

TRAPPERS RIDGE HOMEOWNERS ASSOCIATION SUMMARY OF RULES AND REGULATIONS FOR GUESTS AND RENTERS

All renters, both short and long term, are subject to the Trappers Ridge Homeowners Association *Community Rules*, and *Clubhouse/Swimming Pool/Hot Tub/ Tennis and Basketball Courts Rules* which are prominently posted in your rental unit as well as at the Trappers Ridge Clubhouse. The rules below are a compilation of the rules listed above and are provided as a courtesy to our short-term guests.

PARKING

- All vehicles should be parked in an enclosed garage. Motor vehicles exceeding garage capacity must be parked in driveways or designated overflow parking areas. Overnight parking of *any* vehicles on public or private streets is prohibited. Overnight parking of vehicles in the clubhouse parking lot is prohibited. Vehicles of any type may never be parked on lawns.
- Boats, trailers, campers, motor homes, recreational vehicles, large trucks or commercial vehicles belonging to owners, guests or renters may only be parked in driveways for short term loading and unloading. Permanent parking of all recreational vehicles listed above is prohibited unless they are stored in a closed garage. Recreational vehicles, trailers and equipment must be parked in an overflow parking area; never on streets and roadways. Temporary parking in overflow spaces may not exceed 72 hours in any seven-day period. Overflow parking will not accommodate vehicles more than 25 feet in length.
- When overflow parking areas are completely full, recreational vehicle trailers may be parked in driveways. For a nominal fee, trailered boats and watercraft may be stored at the Port Ramp Marina on the west side of the reservoir.
- Motor homes and campers may not be used as accommodations (living, sleeping, or cooking) while parked in driveways or common areas.
- Motorized vehicles are not permitted on walking trails.

COMMUNITY RULES

- Quiet hours are from 10:00 PM to 8:00 AM, but residents have a right to Quiet Enjoyment regardless of the time of day. The use of portable outside speakers is prohibited. Please be considerate of your neighbors when enjoying your patios or hot tubs.
- The speed limit inside the community is 25 mph and 10 mph at the traffic circle (roundabout). Please obey the speed limits and exercise caution on curves and hills. Please obey the one-way signs at the traffic circle. Yield to all traffic and pedestrians who are already in the circle.
- Fireworks are strictly prohibited in Trappers Ridge and the entire Wolf Creek Resort.
- Drones may not be operated within the community or its airspace.

- Trash cans should be moved to the curb on Sunday evening and returned to the garage by Monday night. Trash cans *must not be visible from the street* from Tuesday through Sunday. To maintain the neat appearance of our community, trash cans should not be stored on driveways and front porches. Thank you for keeping our community clean by picking up any blown or scattered trash.
- Dogs must be on leashes or under owner control at all times. Pets should not be allowed to bark excessively or create a nuisance for other members of the community. Please clean up after your pet.

CLUBHOUSE, SWIMMING POOL, HOT TUB, TENNIS AND BASKETBALL COURTS

- The clubhouse, swimming pool, hot tub, tennis and basketball court are for the *exclusive* use of the Association's members, their invited guests, and renters. When using the amenities at Trappers Ridge, *be respectful of others*.
- Clubhouse and pool hours are from 8:00 am to 9:00 pm seven days a week (weather permitting). From 8:00 am to 11:00 a.m. the pool and hot tub are reserved for *adult-only* swimming.
- Members of the Association, their guests and renters who use the pool facilities acknowledge the inherent risk of swimming and swim at their own risk. *There are no lifeguards on duty*. The basic rules of safety, as posted, must be observed at all times.
- Renters may bring no more than **eight** members of their party to the pool or clubhouse at one time.
- To gain access to the clubhouse facilities, use the fob provided by the owner of your rental unit. If you do not have the fob in your possession, you will be asked to retrieve it before you are granted entry. DO NOT prop the clubhouse doors or fence gate open for any reason.
- Please observe pool and hot tub capacity limits. All children under the age of 14 must be accompanied by a parent or responsible adult when using the pool, hot tub, or clubhouse facilities. Pregnant women, those with heart conditions, and children 5 and under are not permitted in the hot tub at any time.
- The hot tub is intended to be used by adults and older children. It is not a kiddie pool. Do not spend more than 15 minutes at one time in the hot tub.
- Babies must wear swim diapers and plastic pants in the pool. Please DO NOT LEAVE SOILED DIAPERS in the clubhouse garbage.
- No food or drink is allowed *in* the pool or hot tub. Glass containers are not allowed *anywhere* in the hot tub or pool area. Portable grills are not permitted in the pool area. Pets are not allowed in the clubhouse, hot tub or pool area.
- Running, diving, and horseplay are NOT permitted in the pool, clubhouse or hot tub area. Water toys must not be a nuisance to other swimmers and guests. Music and sound devices should be used with earbuds or headphones. Portable speakers are not permitted in the common area. Out of respect for others using the pool as well as neighboring homeowners, please avoid excessive noise.

- Please replace the hot tub cover and furniture when leaving.
- Bicycles and skateboards may not be ridden inside the fenced area of the clubhouse.
- Pool attendants and Members have the full authority of the Homeowners Association to enforce these rules and policies.
- The fenced tennis court is for tennis and pickleball only. No dogs, bikes, skateboards or inline skates are allowed inside the fence.
- The basketball court may be used by members and their guests during daylight hours.

Thank you for your cooperation!

Trappers Ridge Homeowners Association

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