



CLIFF RIDGE COLONY PROPERTY OWNER'S ASSOCIATION RULES AND REGULATIONS

CLIFF RIDGE COLONY
— AT CAESARS HEAD —

Cliff Ridge is a very special community that offers homeowners and guests a lifestyle built around mountain activities and other nearby attractions. To maintain our community, some common-sense rules are for the benefit of all who live and visit this distinctive community.

We ask that you abide by these rules and regulations to do your part in helping our property owner's association maintain the attractiveness and desirability of Cliff Ridge Colony. If we support each other in this effort, Cliff Ridge will continue to be a source of great enjoyment for us all.

Each owner is responsible for the proper conduct of members of their family, guests, and service personnel. They should be certain that they understand and observe all Rules and Regulations.

Any violation of the Rules and Regulations will be the responsibility of the owner.

COMMUNITY ACCESS

All property owners are given two gate cards free of charge. Property owners can purchase gate fobs for \$50/each or additional gate cards for \$5/each. Owners can have a four-digit code programmed for clubhouse front door entry. These can be obtained from the administrative manager. You are responsible for your visitors (family, vendor, guests, etc.) conduct and any damages.

Please refer to the following pages for the rules and regulations addressing the use of community common area amenities.

ARC approval Requirements

- Exterior modification. No exterior modifications or changes can be made to the exterior of a residence without ARC approval.
- Trees and indigenous flowering shrubs. No living tree exceeding six (6) inches in diameter (measured two feet from the ground) nor any dogwood, or other ornamental tree older than two (2) years, nor any mature Rhododendron, Mountain Laurel or other indigenous flowering shrub shall be cut without prior written consent of the ARC. This includes any vegetation removal needed incident to a septic application. Topping of trees is not allowed.
- Landscape or hardscape. No material change to the landscape or hardscape shall be commenced without ARC approval. Material landscape change shall include, but not be limited to, the installation or removal of plantings or hardscaping costing more than \$1,000.

If you have any doubt about needing ARC approval, please ask the ARC. Email at CliffRidgeARC@gmail.com

Pool and Pool Area

The Cliff Ridge Colony Pool is regulated by the SC Department of Environmental Services as a Type B public pool and therefore must conform to SC DES rules and regulations or risk fines or closure. These DES rules are noted below and include community policies regarding hours of operation and maximum number of swimmers.

- Swim at your own risk.
- No lifeguard on duty
- No smoking in pool area
- Open to members and guests from 10am to 8pm.
- There should be no solo swimming.
- No running, boisterous or rough play.
- No person under the influence of alcohol or drugs should use the pool.
- Persons with communicable or contagious illnesses, conditions or sores should not use the pool. (Rubber swim pants are required for anyone not toilet trained.)
- No animals or pets allowed in the pool enclosure or clubhouse.
- No children under 13 should be in the pools without adult parent supervision.
- All swimmers should shower before using the pool.
- No climbing on rock walls.
- Glass and other breakables are not allowed in the pool enclosure.
- The rope dividing the two ends of the upper pool must remain in place except during lap swims.
- The maximum number of swimmers allowed per pool is 25.
- A first aid kit and emergency phone are located at the library inside entry to clubhouse at the lower pool.

Clubhouse

- Open to owners and their guests. Owners can rent upper floor of clubhouse for private functions. Owner must be present during rental events. This can be arranged with the Administrative Manager.
- No smoking allowed inside the clubhouse.
- No wet bathing suits are allowed in the clubhouse, if needed use bathrooms downstairs accessible from lower pool level.
- No children allowed in the upstairs of clubhouse without adult parent supervision.
- Legal drinking age must be observed (no person under 21 may drink alcohol).
- Cliff Ridge official social events are for the members and their guests.
- Pets are not allowed inside the clubhouse.
- Members are responsible for conduct of their guests.
- Lending library is for owners and their guests.
- Owners should clean up after use.

Exercise/game room

- Open to owners and their guests.
- Children under 13 are not allowed unless supervised by an adult parent.
- No food or drink other than water or sports drinks.
- Pets are not allowed inside the exercise/game room.
- Members are responsible for conduct of their guests.
- Use exercise equipment at your own risk.

Lake area

- Open to owners and guests.
- No swimming is allowed in the lake.
- Paddles and life vests kept in dock bench
- Fishing limit of 2 trout per day per person.

Roads/Parking

- Please do not speed. Speed limit is 16 mph.
- Dogs must be on a leash.
- Golf cart drivers must be 16.
- Parked cars should be off the roads. Parking for owners and guests should be contained in their driveway. Any excess cars should be parked at the lower clubhouse parking lot.

General

- Do not feed the bears and deer.
- No hunting is allowed in Cliff Ridge.
- No fireworks or discharging of firearms is allowed in Cliff Ridge.
- Please be considerate of neighbors, noise should be always kept at normal levels but especially before 8am and after 10pm.
- Outdoor spotlights should not be left on all night.
- No trash can be stored outside overnight by property owners or renters
- No trash cans or containers can be visible and must be stored in garage, crawl space or other enclosed space. If pickup service for trash is contracted for, put out containers the day of pickup and put away the same day.
- If bears get into improperly stored garbage, it is the homeowner's responsibility to have the garbage cleaned up.

Contact the office with any issues, problems, infractions, etc. 864 836 6845