

Tuscany Hills II Property Owners Association, Inc.

RULES AND REGULATIONS FOR COMMON AREAS

Approved by the Board of Directors on August 11, 2025

The Board's authority to make and enforce rules of the common area is contained in the Declaration of Restrictions, Covenants and Conditions of Tuscany Hills recorded on February 1, 2016 in Book 2016 at Page 1116 of the Christian County Recorder's office ("Covenants").

Article IV Section 1(b) designates the Board of Directors to manage the affairs of the Association. Article IV Section 3 states: by a majority vote of the Board of Directors, the Association may, from time to time and subject to the provisions of the Declaration, adopt, amend, and repeal rules and regulations governing the use of any Common Area by any Owner or by the family of such Owner, or by any invitee, licensee or guest of such Owner; provided, however, that such Rules may not discriminate among Owners and shall not be inconsistent with the Declaration, the Articles or By- Laws. A copy of such Rules as they may from time to time be adopted, amended or repealed shall be made available to each Owner, at said Owner's request. Upon promulgation, said Rules shall have the same force and effect as if they were set forth in and were part of the Declaration.

1. Parking

The streets in Tuscany Hills are private streets.

- a. No overnight parking on the street.
- b. Garage doors are to remain closed except for ingress and egress.
- c. The pool/pond parking lot may be used if additional parking is needed, however a vehicle shall not be parked there for longer than 24 hours.

Violations of the above will result in the vehicle being towed at the owner's expense. Requests for exceptions may be submitted to the board for consideration.

2. Pool

- a. **Waiver required:** A waiver and release of all claims and assumptions of risk must be signed by all Homeowners and turned in to the HOA prior to using the pool. NO LIFEGUARD IS ON DUTY.
- b. **Pool entryway:** Always use the code to open the gate. DO NOT place your arm over the gate to open.

- c. **Report Issues:** Please report any problems or issues with water level or appearance to the appropriate party. Please be patient we are concerned about the health and safety of all residents. DO NOT go into the water until problems are resolved.
- d. **Guest limit:** This is a private pool to be used by the Residents of Tuscany Hills. All guests MUST be accompanied by a homeowner no exceptions. Due to the increased number of homes and the size of the pool **only 5** guests are allowed per household when visiting the pool . Please be considerate of your neighbors. **Age restrictions:** Anyone under the age of 14 must be accompanied by an adult. An adult is a parent, relative, or family friend 18 years or older.
- e. **Smoking or Vaping:** Smoking and vaping is strictly prohibited in and around the pool and all Tuscany Hills common areas.
- f. **Health & Safety:** Persons who have obvious infections (colds, lesions, open sores etc.) will not be allowed in the pool. Sanitary habits are the responsibility of everyone and anyone displaying improper behavior will be asked to leave the pool area. Also, please do not enter the pool if you are experiencing vomiting or diarrhea or if you have had any signs or symptoms of stomach illness in recent days. Children who are not toilet trained or children who are recently toilet trained MUST wear a swim diaper that fits snugly at the waist and legs with their bathing suit. Regular DISPOSABLE AND CLOTH DIAPERS ARE PROHIBITED in both the adult and wading pool.
- g. **Weather Policy:** Pool area should be closed immediately in the event of lightning, thunder, heavy rain or severe weather. As recommended by the National Lightning Safety Institute, the pool will remain closed until 45 minutes after audible thunder, the last occurrence of visible lightning or the rain/weather has passed.
- h. **Rules of Conduct:** Please be considerate of all pool users when using the pool. Swimmers must wear proper and appropriate swim attire. Please do not wear cut offs or clothing with threads exposed. Loose threads can cause damage to pool equipment. No thong swimsuits are allowed. The Tuscany Hills pool is a private family pool. No cussing or disorderly behavior is allowed.
- i. **Algae:** Algae can be transferred from a lake into a pool. Any items previously worn or used in a lake need to be washed prior to entering the pool.
- j. **Pets:** no pets inside the fence of the pool area. No exceptions.
- k. **Food & Drinks:** Food and drinks are permitted in the pool area, but are not allowed in the pool. NO glass containers of any kind are allowed in the pool area. No exceptions. Please clean up when done.
- l. **Chairs & Umbrellas:** if any chairs are moved please put them back in their original position. DO NOT ever put any chairs or furniture in the pool. Umbrellas must be closed at the end of each use. If you are the last one at the pool, no matter what time, it is your responsibility to close the umbrellas.
- m. **Bathrooms:** Please be respectful of all Homeowners and join in the effort to keep the bathrooms clean. If a toilet is not working properly, please report to the HOA and DO

NOT USE the toilet. If a toilet gets clogged, and it does happen, please take care of the issue or report it to HOA.

- n. **Pool Toys:** Please return all pool toys to the storage area after use.
- o. **Birthday Parties:** A household may have more than 5 guests on Sundays from 5-9pm and Wednesdays 6-9pm (if it is not a holiday or holiday weekend) if they reserve the time slot, sign a usage agreement, and pay a \$100 fee. The occupancy limits must be adhered to. Please contact the appropriate person to obtain the usage agreement and pay the fee. All party dates will be posted on Facebook and emailed out to Homeowners. Homeowners are still allowed to use the pool during a birthday party.

Violations will result in a notice to the homeowner. If the violation is not immediately resolved, a hearing with the Board and homeowner will be held, which may lead to the homeowner losing pool privileges for up to 90 days.

3. Pond

The pond is a private pond for the enjoyment of the residents of Tuscany Hills and their guests.

- a. A member of the household must accompany any guests at the pond.
- b. No swimming is allowed in the pond.