

**The Planers Homeowners Association, Inc.
Rules and Policies of The Board of Directors**

BOD Meetings

1. In order to ensure comments and/or suggestions are conveyed accurately to the entire board, board members have the right to ask homeowners to put comments and suggestions on paper and place in reservations box. The board members will then consider the comments/suggestions at the next monthly board meeting. 4.13.10
2. When issues arise at HOA meetings and Monthly BOD meetings, Roberts Rules of Order will be the reference for which would be followed.
6-7-11

HOA Financial

1. Cap on reserve monies-\$75,000 (\$25,000 for each facility). 2.3.04
2. All HOA write-offs due to foreclosure, bankruptcy, etc., shall be recorded in the minutes of the meeting at which the write-off is authorized. The minutes shall reflect the property location, monetary amount, and the reason for the write-off. 2.21.08
3. Any and all HOA expenditures in or exceeding the amount of \$1000 shall be bid in a competitive market. With the exception of an emergency repair, the BOD shall approve all bid work as noted in the previous sentence. 3.20.08

Board Policy Regarding Electronic Key Cards
Adopted by The Board of Directors, 04/14/2020

1. Every homeowner shall be provided with two (2) key cards to access common areas.
 - a. If a key card is lost, damaged, or stolen a replacement may be obtained by contacting the Resident Manager. A replacement charge of \$35.00 shall be paid to the Resident manager before a replacement key card is issued.
 - b. All key cards that are reported as lost, damaged, or stolen will be deactivated. No homeowner shall have more than two (2) active key cards at any given time.
2. Homeowners shall not allow anyone use to use their key cards, under any circumstances.
 - a. Homeowners who are not allowed to use the common areas shall not use the common areas as guest of another homeowner. Homeowners who allow prohibited homeowners to use the common areas shall be in violation of this policy.
3. No homeowner shall attempt to circumvent, bypass, or damage any locks at any of the common areas. The cost of repairs or replacement of any equipment shall be charged to the homeowner in question. These fees shall be payable immediately.
4. The Board shall have the authority to authorize the distribution of “master” key cards to any individual, company, or agency, at its discretion, for the purposes of incident review, repairs, maintenance, or any other reason deemed appropriate by the Board.
5. All computer, network, and internet infrastructure at the common areas are designated for the sole use of the electronic lock system, security systems, and other purposes deemed necessary by the Board. No homeowner, nor any other individual may use, or attempt to use the computer, network, and internet infrastructure at the common areas

for personal use, or for any other purpose.

Signs

1. Sign holder at front entrance is only to be used by a Planters sponsored event. 4.11.06
2. No sign(s) shall be allowed at the front entrance, which the board of directors deems a nuisance. 9.21.06, 7.26.07

Common Areas

1. Heating and air temperatures shall be set as follows: 72 degrees in summer; 68 degrees in winter. 9.20.07
2. Random spot checks will be made at all pools to insure homeowners are using pools and not unauthorized non-residents. 6.26.08
3. Limit tennis games to one hour when others are waiting. Tennis lessons to be given to homeowners only. 8.5.03
4. While the pools are not in service, the phones will be inoperable. Everyone using common areas is encouraged to use their cell phones for communication. 11.16.06
5. Bicycle riding, skateboarding, roller blading, scooter riding, etc. is not permitted on porches or concrete aprons at facilities. 6.8.10
6. Clubhouse and common areas are to be used by Homeowners and their guests only. Guests must be accompanied by the Homeowner. Outside interests are restricted. 2.4.03,7.26.07
7. HOA approval required for 12 or more personal guests, with the exception that each resident ages 15-18 or in high school, may only have up to 3 guests at the pool. (Adopted by Board 07/16/2019)
8. A homeowner or resident of a home in the subdivision may not use any of the common areas in the HOA, if said home has delinquent dues. The homeowner and/or residents of a home that is delinquent on its dues cannot use a common area as a guest of another homeowner. (Adopted by The Board of Directors, 05/14/2019).

Guidelines for Pools:

1. SWIM AT YOUR OWN RISK.
2. Please shower before entering the pool.
3. All infants must wear "Little Swimmer" diapers, with rubber pants, and a swimsuit, while in the pools (health department regulations require 24 hour closing for fecal contamination).
4. No pets in pool area.
5. No large floats, "boogie" boards, etc. other than small children personal floatation devices allowed in pools.
6. No smoking or vaping in pool deck area or playgrounds. Only in designated areas with proper disposal of butts.
7. No food or glass containers in pool area. Eat at picnic areas under covered porches only.
8. Alcoholic beverages to be used with discretion (covered containers please). Proper disposal of empty containers.
9. All trash and food to be properly disposed of.
10. HOA approval required for 12 or more personal guests, **with the exception that each**

resident ages 15-18 or in high school, may only have up to 3 guests at the pool.

Otherwise, no homeowner who is under the age of 18 may have a guest at the pools.

11. No display of inappropriate behavior in public areas.
12. No one is allowed to play with pool safety equipment, climb on fences or swing on entry gates.
13. Children (14 and under) must be accompanied by an adult (18 or older).
14. Guests must be accompanied by Homeowner or Homeowner's guest pass.
15. Pool hours are 8:00am until 10:00pm (in deference to surrounding neighbors and to give pools time to "rest and clean themselves").
16. Extended hours at the clubhouse pool only will be 10:00pm until 12:00mn. This time is for adults (21 years or older). Property owners only. No children or teens. Quite please. No solo swimming.
17. Pool gates must remain locked at all times.
18. All other posted pool guidelines still in effect.

Definition of inappropriate behavior:

1. Loud swearing (foul language)
2. Public sexual behavior.
3. Public intoxication

Above guidelines are adopted by the HOA for the safety of residents and care of facilities

Failure to comply may result in loss of pool privileges. 2.4.03; amended 8.5.03; 2.21.08; 4.14.09, 6.8.10

Fitness Center Guidelines:

1. An adult Planters homeowner must accompany anyone under the age of 18.
2. No children under the age of 14 are allowed in the Fitness Center with the exception of non-disruptive infants and/or toddlers in secured carriers or strollers.
3. Anyone in violation of the Fitness Center Guidelines is subject to loss of ~~facility~~ privileges at all of the common areas. 4.21.05, 6.8.10, 9.10.24

Common Area Complaint Guidelines

1. Suggest the homeowner call 911 immediately- vandalism, theft, intoxication, etc.
2. Lesser offenses (teens cursing, skateboarding, trespassing, etc.) may result in revocation of the homeowner's privileges.
3. In accordance with Article VII, Section 1(b) of the Association's bylaws, after the Board of Directors has approved disciplinary action that results from an infraction of the published rules and regulations, as stated in the covenants, bylaws, and/or the Rules and Policies of the Board of Directors, a notice shall be mailed to the homeowner, informing said homeowner of the Board's decision. This notice shall be sent to the homeowner via USPS certified mail.
 - a. The notice shall contain a clause that notifies the homeowner that he or she can request a hearing before the Board of Directors regarding the stated violation, provided that the homeowner requests said hearing within seven (7) days of the

mailing of the notice. The homeowner may request a hearing by notifying the Resident Manager or the President of the Association via a written letter, email, or a telephone call.

- b. All written notices of violations shall bear the corporate seal of the Homeowners Association.

Reservations for Clubhouse, Pavilion, and Fitness Center Picnic Areas:

1. Limit reservations to 2 months in advance of use. 7.13.10
2. Each resident will receive (2) uses of clubhouse per year at no charge. Additional uses (2) will be \$25 fee per use. 2.4.03; amended 6.22.06; amended 9.20.07,6.8.10
3. Restriction of use of clubhouse- “no lot or building site shall at any time be used for any commercial, business, or professional purpose”. No products or service sales meetings are to be held in the Clubhouse. This pertains to Common Areas and not residents who have “home” offices. 2.4.03, 7.26.07
4. In cases of extreme negligence related to following the reservation guidelines, homeowners may be prohibited from making a common area reservation for one year from the date of the incident. 810.10
5. No use of DJs at Pavilion.10.9.04
6. Team parties may be held at the Pavilion. All parties are limited to (30) guests for a time period of (2) hours, with only one party held at a time.10.9.04
7. No taping of signs, posters, decorations, etc. on sheetrock walls.
8. Check doors between Clubhouse and restroom are locked. Outside entrance doors to restrooms are to be unlocked during pool open season. 2.4.03
9. The cost to repair any damages made by homeowners to the common areas while the common area is reserved by said homeowner will be charged to the homeowner’s account. If the cost for said repairs is not paid within thirty (30) days, the homeowner will no longer be in good standing with the HOA.

Respectfully Submitted,

Frank G. Pratt III
Secretary