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PARKERS ISLAND PROPERTY OWNERS ASSOCIATION

RULES AND REGULATIONS

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Parkers Island POA Rules for Use of the Pavilion, Utilization Agreement and Release*

- 1) **Agreement:** Each owner utilizing the Parkers Island Property Owners ("PIPOA") Pavilion will sign a *utilization agreement and release* prior to using the Pavilion for a private event.
- 2) **Alcoholic Beverages:** Alcoholic Beverages shall not be consumed in and around property owned by the PIPOA including but not limited to the Pavilion, Playground, Pool, Basketball Court, Tennis Courts and associated common areas.
- 3) **Smoking:** Be considerate of those that do not smoke and extinguish cigarette butts properly.
- 4) **Assessments Current:** The Pavilion is not available for utilization to any owner if the Assessments and other sums due to the Association by the owner are not current.
- 5) **Owner as Host:** (a) Owner (b) Immediate family members of owners (c) Tenants of the owner. The Owner must be the primary host of the event and sign the *agreement and release*. Owners may not reserve the area on behalf of a third-party individual or third-party organization or for any for-a-profit business function if the intent of the utilization is for solicitation, promotion and/or sale of any kind.
- 6) **Assumption of Risk:** Indemnity – Property Owner agrees to indemnify and hold harmless the PIPOA, its Officers, Directors, Employees, Agents and Members, past, present and future for any and all charges, claims, costs, causes of actions and liability (including, but not limited to attorney's fees) for any injury to either person or property, suffered by the property owner, family members, employees, agents, servants, guest, invitees or any member of the Association or any other persons which arise from or are in any way related to the agreed upon function, activity, or use of the Pavilion whether or not caused by the Association's negligence. Homeowner agrees to hold all guests responsible for abiding by all Homeowner's Associations' By Laws, Rules, Covenants and Restrictions and Regulations.
- 7) **Pool:** The pool area may NOT be rented. It is for the use and enjoyment of all owners, tenants and their guests. It has its own hours of operation and will be available for the use of owners, tenants and guests during the Pavilion reserved time period.
- 8) **Music:** Music, and/or any other noise, must be kept at a level that cannot be heard in the surrounding homes and golf course area. The individual(s) utilizing the Pavilion shall be responsible to see that there are no loud noises from the guests either coming or leaving the function at the Pavilion.
- 9) **Clean Up of Pavilion Area:** The Owner who utilizes the Pavilion will be responsible for cleaning the Pavilion and any other area used, including all equipment and furniture immediately after the function/event ends. Clean up of trash and debris on the playground is required.
 - a) No confetti or glitter is permitted in the Pavilion area at any time
 - b) Do not put tape or other sticky material on the posts or fans at any time
 - c) Decorations are not to be hung on the fans at any time.
 - d) Return the area to the condition you found it. If you move the tables and chairs, please be sure to put them back.
 - e) There are trash cans provided in the Pavilion and one two in the playground area. Please use these containers to dispose of trash. All disposables placed in the trash can must first be placed in a plastic waste bag or some type of sealed container. No individual raw disposables are to be placed directly in the trash cans. It is the Owner's responsibility to remove the trash from **ALL** of the trash cans and dispose of it properly either at your home or in a dumpster area.
- 10) **Damage:** The owner who has reserved and is utilizing the Pavilion will be responsible for the repair or replacement of any damage done to the Pavilion, or its furniture, posts, floors or landscaping.
- 11) **Electricity:** All lights and fans are to be turned off when the function/event is over.

- 12) **City Codes:** All applicable city and fire codes apply.
- 13) **No Fires** should be constructed in any of the areas.
- 14) **Violation:** Violations of these rules will be determined by the PIPOA Board at their sole discretion.
Violations will be subject to Owner to any corrective or enforcement action authorized by the Association's governing documents or by law and penalties of which include without limitation of the loss of user rights for the Pavilion for ONE (1) year.
- 15) **Set Up:** There is no set up the day BEFORE an event and no clean up the day AFTER the event. Both set up and clean up must be done on the day reserved for utilization of the Pavilion.
- 16) **Cleaning Fee**:** A \$125.00 fee will be assessed to the utilizing property owner if the Pavilion is not left in a clean condition; in addition to the cleaning fee, the PIPOA will also retain the reserving party's deposit making it non-refundable. The PIPOA is solely responsible for determining if the Pavilion was left in a clean condition.
- 17) **Hours:** All functions/events must end by 9:00p.m.
- 18) **Lost Items:** The PIPOA is not responsible for any lost or stolen items.
- 19) **Deposit:** \$200 Deposit – Refundable** (see No. 16) The request and deposit must be received at least two (2) weeks in advance of requested reservation date(s).

PLEASE NOTE:

Please return the signed Agreement and Release and the Deposit check to the address below, and make sure all payments are made payable to **Parkers Island POA**. The agreement and deposit must be turned in 2 weeks prior to the reservation date. You may also email the form to Supportteam@cmgcharleston.com

Community Management Group
349 Folly Road, Suite 2B
Charleston, SC 29412

Reservations shall be taken on a "First Come First Serve" basis and MUST be received at least two (2) weeks in advance of the requested reservation date(s). Once the Pavilion is reserved, you will have 5 days to submit the payment and Utilization Agreement otherwise your booking will be released.

Print Name: _____

Address: _____ Association Name: _____

Phone: _____ Email: _____

Date of Rental: _____ Time of Rental: _____

Number of Guests: _____ Type of Event: _____

By signing below, I agree to all terms and conditions of this Agreement and Release.

Signature: _____ Date: _____

PLEASE NOTE* The Board of Directors of Parkers Island POA at their sole discretion may revoke the use of privileges of any property owner(s) for a specified period of time for non-compliance with any of the published rules for the use of the common area facilities, whether due to a negligent, deliberate or willful act or behavior. Any and all penalties will be determined at the sole discretion of the Parkers Island POA Board of Directors for these acts or behavior or for any act of vandalism by a property owner, a minor or a guest of a property owner. The sponsoring property owner shall be responsible for actions of their family or guest or renter and may lose his or her privileges or be asked to compensate the Parkers Island Property Owners Association for any and all damages.

Parkers Island Playground Rules*

Parkers Island POA

Parkers Island Amenity Center

Normal Playground Hours are 8:00 AM to 9:00 PM

- 1. The Parkers Island Playground is a PLAY AT YOUR OWN RISK FACILITY.**
- 2. The Playground shall be available for use from 8:00 AM to 9:00 PM**
- 3. Any property that is delinquent on its assessments shall be denied utilization of the playground until such delinquency is satisfactorily resolved.**
- 4. There Shall Be NO consumption of alcohol or drugs at the Playground or Amenity Center.**
- 5. NO person under the influence of alcohol or drugs shall use the Playground.**
- 6. NO animals or pets are allowed on the Playground at any time.**
- 7. NO children under the age of 10 shall use the Playground without adult supervision.**

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Parkers Island Tennis Rules*

Parkers Island POA

Parkers Island Amenity Center

Normal Tennis Hours are 8:00 AM to 9:00 PM

- 1. The Parkers Island Tennis Courts are PLAY AT YOUR OWN RISK COURTS.**
- 2. Tennis courts shall be available for play from 8:00 AM to 9:00 PM**
- 3. If players are waiting for an open court, the maximum playing time for those on a court shall be 60 minutes.**
- 4. Any property that is delinquent on its assessments shall be denied entry to the tennis courts until such delinquency is satisfactorily resolved.**
- 5. There Shall Be NO consumption of alcohol or drugs at the Tennis Courts or Amenity Center.**
- 6. NO person under the influence of alcohol or drugs shall use the Tennis Courts.**
- 7. The Tennis Courts are for playing tennis only. There Shall Be No skateboards, bikes or In-Line skates on the tennis courts. In addition, there Shall Be NO use of the courts as a play area or a fenced in playground.**
- 8. NO animals or pets are allowed in the Tennis Court enclosure at any time.**
- 9. NO children under the age of 12 shall use the tennis courts without adult supervision.**
- 10. Proper Tennis attire including appropriate tennis shoes shall be worn on the courts.**
- 11. Players shall brush the courts and the lines at the end of play and hang all maintenance equipment on the fence after use.**

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Parkers Island Basketball Rules*

Parkers Island POA

Parkers Island Amenity Center

Normal Basketball Hours are 8:00 AM to 9:00 PM

- 1. The Parkers Island Basketball Court is a PLAY AT YOUR OWN RISK COURT.**
- 2. The Basketball court shall be available for play from 8:00 AM to 9:00 PM**
- 3. If players are waiting for the court, the maximum playing time for those on a court shall be 60 minutes.**
- 4. Any property that is delinquent on its assessments shall be denied entry to the basketball court until such delinquency is satisfactorily resolved.**
- 5. There Shall Be NO consumption of alcohol or drugs at the Basketball Court or Amenity Center.**
- 6. NO person under the influence of alcohol or drugs shall use the Basketball Court.**
- 7. The Basketball Court is for playing basketball only. There Shall Be No skateboards, bikes or In-Line skates on the tennis courts.**
- 8. NO animals or pets are allowed on the Basketball court at any time.**
- 9. NO children under the age of 10 shall use the basketball court without adult supervision.**
- 10. Appropriate basketball shoes shall be worn on the courts.**

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Parkers Island Pool Rules*

Parkers Island POA

Parkers Island Amenity Center

Normal Pool Hours – 9:00am – 8:00pm or Sunset (whichever is earlier)

ADULT ONLY Swim Hours – 7:00am – 9:00am

1. The Parkers Island pool is a SWIM AT YOUR OWN RISK pool. There are NO LIFEGUARDS.
2. Any property that is delinquent on its assessments shall be denied entry to the pool until such delinquency is satisfactorily resolved.
3. NO children under the age of 12 shall be in the pool or pool area without adult supervision.
4. There shall be NO solo swimming.
5. There shall be NO Running, Boisterous or Rough Play.
6. There shall Not Be consumption of alcohol or drugs at the Pool or Amenity Center.
7. NO person under the influence of alcohol or drugs shall use the pool.
8. There shall be NO spitting or blowing nose in the pool.
9. Persons with Diarrheal Illness or Nausea shall not enter the pool.
10. Persons with skin, eye, ear or respiratory infections shall not enter the pool.
11. Persons with open lesions or wounds shall not enter the pool.
12. NO animals or pets are allowed in the pool enclosure at any time.
13. NO glass is allowed in the pool area, pool or pool deck at any time.
14. NO oars or paddles are allowed in the pool or pool area.
15. The use of floats is allowed in the pool but please only use floats that are of a reasonable size.
16. Swim Diapers ARE REQUIRED for any child that is not fully potty trained.
17. You should take a shower before entering the pool.

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