

Revised: July 2022

RED MOUNTAIN COMMON AREAS Usage Policy

The Common Areas are for the use and enjoyment of all Red Mountain Homeowners. These Common Areas include the Clubhouse, Swimming Pool, Playground, Barn, Pastures, and Common Area Parking Lots. These areas are for all Red Mountain Owners in good standing, their families, and guests — Please do your share to keep these areas clean and nice so that we can all continue to enjoy them. Everyone's Homeowner Association dues pay for their maintenance and upkeep.

Recycling and Trash

It is Durham County Law that all trash be separated for recycling. Please cooperate with this statute by utilizing the recycling bin for appropriate materials (aluminum cans, glass, and plastic). Rinsed out recyclables will help eliminate the attraction of insects. Also, please dispose of any trash you generate through normal use of the Common Areas in the appropriate trash containers. All trashcans should have liners in them. If a liner is missing, please replace it (check the bathrooms if the clubhouse is locked) and then dispose of your trash.

General Common Area Policies

- **DO NOT** climb on or over the fences and gates at the swimming pool or the pasture areas or the porch railing. Homeowners will be billed for damage to the fences, railings or gates caused by climbing on or over them.
- No unlicensed vehicles of any kind are to be operated by an unlicensed driver on or around the playground, pool or clubhouse areas, including the Common Area parking lots.
- Guests can not include homeowners and their families who are not in good standing.
- Residents who lived in properties that were formerly part of the subdivision and who access their non-HOA properties through the subdivision are excluded from using all Common Area.

General Pool Policies

Pool Appearance and Security

- All floats, pool toys, towels, bathing suits, etc. should be removed from the swimming pool and pool area each day. All items left behind are at risk for disposal.
- To avoid insects and make our pool area more pleasurable, please leave the pool deck void of food crumbs and wipe the tables.

- To lessen damage from storms, lower umbrellas upon leaving the pool area no matter what time of day it is.
- The pool entry gate should remain secure and locked **at all times**. Do not prop the door open.
- Private items such as grills, coolers, pool toys, etc.. should not obstruct the use of common areas by other community members such as pool-side parking lot sidewalk, the pool showers, etc.. **at all times**.
- **Grilling** done on the common area around the pool and clubhouse should be done at the end of the sidewalk in front of the clubhouse, so that it will not obstruct the use of the parking lot sidewalk nor any smoke from the grilling to drift into the pool area.



Pool Area Rules

1. The pool is for the exclusive use of Red Mountain Owners in good standing, their resident family members, and their Invited Guests. An Owner is an adult who owns property in the Red Mountain Subdivision. Guest can be family members of a Red Mountain Owner or a non-Red Mountain Owner who is invited by a Red Mountain Owner, with the exceptions noted in the previous General Common Areas Policies section.
2. A Red Mountain Owner is personally responsible for all invited guests during their entire visit.
3. Children **under the age of 16** must be accompanied by a Red Mountain Owner or designated adult (age 18 or older) guest.
4. All guests must be accompanied at all times by an adult Red Mountain lot owner or adult resident.
5. Pool Hours are Sunrise until 10:00 PM.
6. Lifeguards are NOT PROVIDED: **SWIM AT YOUR OWN RISK.**
7. **Glass containers** of any kind are prohibited in the Pool Area.
8. **Animals** are prohibited in the Pool Area.
9. Radios should be played at a low volume so as not to disturb others.

10. No running or pushing is allowed on the pool deck.
11. Skateboards, roller blades and bicycles are prohibited in the pool area.
12. **NO DIVING** is allowed at any time.
13. Appropriate swimming attire should be worn at all times.
14. The Pool Area may not be entered by any other means than through either the Pool Area gate or through one of the Clubhouse doors. **DO NOT** climb over the Pool Area fence or onto the Clubhouse porch to gain entry to the Pool Area.
15. **DO NOT** put Pool Furniture in the Pool.
16. **DO NOT** prop open the Pool Area gate.
17. The Pool Area **MAY NOT** be reserved for exclusive use at any time.
18. Although smoking is not prohibited in the **pool area**, please **DO NOT** smoke in the pool. If you choose to smoke in the pool area, please be considerate of others and make sure you do not leave ashes and cigarette butts in the pool area.
19. A \$5 fee will be assessed for lost pool keys.

General Clubhouse Policies

The Clubhouse may be reserved for exclusive use by any Homeowner in good standing and should be reserved through the Clubhouse Manager. A Red Mountain Owner must be present at all times.

The Red Mountain Clubhouse is a non-smoking area. Smoking is strictly prohibited in the Clubhouse.

If you wish to have an event and utilize the pool during the event, please respect your neighbors' rights for use of the pool.

- Ask your guests to bring their OWN CHAIRS so that other Homeowners can utilize the Pool Area Chairs and Tables.
- No loud music is allowed in the Pool Area; keep music in the Clubhouse so as not to disturb others who are using the pool.
- Clubhouse tables should not be moved to the pool area, nor should Pool Area tables and chair be moved to the Clubhouse or porch areas.
- No one other than the homeowner who has reserved the Clubhouse and their guests can use the Clubhouse.

Clubhouse doors should remain closed when the air conditioning or heating unit is in use. When using the air conditioning please **do not set the thermostat below 73 degrees**. The thermostat should be set to the **Off position** following Clubhouse use.

The clubhouse should always be left in the same condition as it is found. If you intend to reserve the Clubhouse, you should expect the premises to be clean and ready to use; likewise, please leave the Clubhouse in the same condition for the next group.

Deposit

All owners reserving the Clubhouse for a private function are required to make a one hundred dollar (**\$100.00**) damage and/or cleaning deposit. A check made payable to the Red Mountain Owners, Inc. must be given to the Clubhouse Manager at the time the keys to the facility are secured. The deposit will be held until the Clubhouse is inspected following its usage and appropriate deductions (if any) are made.

It is the responsibility of the Red Mountain Owner who reserved the Clubhouse to repair damages. Damages must be repaired within 2 weeks. If repairs are not completed within this time frame you forfeit your deposit and will be billed for any additional charges, including labor costs.

Inspection

A checklist will be provided (see Clubhouse and Pool Area Inspection checklist below) for your use when cleaning the premises after an event. The Clubhouse will be inspected after your event utilizing the checklist. A “walk-through” of the Clubhouse and Pool Area **before your event** is recommended to establish the condition of premises prior to your use.

Penalties for Violations

The use of the Common Areas is a privilege. Violators of the above rules and regulations will be subject to the following penalties:

First Violation: The violator will be asked to leave the Common Area and, if necessary, restore the facilities to their prior condition.

Second Violation: Restoration of facilities to their prior condition, if necessary, and a one week (7 days) loss of Pool, Playground, Barn, Pasture, and Clubhouse Area privileges for offender.

Third Violation: Restoration of facilities to their prior condition, if necessary, and a year-long loss of Pool, Playground, Barn, Pasture, and Clubhouse Area privileges for offender and all family members.

Clubhouse and Pool Area Inspection Sheet

The Homeowners Association provides the following for Clubhouse use and cleanup (kept in supply closet):

- ✓ Paper towels
- ✓ Toilet paper
- ✓ Broom
- ✓ Garbage bags
- ✓ Dish-washing soap
- ✓ Mop
- ✓ Hand soap
- ✓ Cleaning fluid (i.e., glass cleaner, 409, etc.)
- ✓ Toilet brush
- ✓ Light bulbs

In an effort to always have our facility ready for use, please report to the Clubhouse Manager any consumable items that are running low.

CHECKLIST:

Clubhouse Living Area:

- ALL Floors** swept or vacuumed AND any spills Wet Mopped
(Living Room, Loft, Kitchen and Bathroom)
- Trash** emptied
- Furniture** returned to original placement and slip covers straightened and tucked in.
- Lights** turned off
- Fans** turned off
- Air Conditioning/Heater** turned OFF
- Folding chairs** returned to closet
- Windows** closed and locked
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Clubhouse Bathroom:

- Counter, Sink and Mirror** wiped down
- Toilet** cleaned (inside and out)
- Trash** emptied

Clubhouse Kitchen:

- Stove and microwave** wiped down and emptied
- Stove and oven** turned off
- Refrigerator and freezer** emptied and any spills wiped up
- Sink and counter tops** cleaned

Decorations:

All Decorations removed (both inside and outside)

No decorations or other items can be attached to walls, doors, lights or other Clubhouse fixtures.

If Pool Area is utilized:

Check Pool Area Bathrooms and clean up left behind clothing, party trash, etc.

Return any furniture that was used to the “pre-party” location

Inspect the grounds and pick up any litter related to your event

Wipe down all tables used for your event

Put down umbrellas

Trash (in Clubhouse and in Pool Area, if Pool Area is utilized):

ALL Trash and Recyclable items must be bagged and **COMPLETELY** removed from the premises. Event trash is NOT to be left in any trashcan in or around the clubhouse, including the big industrial trashcan out front. The trashcans on the premises are for regular daily activities. Please **TAKE ALL YOUR EVENT TRASH WITH YOU.**

Garbage Cans washed out if leakage occurs

Clean Garbage Can Liners placed in all trash cans