



COMMUNITY ASSOCIATION, INC.

Community Handbook

Useful information and community standards

SECTION I

Introduction

This handbook has been prepared by the Waterford Community Association, Inc. Board of Directors in conjunction with the Association's Governing Documents and the North Carolina General Statutes.

This handbook is designed to ensure that all members of the Association, prospective and current, have adequate opportunity to familiarize themselves with the Association and the regulations of the Association. The purpose of the Waterford rules is to ensure that the Waterford Community remains an attractive, viable, and inviting community.

Every member of the Waterford Community Association is also a member of the Master Association, Waterford at the Lake Master Association. The Waterford at the Lake Master Association covenants and regulations are contained in its Governing Documents. They define the rights, responsibilities, and obligations of all members to comply with covenants and regulations of the Master Association. The Waterford at the Lake Master Association of which you are a member maintains the common areas around the lake and the lake serving the Association.

The Waterford Community Association documents designates the Board of Directors as the responsible agent for carrying out the purposes of the Association including, but not limited to, the assessment and collection of annual dues and the maintenance of common property. To carry out its mandate, each Board of Directors is empowered to establish rules and regulations in accordance with the provisions of the Bylaws and Articles of Incorporation for its Association. Please take note that these rules serve to supplement and not supersede those of the Waterford Community Association.

It is the responsibility of every member of the Waterford Community Association to ensure that they, their families, tenants, and visitors comply with the provisions of these regulations. New members will receive a copy of these regulations as a part of the welcome packet upon purchase of a home. As changes in the Association's policies and rules are made, updates will be distributed to members. These changes will be mailed to each homeowner. It is vitally important that each member keep the Association informed of any changes of ownership, changes in address of record, and changes in mailing address.

The effective date of the Waterford Community Association regulation handbook is **April 30, 2013**. Effective dates of subsequent updates are indicated in the respective page footers. Changed pages will be forwarded with a new index indicating the changed pages and the effective date of the change.

SECTION II

General Information

Waterford Community Association consists of 134 Lots on Aglish Court, Blackwater Court, Cappelquin Way, Carrick Drive, Cashell Court, Check Point Place, Doolin Street, Dublin Court, Dunleigh Drive, Limerick Drive, Nire Valley Drive, Tremore Club Drive, and Wicklow Place.

While the Lots are individually owned-- parking areas, street lights, the clubhouse, pool tennis courts, and other common grounds are owned and maintained by the Waterford Community Association. The Waterford Community Association is a nonprofit, non-stock North Carolina Corporation consisting of all homeowners. The Waterford Community Association was incorporated in June 2005. The Association's operations are funded by an annual assessment determined by the Association's Board of Directors.

The Association shall maintain the common areas which include all property and areas within the boundaries of the Waterford subdivision that are not part of a privately owned lot including:

- Lawns, paths, and landscaped grounds in the common areas maintained by the Association;
- The Pool, Clubhouse, and Tennis Courts and parking;
- Approved signs installed by the Association;

Community Street Lights are repaired by Duke Energy (800)777-9898 or the City of Burlington (336) 222-5079.

Individual owners are responsible for maintaining the following:

Exterior maintenance of the dwelling including without limitation, the following: painting, replacement and care of roofs, gutters, downspouts, and exterior building surfaces;

Lawn Maintenance of the following located within their Lot: trees, shrubs, driveways, steps, landscaping, walks, and other exterior improvements.

Each member will be liable and responsible for the maintenance, repair, and replacement, as the case may be, of all utility lines, fixtures and/or their connections required providing water, light, power, telephone, sewage and sanitary service to each members Lot which is not publicly maintained.

B. Dues and Assessments for the Community Association

Establishment of Operating Budget and Annual Assessment: The annual operating budget and assessment for each fiscal year will be established by resolution of the Board of Directors.

Due Dates and Payment Options for the Community Annual Assessment: The assessment for the fiscal year is bi-annual. Half (1/2) of the community assessment is due and payable in full on the 1st day of January and July of each year. All fees must be paid by the 30th of January and July to avoid a twenty-five dollar (\$25.00) late fee.

Due Dates and Payment Options for the Master Annual Assessment: The assessment for the fiscal year is split into two equal payments. The master assessment is due and payable in full on the 1st day of January and July of each year. All fees must be paid by the 30th of January and July to avoid a twenty-five dollar (\$5.00) late fee.

Should any due date be on a weekend or federal holiday, the due date remains the same. B.C. Parker Real Estate has a drop box outside of the building should you wish to drop your payment off on the 30th day of January and July.

Fees and Charges: Fees and interest charges on overdue accounts may also be assessed by the Board of Directors. These fees and charges are in addition to any fees incurred from other organizations or other actions of law, including, but not limited to, filing of liens, attorney's fees, and court costs.

Returned Checks: A returned check fee of twenty five dollars (\$25.00) will be charged for every check returned unpaid for any reason whatsoever. This fee is in addition to any fee charged by the financial institution on which the check is drawn. If the account is drafted monthly and the draft returns back as unpaid, a returned ACH fee of \$25.00 is charged.

Invoicing: Homeowners will be invoiced for the bi-annual assessment on January 1st and July 1st. Homeowners are responsible for paying the bi-annual assessment whether or not an invoice is received from the Association. No coupon books will be distributed as reminders of monthly payments. You may request payment remittance envelopes for your convenience or set up the ACH option to have your account drafted on the 5th of January and July. You may also pay online at www.bcparker.com.

Date of Payment: Payments will be considered to have been paid on the date of the latest postmark on the envelope received by the Association which contains the payment. To qualify, the envelope containing the payment must be properly addressed to the Waterford Community Association, with the correct amount of postage. Payments delayed because of improper addressing or postage will not be considered to have been paid until actually received at the Association's mailing address.

Application of Payment: Only when an account is paid in full, will payments be applied against the current year's assessment. For delinquent accounts, payments will be applied first to legal and filing costs, then to late charges, then to processing fees, and then successively against the oldest of the outstanding balances.

Collection of Delinquent Balances: Any assessment not paid within 30 days of the due date will be considered delinquent. Homeowners with delinquent balances will be notified in writing requesting payment of the outstanding amount as follows:

Notification Procedures:

a. First Notification:

The first notification of delinquency will be sent on the 31st of January and July. Homeowner has fifteen (15) days to pay the delinquent amount or contact the management office for an installment payment plan in writing. First notification informs owners of the right of the Association to turn their delinquent account over to an attorney for collections.

b. Second Notification:

The second notification of delinquency will be sent fifteen (15) days following the first notification, should the balance remain unpaid. Homeowner has fifteen (15) days to pay the delinquent amount or contact the management office for an installment payment plan in writing. This notice also informs the owner that the outstanding account will be turned over to the attorney for collection or a commencement of civil action will be taken if the account remains unpaid after 15 days.

c. Final Notification:

The final notification will be sent fifteen (15) days following the second notification informing the owner their account has been turned over to the attorney for collection or a commencement of civil action.

SECTION III

COMMUNITY RULES OF THE WATERFORD COMMUNITY ASSOCIATION & WATERFORD AT THE LAKE MASTER ASSOCAITION

These Rules of Waterford Community Association & Master Association supplement the provisions of the governing North Carolina statutes, the Waterford Community, Waterford at the Lake Master, and laws of Alamance County.

a. Pursuant to the Declaration of Covenants and Restrictions and the by-laws, the following rules are presented to the residents of the Waterford Community & Master Association. Resident refers to all home owner(s) and tenant(s). These rules apply to any guests as well. **Owners are required to give copies of the rules to all renters and have renter's sign off they agree to abide by all standards and regulations of the community.**

b. Common property consists of all landscaped areas owned by the Association, the pool, tennis courts, clubhouse, Lake and any parking lots maintained by the Association.

3. Tenants Renting Property:

a. Tenants are required to abide by the rules of the Association. It is the property owner's responsibility to inform their tenants of these rules. Any violation of these rules and regulations is the responsibility of the home owners.

4. Guests of Residents:

a. Residents are responsible for their guests' actions that violate any of the Association rules and regulations, or any further regulations that the Association may enact.

5. Pet Ownership Standards:

No animals, livestock or poultry of any kind shall be raised or kept on any Lot or on any portion of the Common Elements, except that dogs, cats and other household pets may be kept in any dwelling provided that said animals are not kept for commercial purposes and further provided that they are kept subject to the following rules and regulations:

a. No household pet shall be permitted on any portion of the Common Area unless properly restrained. Pets must be on a leash; the leash must reasonable length; or the pet may be carried when in the Common Areas of the subdivision.

b. No household pet shall be kept unattended while outside the home, or driveway, or on Common Area(s) unless premises are secure and pet is contained.

c. All household pets shall be kept and maintained in compliance with all applicable laws and ordinances of the City of Burlington.

c. **STRICTLY ENFORCED:** Pet owners are responsible for cleaning up all animal waste created by their pets in the common areas, streets or rights of way, or on Lots of other residents. All pet waste must be cleaned up immediately and deposited in the owner's waste container.

d. No pet shall be permitted or allowed to remain within the home or the Common Area if it constitutes a nuisance due to loud and persistent noise levels or vicious behavior.

Pet owners who allow any pet to damage the common area including any plant material are responsible for paying to have such damage repaired or replaced. Pet owners are to indemnify the Association and hold it harmless against any loss or liability of any kind whatsoever arising from or caused by any animal. Homeowners should be mindful of the privacy of others when walking their pets.

Excessive barking of a pet, vicious behavior by a pet or other annoyance to the residents should be reported to the City of Burlington Animal Control at 336.229.3542. OR 336.570.6302

6. Automotive Operation and Maintenance:

Extended maintenance of vehicles will not be performed anywhere within the boundaries of the Community, whether common or private, that is visible from any portion of the common areas. For these purposes, extended maintenance is for any period exceeding two hours. Any repair such as painting and/or draining of any automotive fluids onto the common area is prohibited. Areas of maintenance outside of garages must be thoroughly cleaned after completion of the maintenance. Any costs incurred by the Association for cleaning will be assessed to the responsible homeowner.

7. Parking

General: All persons entering Association property shall obey all no-parking zones, restricted parking areas, fire lanes and speed limit. All vehicles must be parked in designated driveways only. At no time is parking on grass areas, sidewalks, or curbs permitted. Parking in Waterford is limited to residents and bone fide guests of residents. Homeowners are responsible for any damages their vehicle causes to the pavement, parking areas and curbs within Waterford.

The following restrictions shall not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, maintenance, or repair of a residence in the immediate vicinity of the residence. These restrictions shall apply to all residents, tenants, and their guests in the subdivision.

- a. No cars, motorcycles, boats, marine craft, trailer, camper, truck, buses or van shall be parked or stored in the Common Area unless approved by the Board of Directors.
- b. No immobile, junked, or unlicensed automobiles, trucks, boats or any other vehicle shall be permitted to remain on any lot, driveway, or street in the subdivision for more than 48 hours, but may be housed within an enclosed garage.
- c. All cars, passenger vans, motorcycles, and pick-up trucks must be in operable condition and have current license plates.
- d. Parking the street is strictly prohibited unless in the instances when guest parking is required for special occasions.

Visitor Parking: Visitor's vehicles may be parked in Waterford only while guests are visiting with the homeowner. In no case may visitor's vehicles be parked in Waterford in excess of five days without the written permission of the Board.

Vehicles: Commercial vehicles, taxicabs, trailers, boats, buses and motor recreational vehicles may not be parked anywhere within Association boundaries except while actually loading or

unloading. Commercial vehicles may only park within Waterford Community while the vehicle owner is performing services for the homeowner. Homeowners owning commercial vehicles must park their commercial vehicles in their garage.

Impeding Access: At no time shall any vehicle be parked in such a manner as to impede or prevent ready access to community streets or common parking spaces.

Junk and Abandoned Vehicles: All vehicles parked within the common areas must be in working order and be properly tagged and licensed in conformity with the laws of the State of North Carolina and the City of Burlington (Ordinance CH 21, Article III: Abandoned Vehicles). No junk or abandoned vehicles may be parked within the boundaries of the Community. A junk vehicle, as defined by Burlington City ordinance, is any motor vehicle or trailer that cannot be operated in its existing condition because the parts necessary for operation, such as but not limited to tires, windshields, engines, drive trains, driver's seats, steering wheels or columns, gas or brake pedals, are removed, destroyed, damaged, or deteriorated. Vehicles that don't conform to the requirements of the state and county will be identified to the appropriate authorities and are subject to towing by the Board.

Enforcement: Any violation of the provisions of these parking regulations will subject the vehicle in question to towing by a towing company contracted by the Board of Directors. Towing can only be authorized by a member of the Board of Directors or the Alamance County police/fire department. The towing company will collect all fees incurred in connection with the towing from the owner of the vehicle.

The Board of Directors has an established relationship with a nearby towing company for the administration of these provisions. Any costs incurred by the Association to enforce the provisions of these regulations, including towing cost, court costs, and attorney's fees, will be the sole responsibility of the owner of the vehicle subject to enforcement.

Nothing contained in these regulations, whether expressed or implied shall be construed to impose any liability whatsoever on the Association, Board of Directors or any member of the Board of Directors for theft, loss, or damage to vehicles and/or property loss as a result of violations of the Bylaws or the rules and regulations concerning parking. Decisions to tow can be made by the managing agent in conjunction with the Board of Directors. Such decisions have the full authority of the Association and will be backed by the resources of the Association in the event of legal action.

Reports concerning violations may be made to the managing agent. Reports must include the name of the caller, the location, make of vehicle, color, and license plate number of the offending vehicle.

8. Exterior Building Changes or Additions:

- a. Any homeowner wishing to make exterior additions or changes to their home must receive written approval from the Architectural Control Committee before implementing the change(s) or addition(s). Violations or acts of omission are subject to legal action.
- b. Additions or changes include, but are not limited to, fences, walls, decks, patio additions, yard décor/accessories, satellite dishes, light fixtures, solar panels, pools, and storm doors.
- c. Requests should be submitted in writing with a description of placement, construction or modification with drawings and/or photos where applicable to the committee for review. All plans must meet city zoning and building codes, but it shall not be the responsibility of the Committee to determine compliance with such codes. Please contact management for guidelines.

9. Damage to Common Property:

- a. Any resident who causes damage to the common property by driving on the grass or causing any other damage in any manner shall be required to reimburse the Association for the cost of repairs.

10. Conduct of Children:

- a. Parents or guardians are responsible for the general conduct of their children at all times. Damage to the common property or personal property of other residents is the responsibility of the parent or the guardian. Toys and bicycles should be stored away from view at the end of each day.
- b. Children are not allowed to loiter in the streets in a manner which obstructs or restricts traffic.

11. Garage and Yard Sales

- a. Individual garage or yard sales are allowed in the Waterford community.

12. Noise:

Subject to the provisions of the City of Burlington noise ordinances Sec. 23-24. Unnecessary Noises Generally.,

- a. Subject to the provisions of this section, it shall be unlawful for any person or persons to make, permit, continue or cause to be made or to create any unreasonably loud, disturbing and unnecessary noise in the city. For purposes of this section, the following definitions shall apply:

1. *Unreasonably loud*: Noise which is substantially incompatible with the time and location where created to the extent that it creates an actual or imminent interference with peace or good order.

2. *Disturbing*: Noise which is perceived by a person of ordinary sensibilities as interrupting the normal peace and calm of the area.

In determining whether a noise is unreasonably loud and disturbing, the following factors incident to such noise are to be considered: Time of day; proximity to residential structures; whether the noise is recurrent, intermittent or constant; the volume and intensity; whether the noise has been enhanced in volume or range by any type of electronic or mechanical means; the character and zoning of the area; whether the noise is related to the normal operation of a business or other labor activity; whether the noise is subject to being controlled without unreasonable effort or expense to the creator thereof.

b. It shall be unlawful to carry on the following activities in any residentially zoned area of the city or within three hundred (300) feet of any residentially occupied structure in any zone of the city:

1. Operate construction machinery between the hours of 10:00 p.m. and 6:30 a.m.
2. Operate garage machinery between the hours of 10:00 p.m. and 6:30 a.m.
3. Operate lawn mowers and other domestic tools out-of-doors between 10:00 p.m. and 6:30 a.m.
4. This section shall not apply to emergency operations designed to protect the public health and safety.

d. Enforcement and repeated violations. Any violation of this section shall subject the offender to a civil penalty in the amount of fifty dollars (\$50.00). Any duly authorized local government official is authorized to issue this civil citation and the violator shall pay the penalty to the city tax collector's office within ten (10) days of receipt. The failure of such violator to pay the civil penalty within the specified time shall subject such violator to a civil action to collect all penalties and costs for such violation and any civil penalty that has not been paid which delinquent notice was sent shall carry an additional late payment penalty of twenty-five dollars (\$25.00). Continued violation or continuing violations shall subject the violator to separate, distinct and successive civil penalties.

***All noise disturbances should be directed to the City of Burlington Police Department as the first course of action.**

13. Signs for Soliciting Business or Real Estate Signs:

a. No signs of any kind or character shall placed or allowed to remain on any Lot except for (1) "For Sale" sign, or one other temporary sign to advertise a yard sale or other temporary activity on the Lot and such other temporary sign shall not be permitted to remain on any Lot for more than seventy-two (72) consecutive hours.

b. No sign deemed to be a nuisance or a detriment to the Properties by the Association shall be permitted to be placed or remain on and Lot.

14. Garbage and Recycling

Trash and garbage containers:

a. All bags should be placed in a trash bag or garbage container which will be tightly secured or tied. Any loose trash is the responsibility of the homeowner or tenant to be cleaned up and disposed of that day.

b. Trash and garbage/recycle containers can be placed at the curb after 6pm of the evening prior to the scheduled trash pickup day. All garbage containers must then be removed from the street and stored in the garage by 6 am of the next day following trash pickup day.

c. No Lot shall be used in whole or in part for storage or rubbish of any character whatsoever and no trash, rubbish, stored materials, wrecked or inoperable vehicles or similar unsightly items shall be allowed to remain on any Lot outside an enclosed structure.

15. Windows:

a. No air-conditioner shall be installed in any window or any home, nor shall any air-conditioner be installed on any Home on any Lot so that the unit protrudes through any exterior wall of such Home.

b. No sheets, blankets, towels, or any non-designed window treatments may be placed in the windows. Window treatments must be kept in good repair (no broken, bent blinds, etc.). All treatments should hang neatly and evenly.

16. Holiday & Celebration Decorations:

a. Decorations for holidays shall not be displayed for more than thirty (30) days prior to and after any such holiday including any celebration signs or décor which will also be limited to no more than thirty (30) days.

17. Maintenance and Repair of Homes:

a. The owner of each Home shall be obligated to maintain and repair their home and Lot. Such maintenance and repair work shall be performed at the sole cost and expense of the owner of such home.

b. All patios and outdoor furnishings must be maintained in a manner so as not to decrease the aesthetic appearance of the community.

18. Maintenance of Lots and Backyard Area:

a. Homeowners shall be responsible for maintaining the grass and the grounds of the portion of their Lot. Such maintenance shall consist of normal grass mowing and any other activity necessary to keep such grounds in a condition that is satisfactory to the Executive Board.

b. It is the sole responsibility of each lot owner to maintain any fence erected upon their lot in a way that compliments the aesthetics and beauty of the community. Repair of any damage to fences caused by homeowner neglect or misuse is the responsibility of the homeowner.

c. Any and all broken, loose, damaged, or missing parts (i.e., slats, posts, wood rails, bricks, panels, gates) of said fences shall be replaced or repaired within sixty (60) days of notification of non-compliance.

d. The following fencing will not be allowed:

Barbed wire, Chicken wire, Cable wire, Woven wire, or Mesh Wire

e. As of the adoption of these standards the styles of privacy fences that are allowed are limited to wood shadowbox & PVC privacy fence panels normally sold at home improvement stores. **Approvals of selected styles must be pre-approved by the Architectural Review Committee prior to installation.**

19. Violation of Rules:

a. Any violation of these Rules and Regulations will result in the imposition of the fine system pursuant to the North Carolina Planned Community Act (N.C.G.S.47F-1-101 et seq.) after two documented warnings from the Association Manager.

b. Members cited with violations have the right to a proper hearing. Any adjudicatory panel appointed by the executive board shall be composed of at least three (3) or more members of the association who are not officers of the Board of Directors.

c. The lot owner charged shall be given notice of the charge, opportunity to be heard and to present evidence, and notice of the decision.

d. If it is decided that a fine should be imposed, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing for each day more than five days after the decision that the violation occurs. Such fines shall be assessments secured by liens under G.S. 47F-3-116.

e. Any Members cited with a rule violation must contact the Manager's office in writing with a plan of action within 5 business days.

SECTION IV CLUBHOUSE RULES

1. Use restrictions:

- a. All Association dues must be current for a homeowner to use or reserve the clubhouse facilities.
- b. Use of the clubhouse is restricted to person's 21 years of age or over.
- c. An adult must always accompany persons under the age of 21.

2. Hours of use are:

- a. Sunday through Thursday 5:00AM to 10:00PM
- b. Friday & Saturday 5:00AM to 12:00 Midnight, (New Years Exception only)

3. Smoking:

All areas of the interior of the clubhouse have been designated "NO SMOKING" areas. Smoking is permitted only on the outside the building. A sand-filled cement urn is available for disposal of extinguished cigarettes.

4. Reserving the Clubhouse:

- a. Reservations for the clubhouse are taken by B.C. Parker Real Estate during regular business hours. B.C. Parker Real Estate's telephone number is 336-226-8411. Reservations are on a first come first serve basis. Reservations may not be made in excess of 90 days in advance of your planned event without prior approval of the Board of Directors. Association functions have priority for reserving the clubhouse. A refundable Security Deposit of \$150.00 as well as a non-refundable rental fee of \$50.00 are required to secure your reservation and must be paid 10 days prior to the event.

b. A “Reserved Sign” is available for placement outside of the clubhouse when a homeowner has reserved the clubhouse for a special event. If you see this sign, please respect the privacy of your neighbor and do not enter the clubhouse.

c. The Board of Directors reserves the right to limit the number of times each calendar year that a single association member may reserve that clubhouse. The use of the clubhouse by an association member may be restricted at the discretion of the Board of Directors.

5. General Information:

a. Trash must be put into the City garbage can outside the building. If the can is full you must remove excess trash from the property.

a. The use of narcotics is prohibited. Consumption of alcohol must comply with all federal, state and county laws.

c. When you leave the clubhouse please make sure all the exterior doors are locked.

d. REMEMBER THAT THE CLUBHOUSE IS OWNED BY ALL THE WATERFORD AT THE LAKE HOMEOWNERS. Misuse of the clubhouse will eventually cost all the homeowners.

SECTION V POOL RULES

1. Access & Hours

a. Authorized electronic key only

b. 8:00am to 9:00 PM.

c. Exceptions: weather, and when a “Closed” sign is posted.

2. Restrictions

a. **Any** child younger than fourteen (14) years old **must** be accompanied by an adult (21 years or older) **resident** while in the pool area.

b. When the pool is crowded, preference is given to adults for use of furniture.

c. All pool furniture must be kept at least four feet from the pool.

d. Please keep pool umbrellas lowered when not in use. It helps to prevent damage caused by wind. If you were the last to leave the pool area, everyone would appreciate if you would lower the umbrellas. In the past, we have had to replace several umbrellas, so by helping out in this way you are helping all of us and saving us money, too.

3. Attire

a. Appropriate and suitable swimwear is required. Cut-offs of any kind **are not** acceptable.

4. Guests

a. Waterford at the Lake Pool is a *private* pool. Guest are limited to four (4) per Family and must be accompanied by an **adult resident**. In town (local) guest are limited to two (2) visits per week.

b. Pool parties **are not** allowed unless sponsored by the Association.

5. Sanitation Requirements

a. Any person with skin abrasion, cold, coughs, infections or communicable disease of any kind or anyone wearing bandages will not be allowed in the pool.

b. All children who are not toilet trained must wear a waterproof diaper cover that is advertised acceptable and approved for pool use.

c. No diapers are to be thrown into trashcans.

d. Sunbathers using suntan lotion must cover chairs or chaise lounge with towels.

e. All trashcans, cartons, cigarette butts, matches, etc; must be place in the trash containers provided.

f. Flowerpots are not ashtrays. Please dispose of your cigarette butts in appropriate containers.

6. General Prohibition:

a. No equipment or furniture mat be removed from the fenced in pool area.

b. Small rafts and floats are allowed in the shallow and of the pool only. Water wings may be used as a safety device.

c. For the **safety of all**, running, ball playing, horse playing, roughhousing or any conduct that is boisterous, harmful or not conducive to proper pool behavior **is not permitted**. You will be asked to leave the pool area.

- d. Loud music **is not** allowed.
- e. Food **is not** allowed in the pool area. Exception: Association sponsored events only!
- f. Diving **is not** allowed.
- g. Pets of any kind **are not** allowed in the pool area. This is a rule dictated by the Board of Health.
- h. **No glass** of any kind is allowed in the pool area.
- i. Smoking is not permitted inside the pool area.

7. Liability

- a. The Association is not responsible for any loss or damage to personal property brought into the pool area.
- b. **Residents are responsible** for any damage caused by themselves or their guests.
- c. Any people using the pool do so **at their own risk**.

8. Responsibility

It is the responsibility of **Every Resident** to see that their children and/or guests are aware of the pool rules and comply with them.

It serves the benefit of our community to remember that having the pool and being able to use it is a privilege and an amenity for Waterford at the Lake. We need resident cooperation to keep the pool clean and make it work for the good and safety of all residents and their guests. Thank you.

Approval Statement

This document has been reviewed by the Association Board of Directors and is hereby approved as the Handbook including the Rules of Waterford Community Association. Further rules or changes may be adopted or current rules may be amended as the Board of Directors deems necessary.

Date Approved: 3/13/2013

SECTION V
Useful Information

Useful Names, Addresses, and Phone Numbers

Mailing Address

Waterford Community HOA, Inc.
c/o B.C. Parker Real Estate
P.O. Box 309
Burlington, NC 27216

Managing Agent:

B.C. Parker Real Estate

Mailing address:
P.O. Box 309
Burlington, NC 27216

Physical Address:
407 S. Broad Street
Burlington, NC 27215

Legacy Association Management is a
division of B.C .Parker Real Estate.

Phone: 336-226-8411
Fax: 336-570-4676
Email: brandy@bcparker.com

Website:

www.legacy-am.com/hoa/waterfordcommunity