

**RULES AND REGULATIONS
OF THE HARPER CREEK HOMEOWNERS ASSOCIATION**

- 1) Cars must be parked in garages and driveways. Commercial vehicles, boats, campers or other recreational vehicles or equipment of any kind shall not be kept in Harper Creek. In order to facilitate free movement of passing vehicles and for the safety of residents and children, no automobiles belonging to residents shall be parked upon any portion of the common areas or streets not designated for such purpose, except during bona fide temporary emergencies.
- 2) No burning of any trash and no accumulation or storage of litter, lumber, scrap metals, refuse, boat materials, waste, new or used building materials, or trash of any kind shall be permitted upon the common areas. All garbage or garbage containers in garden homes shall be kept out of site except on the days of garbage collection by the City of Northport. All garbage containers shall be kept clean and odorless and left on the streets only on days of garbage collection. At the end of the day of garbage collection, all containers or remaining refuse shall be returned to the unit.
- 3) No animals, livestock, or poultry shall be raised, bred, or kept in a unit or in the common areas. No pet shall be allowed on the common areas unless on a leash and accompanied by the owner, the owner guests, employee or invitee. If a pet becomes obnoxious, it is to be corrected, or if it is not corrected, the owner upon written notice by the Association will be required to dispose of the animal. Additionally, the owner must have in their possession and use a "pooper scooper".
- 4) No improvement of any kind shall be made to a patio, porch or building exterior except such improvements as may be approved by the Board of Directors. The Board may require the removal of any porch furniture or plants if such furniture or plants are not maintained or kept in good condition by the unit resident. Determination of good condition shall be made by the Board in its sole, absolute, and uncontrollable discretion, and any such determination shall be deemed binding, final and conclusive on all parties.
- 5) Without prior written approval and the authorization of the Board of Directors, no exterior television or radio antenna of any sort, shall be placed, or allowed or maintained upon a lot or any portion of the improvements located on the property. Many satellite dishes are allowed as long as they are not visible from the front of the dwelling.
- 6) No commercial/school or other business activity shall be carried out within the dwellings in Harper Creek. No noxious or offensive trade or activity shall be carried on in any common area or within any unit, nor shall anything be done therein or thereon which may be or may become an annoyance or nuisance to the other unit residents. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell or other sound device, except such devices that may be exclusively for security purposes, shall be located, installed, or maintained on the exteriors of any unit. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the units or do or permit anything to be done which will interfere with the rights, comforts or convenience of the other residents.

- 7) Lawns and landscaping must be maintained and kept in good condition. Determination of good condition shall be made by the Board in its sole, absolute and uncontrollable discretion and any such determination shall be deemed binding, final and conclusive on all parties. If the Board determines a lawn or landscaping is not in good condition, the Board may hire a contractor to enter upon the lot and correct the problem at the expense of the homeowner owning the lot.

RECREATIONAL GUIDELINES AND POLICIES
POOL/CLUBHOUSE RULES

- 1) The swimming pool/clubhouse is a common element for use only by residents, their families, guests and invitees. Hours are 8:00 a.m. to 10:00 p.m. The pool will be closed during the fall and winter months and may not be used once covered.
- 2) All persons using the pool/clubhouse will do so at their own risks. The Association is not responsible for any accident or injury in connection with the use of the pool/clubhouse or for any loss or damage to personal property. Persons using the pool/clubhouse agree not to hold the Association liable for any action of whatever nature occurring within these pool areas.
- 3) Persons sixteen (16) years or under must be accompanied at all times by a parent or adult who is a resident of Harper Creek (eighteen (18) years or older) while in the pool area.
- 4) Guests must be accompanied by a resident. Except by a prior arrangement, the number of persons in any one group at the pool area at any one time will not exceed the resident members of the family plus one guest per resident. If prior arrangements have been made to reserve the pool and clubhouse, other Harper Creek residents still have the right to use the pool.
- 5) Residents are responsible for the conduct of their guests at all times, and for the careful observance of all safety and sanitation precautions. Any person having an apparent or known skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, of any communicable disease shall be excluded from the pool.
- 6) No boisterous or rough play shall be permitted in the pool/clubhouse area.
- 7) All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the pool area. All trash shall be deposited in trash containers provided and cigarette butts shall be deposited in sand buckets provided for this purpose.
- 8) No glassware shall be brought into the pool area.
- 9) The pool shall be used in accordance with such rules and regulations as shall, from time to time, be promulgated by the Board of Health of Tuscaloosa County, Alabama.
- 10) Each resident shall be responsible for any damage caused to the recreational facilities by such resident or any of his/her family or guests.
- 11) Do not tamper with the pool/clubhouse equipment at any time.
- 12) No swimming in clothing other than swimming apparel and no cutoffs in the pool.
- 13) No pets allowed in the pool area and clubhouse.
- 14) No more than 40 people are allowed inside the clubhouse at onetime.

TENNIS AND BASKETBALL

- 1) Only residents or residents playing with guests will be allowed on the courts. Each resident is allowed one guest and the guest must be accompanied by the resident. Residents are responsible for the conduct of their guests at all times.
- 2) All persons using the tennis/basketball courts do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the courts or any loss or damage to personal property. Persons using this area agree not to hold the Association liable for any actions or whatever nature occurring within the tennis/basketball area.
- 3) Tennis shoes are required on the court.
- 4) For your safety, food and glass containers shall not be taken into the court area.
- 5) Players leaving the court must clean up any debris brought on by them.
- 6) Children under twelve (12) years of age are not permitted on the court unless accompanied by a parent.
- 7) No slam dunking or hanging on the rim of the basketball goal.

LAKE AND PICNIC AREA

- 1) No swimming in the lake.
- 2) No motor boating (gas or electric motors) in the lake.
- 3) The lake closes at dark.
- 4) Fishing and non-motor boating are allowed on the lake, but all persons using the lake and picnic area do so at their own risk. The Association is not responsible for any accident or injury in connection with the use of the lake or any loss or damage to personal property. Persons using the lake area agree not to hold the Association liable for any actions of whatever nature occurring within the lake and picnic area.
- 5) Residents are responsible for the conduct of their guests at all times, and for the careful observance of all safety and sanitation precautions.
- 6) All persons are requested to cooperate in maintaining maximum cleanliness and tidiness in the picnic and lake area. All trash shall be deposited in trash containers provided and cigarette butts shall not be left on the grounds.
- 7) No glassware shall be brought into the lake and picnic area.
- 8) Guests must be accompanied by a resident. Except by prior arrangement, the numbers of persons in any one group in the lake and picnic area at any one time will not exceed the resident members of the family plus one guest per resident.

VIOLATION OF RULES AND REGULATIONS

- 1) First notice sent to resident only.
- 2) Second notice sent to resident and homeowners.
- 3) Third notice sent to resident and homeowners and a monetary fine will be assessed by the Board of Directors.