lakes those who disregard the rules and regulations established by the HAH Board of Trustees.

20. Gas motors are permitted on the "Lake of Four Seasons" ONLY - prohibited on other Lakes.
21. Installation of carpeting or any other moisture retaining material on the docks is prohibited. Any material installed in violation of this rule will be removed by the Club.
22. No member-owned watercraft shall be operated by any social guest or short term tenant at Hide-A-Way Hills unless accompanied by a member, permanent guest, long term tenant or family guest.
23. All watercraft and associated gear that has been exposed to known Zebra mussel infested waterways must be left out of the water for ten days and the watercraft owner must treat the bilge and fish tanks with chlorine.
24. All personal watercraft (PWC) must display the lot number, to which the craft is registered, by affixing permanent lettering and numbers. Numbers must be in accordance with the State of Ohio (3") or greater in height on both side panels of the craft. This lettering must be visible and above the waterline during normal operation. Violators are subject to removal from the lake. All PWC must also display a current HAH registration decal.
25. In addition to all referenced above, all existing Ohio State Laws, Rules, and Regulations pertaining to the safe and courteous operation of watercraft and personal watercraft can be enforced on all lakes within Hide-A-Way Hills. It is the responsibility of each member, permanent guest, family member, long term tenant or social guest engaged in the operation of watercraft to be familiar with existing Ohio State Laws, Rules, and Regulations regarding the safe operation of the type of craft they are using.
26. Wake boats that are designed for large wakes, or ski boats modified with an add-on ballast bladder to the inside passenger area of the boat to create excessive waves, are banned from Hide-A-Way Hills. Boats registered before July 2008 will be grandfathered and not allowed to utilize ballast tanks.
27. All watercraft must be removed from Hide-A-Way Hills Club docks (for the winter) one week following the posted date of the lowering of the Lake of the Four Seasons. If your boat is not removed by this time, the Maintenance Department will be instructed to do so at a charge of \$275.00 that will be billed to you or payment can be made directly to the office. This removal fee must be paid in full by January 1 of the following year. Failure to pay this fee will result in no dock assignment for the next boating season.
28. Racks are provided at the north end of the Lake of the Four Seasons and at Lake Eagle Claw for members to store their canoes and kayaks during warm weather. All canoes and kayaks must be removed from these areas between November 15<sup>th</sup> and March 1<sup>st</sup>. Any watercraft left in this area during this time will be removed by Maintenance staff and the owner/member will be charged a fee.
29. Hide-A-Way Hills Club prohibits parking on earthen dams. No cars, trucks, golf carts, ATV's or UTV's are allowed. Only Security and Maintenance vehicles are permitted. Wear and tear on the dams by vehicles is a safety and environmental issue. However, ATV, UTV and golf-cart parking is permitted at the top of the spillway in the designated parking spaces.
30. Members may remove watercraft from club docks on the Lake of the Four Seasons any time after the Labor Day Holiday has ended. This will not result in the forfeiture of their

assigned dock for the following season, provided the member is current on assessments and has submitted the proper registration documents required for their boat to the Hide-A-Way Hills office. The member is required to notify the office of the early removal of their boat.

**Note:**

**No watercraft may be stored in the parking area at the base of the dam nor in the area next to the woods prior to the annual Lakes Committee Pontoon Removal date each season. No exceptions.**

**Removal of the boat without notification to the HAH office will result in the dock being put on the "3 week empty rule list" by HAH Security. A dock 3 weeks empty, without notification of a reason to the HAH office, results in losing your dock.**

31. Effective November 15, 2016, a large inflatable flotation device exceeding 31 square feet (about the size of a double air mattress) may not be stored on any lake so that it extends beyond the lakefront owner's property line on either side of their property, or beyond 18 feet from the shoreline. Such a device must be securely anchored, or tethered to the shoreline, when not in use. Such devices may never interfere with any boat traffic or block coves.

No inflatable flotation device, whether owned by a lakefront property owner or non-lakefront property owner, regardless of size, may be left unattended, free-floating, or permanently held in place off-shore by anchors or tethers.

Non-lakefront property owners must remove an inflatable flotation device after use on any lake. When in use they may not interfere with any boat traffic or block coves.

There is a limit of one (1) such flotation device per member account. Flotation devices may not exceed 150 square feet in area or 13 feet in diameter.

**Identification**

For identification purposes, the member's lot number is to be attached or stenciled on the flotation device in at least two (2) places around the item and be at least 3 inches in height. If it is not identified it will be asked to be removed by security.

**Registration**

A lakefront property owner who wishes to place one of these flotation devices on the lakes must register the device annually according to the Boating Rule #1.

**Currently Owned Extra Large Flotation Devices**

A flotation device currently owned by a member, and in use as of November 15, 2016, that exceeds 150 square feet or 13 feet in diameter will be grandfathered, only with regard to size, for so long as it is continuously registered. All other requirements and

restrictions described in this rule apply. A replacement of the same size or larger will not be approved. Upon sale of member property, the grandfathered device can't be transferred to the new owner(s).

### **BEACH AND BEACH PICNIC AREA**

1. Swim at your own risk. No lifeguard on duty.
2. Children under the age of 12 must be accompanied by an adult.
3. Beach and picnic area must be vacated by Midnight.
4. No pets on beach.
5. No glass containers.
6. No excessively loud noise or music.
7. No fishing in the beach area. Fishing is permitted from the beach area boat docks.
8. Swim diapers are required to be worn by all children not toilet trained.
9. During quiet hours of 11:00 P.M. to 8:00 A.M. no person shall make or cause to be made, any excessive noise, which annoys, disturbs or affects the comfort, repose, health, or peace of others. This rule applies to both private and Club common property.

### **FISHING**

1. No trotlines or unattended bank lines are permitted on any HAH lake.
2. No minnows shall be brought into Hide-A-Way Hills to be used as bait. Members may seine minnows from the tributary streams within Hide-A-Way Hills for this purpose (bait).
3. Fishing from watercraft docked at HAH docks is prohibited.
4. Fishing in the Golf Course pond is prohibited.

### **TENNIS/PICKLE BALL**

1. All players who wish to reserve court time must sign the register for time they wish to play.
2. Only Club members, permanent and family guests, and long-term tenants who possess a current, applicable card may sign up for court time.
3. ONE HOUR TIME LIMIT per day, per lot number on weekends, holidays, or when courts are crowded and others desire to play. Playing time begins and ends on the hour regardless of starting time. Members and/or guests may play longer if court is uncommitted. If players are waiting, the court must be relinquished.
4. If players are 15 minutes late for their registered time, the court is relinquished to waiting players who have not previously registered. Late arrivals have forfeited their playing time.
5. NO HARD SOLE SHOES, RIPPLE SHOES, OR BARE FEET ON COURT. Appropriate tennis wear is recommended.
6. Standard court etiquette is expected of all players. Proper language and decorum on court is required. The noise level during the Chapel in the Pines service must be minimal or the court could be closed during these services.

7. For night tennis or pickle ball, use light timer switch at Court #2. One-hour intervals prevent lights being left on all night. The main light switch is turned off at midnight by Security personnel. Playing between midnight and 7:00 a.m. is prohibited.
8. ABSOLUTELY NO VEHICLES, SKATES OR SKATEBOARDS PERMITTED ON COURT AT ANY TIME. The courts are to be used for only tennis and pickle ball play. Members or guests who violate this rule may be banned from future court use.
9. Please limit your use of the practice wallboard to 10 minutes if others are waiting to use the "boards". Sign in for practice area is unnecessary.
10. Tennis/pickle ball players have priority on court area over those using the practice wallboard. Practice area must be vacated immediately if other players desire to occupy the tennis court.
11. Round Robin play and tennis/pickle ball party times are posted and the courts are reserved for those time slots.
12. The ball machine, if used, should be plugged in after each use to recharge the batteries.

## **BARN**

The following rules apply to members of Hide-A-Way Hills stabling horses in the barn.

### **1. ALLOCATION OF STALLS**

ONLY MEMBER-OWNED HORSES MAY BE STABLED AT HAH.

At the HAH barn, nine (9) stalls are available to be assigned to members in good standing, on a first come, first serve basis. Assignment of stalls and feed storage area is made by the General Manager. Acceptance of such assignment is made subject to the following:

- a. A written application must be made for a stall to the General Manager. If no stalls are available at that time, the applicant will be placed on a waiting list for the next available stall. Upon availability of a stall, the applicant has thirty (30) days in which to bring the horse into HAH. If a horse is not placed in the stall within the 30-day period, the applicant will forfeit the stall and the next applicant on the waiting list will be notified. If a member has a horse currently stalled in the barn and wishes to exchange it for another, they must first notify the Club office, the new horse must be placed in the stall within thirty (30) days after notifying the Club office or the member will relinquish all rights to the stall.
- b. Stalls that remain vacant for a period of 45 days will be reassigned.
- c. Stalls are assigned to individuals, not to the horse or lot. If you purchase a horse that is stabled at the barn, you must have an application on file and be next on the waiting list. The stable does not go with the horse. No horse may be brought into HAH without first being assigned a stall.

1. Horses not assigned a stall and owned by a member may be ridden from dawn to dusk in Hide-A-Way Hills provided:

- They are registered with Security and proof of ownership and liability insurance is presented upon entry.
- They are not placed in the barn or pasture fields.
- They are removed from Hide-A-Way Hills overnight.

- d. An emergency form must be filed with the Club office at the time a stall is assigned to the member. It is the member's responsibility to update this information, as needed.
- e. No more than two stalls shall be assigned to any one membership.
- f. Absolutely no studs or pregnant mares are permitted stabled at the barn.
- g. Stalls must be identified with the owner's lot number.

2. **HEALTH CERTIFICATE**

A current Health Certificate must be presented to the General Manager before bringing a horse into HAH stating shot records, Coggins Test results, and general overall health of the horse. Each January 1 a complete and updated Health Certificate must be presented to the General Manager.

3. **CARE AND FEEDING OF HORSES**

It is the responsibility of each member to provide proper care for his or her horse(s). This includes feed, water, veterinary and blacksmith care when needed.

- a. All horses stabled at Hide-A-Way Hills must be on a quarterly worming program and a bi-annual inoculation program, under the supervision of a veterinarian. Records must be maintained by the owner, each January 1.

4. **CLEANING AND CARE OF STABLE**

Each owner/member will see to it that stalls are cleaned daily and manure is piled in the designated area. No manure is to be dumped elsewhere. All pitchforks, rakes, shovels and other barn tools are to be kept in the designated area when not in use. Stall care and repair are the sole responsibility of each owner, not Hide-A-Way Hills Club.

5. **PASTURE**

The only purpose of the pasture area is exercise. It is impossible to sustain proper pasture nourishment with the limited area available. A field rotation program, in an attempt to maintain vegetation, will be followed by all horse owners at the direction of the General Manager, and maintained by a majority vote of the barn committee.

6. **SAFETY RULES**

- a. Absolutely NO SMOKING OR USE OF EN E-CIGARETTE OR OTHER VAPING DEVICE IN OR AROUND THE BARN.
- b. Do not mount or dismount within the barn.
- c. Close all gates and doors when leaving the barn.
- d. No horse shall be stabled that presents a hazard to other members or their horses.
- e. Riding after dark on HAH roadways is prohibited.
- f. Hide-A-Way Hills Club is not responsible for accidents or injury to individuals caused by horses. All horse owners must carry a minimum of \$250,000.00 liability insurance that covers accidents or injury to others. Proof of current insurance must be presented to the General Manager each January 1.

7. **USE OF RIDING RING**

The riding ring shall be for the use of all members and, accordingly, horses placed in the ring for non-riding exercise shall be removed when ring is needed by members for riding. This applies in particular to weekends. No horse shall be exercised in the ring when conditions are such that it would damage the foundation.

8. **RIGHT OF ENTRY**

Only members stabling horses and other designated, authorized personnel are permitted in the barn and pasture areas. Guests are permitted in the barn when accompanied by the member or authorized personnel. Authorized personnel consist of the member, his/her adult family guest, person designated by the member and approved by the General Manager to care for the horse(s), Security and Club employees.

9. **GROUND KEEPING AND BARN MAINTENANCE**

- a. All litter, string, wire and objects that could cause injury to horses or persons must be disposed of in the proper trash containers.
- b. No flammable materials are permitted in the barn.
- c. The floor of the aisle ways (stall front to stall front) must be kept clean and free of feed, boxes, tools, and other objects.
- d. Failure to observe the Barn Rules may result in the immediate loss of stable privileges and the required removal of the horse from HAH as determined by the General Manager.
- e. Stall assignment is a privilege that can be revoked for just cause as determined by the Board of Trustees.

**SHOOTING RANGE**

1. EVERYONE must sign in at the Security office and have a Range Officer present when shooting. There is up to a \$500.00 fine for not obeying this rule.
2. The Red Range Safety Flag must be raised before shooting. The Stop Sign must be placed in the road.
3. The Range Officer is in complete charge of the firing range. Anyone who refuses to follow the Range Officer's instructions or range rules may be instructed to leave the range area and could be prevented from future use of the range under Article IX enforcement.
4. Firearms will be pointed down range at all times.
5. No firearms will be loaded until instructed by the Range Officer.
6. No alcohol will be consumed on the range. Anyone who is determined under the influence, by the Range Officer, will be asked to leave the range.
7. When a cease fire command is given, all shooters will IMMEDIATELY STOP FIRING, lay the firearm on the bench and step back from the firing line.
8. No one will step in front of the firing line unless cleared by the Range Officer. No firearm will be handled when someone is in front of the firing line. (No one will occupy the shelter when the 100-yard, or longer, range is in use.)



9. Only paper targets or approved metal targets will be used on the Rifle-Pistol range. Only clay targets will be used at the trap range.
10. Targets are to be clipped to the target fence clear of the posts, making sure bullets are not fired into the ground and not doing damage to the posts. DO NOT ATTACH TARGETS TO THE POSTS.
11. Trash (boxes, used targets, etc.) will be disposed of in the trash can. TRASH ONLY, NO LIVE ROUNDS.
12. All spent rounds will be picked up and disposed of in the spent round container. NO LIVE ROUNDS.
13. Flag, unused targets and sandbags will be returned to the cabinet after use. Stop sign will be stored in shelter.

LEAVE THE RANGE CLEAN FOR THE NEXT USERS.

### **GOLF CLUBHOUSE/SHELTER HOUSE**

1. Authorized, scheduled, Club functions and Golf Committee functions, in that order, shall have first priority on shelter house use. All activities and functions at the shelter house must be terminated by 11:00 p.m. and the premises vacated by 12:00 midnight. Smoking/Vaping is permitted within the confines of the Golf Shelter House.
2. No person under the age of 21 will be served alcoholic beverages.
3. No alcoholic beverages which would violate the Club's Liquor License may be brought or removed from the Golf Course premises.
4. No alcoholic beverages will be sold on Sundays, except those produced at the HAH microbrewery, unless an extension of the liquor license(s) is secured.
5. The bartender has the authority to refuse service and/or remove anyone for disorderly conduct, malicious mischief or intoxication.
6. No pets are allowed in the Clubhouse.
7. Proper attire must be worn at all times.
8. Children must be supervised at all times and remain under the control and responsibility of the accompanying adult, guardian or guest.

### **ORGANIC GARDEN RULES**

1. Any HAH Member in good standing may become a Member of the HAH Organic Garden. A Member of the HAH Organic Garden is hereinafter referred to as a Gardener.
2. There are a limited number of beds in the garden. When all beds have been allocated, HAH Members wanting to join the Organic Garden will be placed on a waiting list.
3. Regular Bed Limit: Three (3) beds per Gardener. (Does not include perennial shares.) Garden beds are assigned to one Gardener and are not transferrable. Once assigned, a bed remains with that Gardener until it is returned or forfeited. Raspberries and Asparagus may not be planted in regular beds.
4. Perennial Limit: No more than one perennial share, per variety, per Gardener. Gardener must have at least one regular bed in addition to their perennial share(s).

Special care instructions will be provided for each type of perennial. Failure to follow these instructions may result in forfeiture of the perennial share.

5. Lottery: If there are no HAH Members on the waiting list, any bed/share not assigned or forfeited in any year will be placed in a lottery for all interested current year Gardeners. Perennial shares and regular beds will be in separate lotteries. Gardener under the limit of items 3 and 4 above may keep lottery gains. Gardeners over the limit must return extra beds to the garden for the next year.
6. Access to Organic Garden will be by a combination lock. The combination should not be shared with anyone outside the Gardener's family.
7. Visitors, friends, and helpers must be accompanied by a Gardener.
8. Communication to current Gardeners will be done via email from the Garden Chairperson (currently hahgardencommittee@gmail.com). Community communication between members and learning will be done through the Hide-A-Way Hills Organic Garden public or closed group FaceBook pages.
9. An annual organizational meeting will be held the 2<sup>nd</sup> Saturday of March at 10:00 AM in the Great Room, where a yearly schedule will be presented. Wrap-up will be held the 2<sup>nd</sup> Saturday of October at 10:00 AM in the Great Room.
10. Gardeners will be asked to participate in spring and fall cleanups and help maintain common areas of the garden (flower beds, grass paths, and fence lines). The Garden Committee will make assignments and coordinate volunteers.
11. Individual beds must be cleaned by May 15 and planted by June 1, or they may be given to the next person on the waiting list. (See #2.)
12. Any bed that becomes overgrown or is abandoned will be forfeited to prevent the spread of weeds and grasses.
13. Current members must respond to email by September 15<sup>th</sup> of their intentions for the next season. No response will be considered forfeit of assigned beds.
14. Beds should be cleaned up by November 30<sup>th</sup> (except for cold weather crops or ground cover) or they may be given to the next person on the waiting list. (See #2.)
15. Beds are 4' x 25' (with a few exceptions due to location). Gardeners are to keep their beds edged to the proper size and keep plant growth and other items within the perimeters of their own beds as much as possible to keep grass areas between beds clear for mowing.
16. Power tools are to be used only by persons authorized by the Garden Committee.
17. Only organic pesticides and herbicides are to be used.
18. Only organic fertilizers are to be used.
19. The garden is a tobacco free zone.
20. No pets in the garden.
21. Children (16 and under) must be accompanied by a Gardener. Children (16 and under) permitted garden entry to harvest own plot with individual approval of the Committee Chair.
22. The Garden Committee will be composed of up to five (5) Gardeners who are in charge of the administrative duties and day-to-day operation of the garden. One Garden Committee Member will be designated as Chairperson and approved by the HAH Board

of Trustees. Decisions will be made by a majority vote of the Garden Committee. E-votes are allowed.

23. All infractions or complaints will be handled by the Garden Committee.

24. Any Gardener who does not agree with a decision of the Garden Committee may appeal said decision to a three (3) member Garden Mediation Panel which will be made up of non-garden members. The decision of the Garden Mediation Panel must be approved by the HAH Board of Trustees at which time the decision will be final.

### **OFF-ROAD VEHICLE (ORV) RULES**

The following rules cover use of the Hide-A-Way Hills ORV track and trail area. All existing Hide-A-Way Hills Club rules also apply.

1. The use of the ORV track and trail area is restricted to Hide-A-Way Hills members and guests on member owned ORVs. Social guests must be accompanied by the member.
2. Please enter the ORV track from the posted entrance point.
3. The ORV track is one-way only—counterclockwise. Do NOT go clockwise or cut the track.
4. When riding the trails through the woods, do not cross the signs marking the shooting range.
5. The ORV Committee strongly recommends that a certified helmet be worn by all riders.
6. The ORV Committee strongly recommends that participants riding in side-by-side UTV's fasten their seat belts.
7. Due to the possibility of an accident requiring a call for medical assistance or other help, the ORV Committee strongly recommends that riders not be alone on the track or trails.
8. Riders are prohibited from using the ORV track or trail area while impaired by the use of alcohol or drugs.
9. Ride at your own risk, and take care to not exceed your ability to control your vehicle.
10. The ORV Committee strongly recommends that riders 12 and under be accompanied by a parent or adult. The parent or adult should be at the track but does not have to ride.

### **SCHEDULE OF FINES**

Fines are assessed by the Hide-A-Way Hills Club for one purpose: to be a deterrent to actions that are not in the best interest of the Club, its members, guests and employees. This may include any violations of Club Rules.

The amount of the fine will be adjusted periodically to make it coincide with the seriousness of the violation and also act as a deterrent to future violations.

Fines collected will be considered Club income and used for Club expenses. Fines not collected will be charged to member's assessment account, and become a lien against the property until paid.

All delinquent accounts referred for collection will be assessed a \$250.00 fine.

Fines shall be categorized and assessed using the following chart as a guide. The Schedule of Fines shall be established by a majority of the Board of Trustees, and enforcement shall be the responsibility of the Board of Trustees, who will have discretion to interpret the rule and apply appropriate levels of discipline, including, but not limited to, fines. Record of any offense will be retained for a two-year period from date of offense. When warranted, a warning may be issued for a first, minor offense rather than a fine. This will be the authorized judgment of the General Manager.

Class	First Offense	2 <sup>nd</sup> Offense Within a Two Year Period	3 <sup>rd</sup> Offense Within a Two Year Period	4 <sup>th</sup> and Further Offense
1	\$25.00	\$50.00	\$75.00	Referral to Board of Trustees for Article IX Action
2	\$50.00	\$75.00	\$100.00	
3	\$75.00	\$100.00	\$125.00	
4	More serious offenses or violations will be referred to the Board of Trustees for Article IX Action, and will result in a minimum fine of \$250.00, plus restitution of losses.			

**Class 1 Definition:** An offense that would affect a Club member's quiet enjoyment of their Club membership rights or would breach Club Security Rules or Club Rules including similar actions directed toward a Club member, employee or guest. Depending on the seriousness of such breach, a violation may be elevated to a Class 2, 3 or 4.

**Class 2 Definition:** An offense that has caused or could have caused minor injury to the accused or to another person or has caused minor loss of or damage up to \$500 to any personal property or Club property.

**Class 3 Definition:** An offense that has or could have caused serious injury to the accused or to another person or has caused major loss of, or damage to, any personal property or to Club property. Major loss or damage exceeds \$500.00 value.

**Class 4 Definition:** More serious offenses or violations, that could have or have caused serious injury or damage and/or willful destruction of personal or Club property, will be referred to the Board of Trustees for Article IX action and will result in a minimum fine of \$250.00 plus restitution of losses.

Guests and tradesmen/contractors are the responsibility of the member. Citations and fines will be charged to the Club member who authorized their entry to the Club property. Damage repair costs will be settled between the injured party and the cited Club member.

Those causing damage to Club roads will be assessed a fine of \$500.00 per offense. It will be assumed that unauthorized entry onto Club roads by any vehicles over the weight limit has resulted in road damage.

**This Fine Schedule is not intended to supersede any previous fine references contained in the Hide-A-Way Hills Club Rules.**