

CLIFF RIDGE COLONY HOA RULES AND REGULATIONS:

Cliff Ridge is a very special community that offers homeowners, renters, 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, renters, and service personnel. They should be certain that they understand and observe all Rules and Regulations.

All renters should be advised and given a copy of the Rules and Regulations before entering the community. Any violation of the Rules and Regulations will be the responsibility of the owner.

ACCESS

Property owners can purchase gate fobs for \$50 or gate cards for \$5. 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, tenants, etc.) conduct and any damages.

Tennis Courts

- Open to members and guests
- Food and breakable objects are not allowed in the court area
- Pets, skateboards, bicycles, or other non-tennis equipment are not allowed

Pool and Pool Area

The Cliff Ridge Colony Pool is regulated by the SC Department of Health and Environmental Control as a Type B public pool and therefore must conform to DHEC rules and regulations or risk fines or closure. These DHEC 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 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 of clubhouse.

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.**

Clubhouse

- Open to owners and 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.
- Children under 13 are not allowed unless supervised by an adult.
- Please clean up after use.

- 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.

Exercise/game room

- Open to owners and guests.
- Children under 13 are not allowed unless supervised by an adult.
- 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.
- Paddles and life vests kept in dock bench
- Fishing limit of 2 trout per day per person.

General

- Do not feed wildlife.
- No hunting is allowed in Cliff Ridge.
- No fireworks or discharging of firearms
- 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

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