

These rules are subject to change with short notice.

The HOA Board may impose fines on Lot Owners for violations of the rules as stated in this document and further defined in the Colvard Farms Covenants and Bylaws. This applies whether the violation is made by the Lot Owner, a member of the Lot Owner's family, or guests of the Lot Owner. All damages to Common Areas or facilities will be the responsibility of the Lot Owner and will be assessed accordingly.

General Rules

- Hours of Operations – Recreation Center Building and Fitness Center 5:30 am to **11:00 pm**. Pool closes at **10:00pm**. Tennis Courts and Playground close at dusk / 30 mins after sunset.
The HOA Board may impose fines for false alarms caused by entering the Recreation Center Building & Fitness Center prior to opening time of 5:30AM or leaving after 11:00PM. The alarm system is programmed to come on automatically. We may be charged for false alarms. This cost will be passed on to the respective lot owner.
- No animals** are permitted inside the Facilities, including within the recreation center, fenced pool area, playground, and fenced tennis courts.
- Smoking-All facilities are non-smoking, including outdoor areas around the pool, tennis courts, playground, and recreation center.
- Use at Own Risk- Residents and their accompanied guests entering or utilizing the Facilities (this includes recreation center, exercise room, pool, playground, tennis courts and trails) in any way assume risks associated with their use.
- Trash and Debris – Facility Users – Both Residents & Guests - are required to clean up after themselves, including placing trash in proper trash containers.
- Guests- Guests must be accompanied by at least one adult of legal age resident. Any damage caused by guests is the responsibility of the Lot Owner and all repair bills will be charged to the Lot Owner.
- Gatherings - If there are more than eight (8) being hosted at the pool patio or in the recreation center, the gathering will require a completed Lease Agreement and compliance with all terms and conditions contained within the CF Recreation Facility Rules and Lease Agreement form. Failing to comply with this restriction will result in a penalty with the possibility of additional fines to cover damage and clean up, as well as normal rental fees.
Portable Grilles are not allowed for these gatherings.
- Parking lots at the recreation center, tennis courts, and children's playground are available to Lot Owners and their guests for short term parking only. Consideration will be given for unique circumstances. Lot Owners may request to use the parking lot for short term parking of their vehicles or other vehicles that normally would be parked at their residence. Anyone needing this service must obtain a permit from the property manager. Contact John at jptas@casnc.com. This permit must be placed on the vehicles while they are parked in the lot. Failure to obtain this permit may result in fines and other expenses up to and including towing at owner's expense.
- All Residents have been provided with two key fobs per household. Replacement cost for a lost key fob is set at \$15.00. Extra key fobs may also be purchased for \$15.00 each. Key fobs provide access to the Recreation Center, exercise room, tennis court and pool area.
- Alcoholic beverages being consumed at the Recreation Center Building may only consist of beer and wine.
- The walking trail is for the sole use of Colvard Farms residents and their guests. Use of the trails are at the risk of anyone utilizing the trails. The trails are uneven, have cracks and are slippery at times. Please take all precautions for your safety.
- NO gasoline or electric motorized vehicles with a seated operator (golf carts, dirt bikes, ATV's, cars, trucks etc) are permitted around the retention ponds, on the trails, or in the Aqua and Duke Energy easements. Electric Motorized Bicycles, wheelchairs and skateboards are allowed on the trails. Violations of this restriction may result in a fine. Any damage to the trail, fencing or grounds near the trail due to use of unacceptable vehicles will be assessed and repair costs passed on to the respective lot owner.

Pool Rules

ABSOLUTELY NO GLASS IS PERMITTED IN THE POOL, ON THE POOL PATIO, OR ANYWHERE ON THE POOL DECK. ANY BROKEN GLASS CONTAINERS IN THESE AREAS CAN CAUSE THE POOL TO BE CLOSED IMMEDIATELY. THE HOMEOWNER, OR RESIDENT GUEST, BREAKING THE GLASS CONTAINER ITEM WILL BE RESPONSIBLE FOR ANY EXPENSE TO BRING THE POOL BACK INTO COMPLIANCE. THIS INCLUDES DRAINAGE, CLEANING AND REFILLING OF THE POOL.

Only authorized persons are allowed in the pool area when the pool is closed. Any unauthorized pool use by a member may result in suspension or termination of pool privileges.

1. Hours of Operation: 5:30AM-10:00PM
2. **Swim at Own Risk/No Lifeguards**-Pool users assume all risks associated with their use of the pool facilities. There are no lifeguards on duty.
3. The HOA is unable to test swimming ability of residents and their children and guests. It is strongly recommended that no one swims alone.
4. Parents are responsible for the conduct of their children. Members are responsible for the conduct of their guests at the pool. All pool members, children and guests should be aware of these rules and posted rules.
5. Access Doors from the rear of the Clubhouse Living Room to the pool patio and deck are to remain closed and locked at ALL times. Entry and exit to the pool deck must be via the pool gate or the hallway door, both of which have keyfob pads.
6. Chaperones – Children 14 years of age or younger must be accompanied by an individual who is a legal adult capable of assisting in their care in the case of an emergency. If you permit your child (anyone under 18) to come to the pool unattended you must first have completed the acknowledgement section concerning Unattended Children on the waiver form for amenity use. No guests of any age are permitted without at least one legal adult of the owner's household present.
7. Outside swim instructors are permitted provided Colvard Farms residents are receiving the lessons.
8. **No glass containers of any type are permitted, whether for food or beverages.**
 - a. No food, beverages, or chewing gum are allowed in the pool at any time, and no one who has any part of their body in the pool waters may be eating or drinking.
 - b. Food and beverages may be consumed while on the pool patio and pool deck.
 - c. All laws regarding the consumption of alcohol shall be observed.
9. Please utilize the trash cans next to the clubhouse to clean up after your visit to the pool.
10. Swim Attire
 - a. Infants are required to wear swim diapers in all pools.
 - b. All persons entering the pool must wear proper bathing attire. Keep in mind this is a family pool. No cut-offs or street clothes are permitted.
 - c. Any person who is incontinent or is not fully potty trained must wear appropriate waterproof clothing when entering any pool.
If any pool closings occur due to an accident related to the failure to wear such waterproof clothing, the homeowner will be responsible for any expense to bring the pool back into compliance.
11. It is recommended that everyone shower before entering the pool. Spitting, spouting water, blowing the nose and similar unhygienic actions are prohibited in the pool.
12. Wading pool is for children 5 years and under and must be supervised by an individual of legal age who is capable of assisting in their care while in the wading pool.
13. Running, pushing, acrobatics, wrestling, fighting, horseplay, unsafe or unruly behavior, or causing undue disturbances are not permitted.
14. NO diving or running jumps from the pool deck are permitted.
15. Pool Floats, Toys, and Other Pool Accessories
 - a. Jumping onto boards and floats from the pool deck is not permitted.
 - b. Remote controlled toys (boats, floats, etc) are not permitted.

- c. Any towels, floats, toys, or other pool accessories left at the pool will be discarded. No lost and found will be provided.
16. Stay OFF the lane lines. No one should sit, stand, hang, or pull the lane lines.
17. Basketball - Shooting the ball or dunking from the pool deck is prohibited.
Shooting basketball must be done from within the pool.
18. Abusive or foul language and swearing will not be tolerated.
19. Loud music is not permitted within the pool area.
20. Pool Furniture & Umbrellas are provided and may be moved, provided they are returned to their original location before Residents leave the pool.
 - a. Umbrellas should be lowered and tied upon resident or guest departure.
21. No bikes, skates, scooters, or rollerblades are permitted inside the pool area.
22. No swimming while raining or thunderstorm conditions.
23. If a "Pool Closed" sign is posted, no entry to the pool area is permitted. The pool will be closed at the discretion of the pool maintenance staff for inclement weather, emergency maintenance, or other reasons that may be necessary.
24. Compliance with Applicable Law-Residents must observe all local and state regulations regarding use of the pool, including rules of the Chatham County Health Department.

Non-compliance with the rules may result in suspension of pool privileges. Repeated violation of rules or conduct detrimental to others may result in suspension or termination of pool privileges for the season.

Fitness Center Rules

1. Fitness Center hours: 5:30AM-11:00pm
2. Maximum occupancy is nine.
3. It is highly recommended that children under the age of 16 are supervised while using the exercise equipment. No one under 14 years of age is permitted in the fitness center without a legal adult resident present.
4. All equipment must be wiped down before and after use by the member using the equipment. Wipes will be provided in the Fitness Center for use. Please dispose of used wipes in the trash receptacles.
5. All weights and pieces of equipment must be returned to their proper places after use.
6. Any Lot Owner or their guest, with health or physical problems should consult their physician before using this fitness center. It is the responsibility of all persons to do so. All members using the facility should be in good physical condition and have no physical, medical, or psychological conditions, disabilities, impairments, or ailments, chronic or otherwise, which would preclude, impair, or prevent them from using the health/fitness facilities, or engaging in active or passive exercise. Members assume full risk of loss and responsibility for any injury or damage to their health while using the fitness center.
7. It is the responsibility of all persons to obtain instruction on how to use the equipment prior to using such equipment. The equipment is only to be used in accordance with such instructions.
8. Casual workout attire is acceptable. Only aerobic or court shoes may be worn. Closed-toe shoes must be worn when using the fitness equipment.
9. No alcoholic beverages.
10. Upon leaving the fitness center, if the Lot Owner (or guest) is the only occupant, he/she is responsible for ensuring that the lights and fans are switched off.
11. All equipment issues or malfunctions should be reported to the HOA as soon as possible to prevent any damage to the equipment or injury to other members.
12. All costs associated with any damage to the Fitness Center Facility due to negligence or abuse will be charged to the responsible Lot Owner.

Playground Rules

1. Use of playground equipment is at your own risk.
2. The Playground is closed at dusk / 30 mins after sunset.
3. Play areas reserved for residents and their guests only. Guests are accountable to the Rules of the Playground of Colvard Farms Subdivision. Each Lot Owner is responsible for the conduct of their guests and are liable for any damages. Guests must be accompanied by at least one legal adult resident.
4. The playground is designed only for children under the age of 10 and all are required to be accompanied by a legal adult who can assist in their care.
5. NO Pets are permitted inside the fenced area.
6. Close-toed shoes are required to be worn.
7. No rough playing permitted.
8. Only one person on a swing at a time. No standing on swings.
9. The Equipment is designed for specific uses. Abuse of the equipment may result in injury to the individual or damage to the equipment. No running or jumping off equipment is permitted. No standing or going head-first down the slide. **Equipment damage will be charged to the Lot Owner.**
10. Any toys or other play items left at the playground may be discarded. **No lost and found will be provided.**
11. Do not use equipment when wet or icy.
12. No alcoholic beverages permitted.
13. **No glass containers permitted within playground fence.** Any expenses to professionally remove broken glass or other containers including replacement of sufficient mulch depth for the playground will be charged to the Lot Owner.
14. Deposit trash in receptacles.
15. Report damaged equipment to the property management company.

Tennis Court Rules

1. Only Colvard Farms lot owners and their guests may play tennis on the courts. No more than 3 guests per member. An individual member is limited to one court at a time. Guests must play on the members' court. Guests are accountable to the Rules of the Tennis Court of Colvard Farms Subdivision. Each Lot Owner is responsible for the conduct of their guests and are liable for any damages. Guests must be accompanied by at least one legal adult resident.
2. NOTE: We have created the capability for Reservations for the tennis court (nearest to entry gate), or the two new pickleball courts (pickleball courts 1 & 2, lined on the far tennis court). This capability is on the Engage Website and mobile app under For Residents / Reservations.

The following reservation rules apply:

A reservation will take precedence over "walk-on" players. This can be validated on the mobile Engage app.

Reservations for any of the 3 amenities (Tennis Court or Pickleball courts 1&2) are limited to one-hour slots. If you desire a longer reservation time, you may reserve up to 2 one-hour slots on a given day.

If the tennis court is reserved, you can reserve both Pickleball courts 1 and 2 at the same time and play tennis on the far court. The pickleball nets are on wheels and can be moved against the side fence.

3. Only those playing are allowed on courts. Infants, children, and those who are not playing are not permitted on the courts at any time.

4. NO Pets are permitted inside the fenced area.
5. Playing times limit to 2 hours for singles or doubles when others are waiting.
6. Proper tennis attire must be worn at all times on the courts.
7. Flat sole tennis shoes ONLY may be worn on the courts. No street, jogging or dark soled shoes are permitted on the court. No flip flops or cleats are permitted on the court. ANY shoe that may damage the surface is prohibited.
8. No jumping over the nets.
9. No glass or food is permitted on the courts. All glass items should be kept outside the fence. Players should clear the court of trash after play.
10. No alcoholic beverages permitted.
11. Tennis courts to be used to play tennis or pickleball only.
12. No bicycles, skateboards, roller blades, roller skates or any other wheeled vehicle are allowed on or around the courts.
13. Please make sure the gates are closed and locked when you leave.
14. Tennis lessons are permitted provided Colvard Farms residents are receiving the lessons.

Clubhouse Rules

1. Glass and Glass Containers are permitted in the Rec Ctr Building. However, GLASS OR GLASS CONTAINERS, DISHES (ANYTHING BREAKABLE) ARE NOT PERMITTED TO BE CARRIED/USED OUT TO THE POOL PATIO OR ANYWHERE ON THE POOL DECK, AND NOT TO BE CARRIED/USED INTO THE BATHROOMS OR FITNESS CTR.
2. **No food or drinks will be permitted to remain in the refrigerator at the Recreation Center.**
3. No smoking in the recreation center, on the porches, or on the pool deck.
4. No animals are permitted in the building or on the pool deck.
5. No WET swim attire is permitted in the Club House Living Room or Reading Room.
6. Use of any Colvard Farms facilities shall be at the risk of users.