

Sun City Peachtree Community Association (CA) Rules and Regulations Manual



**Updated
April 14, 2025**

From the Association Board:

The facilities and programs at Sun City Peachtree by Del Webb, Club Peachtree and other venues were developed by Pulte Homes, Inc. (the "Declarant") and the Sun City Peachtree Community Association, Inc. (the "Association" specifically for our Members (the "Member") and their Guests. They were designed and created with utmost care and consideration for the active adult lifestyle and the personality of Sun City Peachtree. The rules and regulations (sometimes also called guidelines) that follow were developed to enable you to fully enjoy and understand the Association and its many benefits. Please take the time to read about your Association and its operating concept. The guidelines will clarify many terms and policies while providing basic rules for the use and enjoyment of the facilities and programs at Sun City Peachtree. As in all cases, rules are necessary to assist in the orderly and safe use and application of programs, and they are meant to have some flexibility for interpretation. While all business endeavors of this magnitude must have rules, it is the intent of the Association's Board of Directors that all programs be operated with total customer satisfaction in mind. Management, in turn, will target the highest level of customer service and program delivery as its primary objective. We encourage input and involvement from each Member and are committed to using that energy to build upon and improve the programs.

Please be reminded that the operating rules and regulations serve only as a supplement to the Association's Governing Documents (as that term is defined in the Declaration of Covenants, Conditions, and Restrictions for Sun City Peachtree). As such, the attached information should not be considered an all-inclusive list of the operating guidelines and responsibilities of every Member. We appreciate your support in our endeavor to provide a safe and desirable environment for all of our Members to enjoy the numerous benefits of living in a Del Webb community.

Approved:

The Sun City Peachtree Community Association, Board of Directors

April 2025

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Introduction

The rules and guidelines were reviewed by the CA Club and Activities Committee (CAC) beginning on January 13, 2025, and recommendations for updating the rules and regulations were then sent to the Board of Directors in April 2025. In reviewing the rules and regulations, the CAC was cognizant that an “age-restricted community of active adults” may imply more uniformity of interests than is the case. The CAC has developed guidelines intended to acknowledge the varying interests and priorities of our Members and to strike a reasonable balance among them. Please keep this sense of compromise in mind as you read this document. More importantly, we hope that you will maintain an attitude of acceptance and understanding toward your neighbors as we all enjoy our outstanding facilities and activities.

Please note, these rules and regulations are enforced by CA Management and not the individual Owner. If you see a violation, do not put your personal safety at risk, please report immediately to CA Management for disposition.

Approved:

Clubs and Activities Committee
April 2025

SECTION I. GENERAL RULES AND REGULATIONS

1.0 STRUCTURE AND MEMBERSHIP

1.1.Age-Restricted Community:

1.1.1. Sun City Peachtree is an age-restricted community operated in compliance with all applicable state and federal laws. The community provides housing for people 55 years of age or older, and each residential home, if occupied, must be occupied by at least one person 55 years of age or older. No person under 19 years of age may reside in any residential home for more than 90 days in any consecutive 12-month period.

1.2.Purpose and Legal Status: The Association was formed as a Georgia not-for-profit corporation to own the common area property and to administer and govern the affairs of the community, to maintain and enhance the recreational, social and leisure-time interest of its Members, and to preserve and enforce community-wide architectural standards. Pulte/Del Webb builds recreational amenities ahead of resident demand, subsidized the operation until the population is sufficient in size to meet its cash requirements, and in the interim, use the program and lifestyle it generates as a highly successful marketing tool to sell homes. The golf course is privately owned and, it is not included as part of the Association common area.

1.2.1. Legal Entity: The Association is a legal entity that is responsible for the management, maintenance, operations, and control over all areas of common responsibility. Additionally, the Association is primarily responsible for the enforcement of the governing documents; the establishment of reasonable policies, rules, and procedures regulating use of all common area properties; and for administering and enforcing the Design Guidelines. The Association, as an incorporated entity, is a private property owner in its own right, and it speaks through its governing documents and policies established by its Board of Directors. Members have specific privileges in the use and enjoyment of common area properties, but they have no proprietary interest.

1.2.2. Governing Documents: The Governing Documents include the Declaration of Covenants, Conditions, and Restrictions (Declaration), the Association's Articles of Incorporation (Articles), and the Association's Bylaws (Bylaws). The Declaration imposes mutually beneficial restrictions upon all common areas under a general plan of improvement and establishes a flexible and reasonable procedure for the overall development, administration, maintenance and

preservation of the common areas. The Articles form the legal basis for the Association by specifying its corporate purpose and delineating the corporate structure and function. The Bylaws more precisely define the Association's reasonable rules of governance, membership, management, and administration.

1.3 Board of Directors: The Association is governed by a Board of Directors (Board) that is empowered to exercise all powers and duties necessary and appropriate for the administration of the Association's affairs, and for performing all responsibilities and exercising all rights of the Association as stipulated in the governing documents, and as provided by law. Resident committees may also be appointed at the Board's discretion in advisory capacities to make recommendations to the Board regarding such things as policies, procedures, and programs of the Association.

1.3.1 Board Composition: The Association will be run by a Board of Directors consisting of not less than three (3) nor more than seven (7) directors.

1.3.2 Board Meetings: Regular meetings of the Board may be held at a time and place as the Board shall determine and at least one meeting shall be held each quarter.

1.4 Membership and Voting:

1.4.1 Membership: Every Owner shall be a Member of the Association and shall hold one membership for each Dwelling Unit owned. Co-owners (also referred to as Supplemental Members and Additional Residents) shall share the privileges of such membership.

1.4.2 Voting: During the Declarant Control Period, as defined within the Governing Documents, all of the voting rights of the Owners at any meeting shall be vested exclusively in the Declarant. After the end of this period, all of the voting rights at any meeting of the Members of the Association shall be vested in the Voting Members.

1.4.3 Membership Meetings: The Board shall hold informational meetings of the membership at a minimum of once per year. All the Members shall be invited, and the Board will report on what the Board has worked on and accomplished since the preceding meeting. The Board President shall open the meeting for questions and comments from Members although the Board is not obligated to host open meetings during the Declarant Control Period. It is the intention of the Board to encourage resident participation and early integration of residents in the decision-making affairs of the Association. Therefore, both the Annual Information Meeting and the other routine quarterly meetings of the Board will be open to residents.

2.0 MANAGEMENT AND FINANCE

2.1 Management: To manage the operations of the Association, the Board has entered into a Management Agreement with a community club management company. The Executive Director/Property Manager (herein referred to as the General Manager [GM]) of the Association serves as the senior manager of the affiliate providing sufficient numbers of qualified employees to oversee, coordinate and facilitate the Association day-to-day operation. The Association pays a mutually agreed fee to the management company for its direct costs and for Association-related indirect costs of the services provided.

2.2 Assessments: There are five types of assessments, and each homeowner is legally bound to pay assessments, as prescribed by the Board. The Board is empowered to file liens against any lot whose owner fails to pay a prescribed assessment within stated payment periods.

2.2.1 Base Assessment: The regular annual per lot fee charged to all Dwelling Units to fund common area expenses for the benefit of all Members.

2.2.2 Limited Common Area Assessments: Assessments charged on Dwelling Units which have the right to use or benefit from a particular Limited Common Area.

2.2.3 Neighborhood Assessments: Assessments levied on the Dwelling Units located within a particular Neighborhood to fund Neighborhood Expenses benefiting such Dwelling units.

2.2.4 Special Assessments: From time to time, Special Assessments may be levied against some or all Dwelling Units to cover unbudgeted expenses or expenses in excess of those budgeted.

2.2.5 Benefited Assessments: Benefited Assessments may be levied against particular Dwelling Unit, or particular neighborhoods to cover Association costs incurred in bringing a lot or neighborhood into compliance with the community-wide architectural standard.

2.3 Optional Services: The Association may offer to furnish a selection of specific services to residential homes at the request of the Owner. Optional services may include landscape maintenance, snow removal, etc. At the end of the specific period, the Owner may either terminate or elect to once again receive the Optional Service, provided it is still being offered. The Association, by Board action, may discontinue providing an Optional Service. The cost of furnishing and Optional Service shall be assessed to each Owner who selects the service.

2.4 Asset Replacement Reserve Funds: A portion of each homeowner's Base Assessment is deposited into a separate Asset Replacement Reserved Fund (Reserved Fund) as may be required and determined by the Board. This interest generating account is used solely to purchase new and replacement capital assets. The Reserve Fund contribution is determined annually by the Board as part of the regular budget preparation process, and the identification of capital assets to be purchased is shown in the capital expenditure budget. At the Board's discretion, additional reserve funds may be established for other, separately identified financial divisions.

2.5 Subsidy: Pulte/Del Webb builds recreational amenities ahead of residents' demand and subsidizes the operation until the population is sufficient in size to meet its cash requirements. Pulte/Del Webb may elect annually, in its sole discretion, to either pay any deficit between total operating revenues and total operating expenses (calculated on an accrual basis of accounting on a cash needed basis) in a fiscal year or pay a Base Assessment on all of its unsold Dwelling Units which remain unsold during the entire fiscal year.

3.0 ARCHITECTURAL CONTROL/DEED RESTRICTION

3.1 Community-Wide Standard: The standard of conduct, maintenance, or other activity prevailing throughout the properties is more specifically defined in the Declaration, Board policies, and the Design Guidelines. Collectively, the documents cited below and their terms define Del Webb's general plan of development for the properties, specifying the level of protection afforded to owners for their quality of life and collective interest, aesthetics and the environment within the community and community vitality and character.

3.2 Use Restrictions and Easements: Identified in the Declaration, they specify limitations in the use of residential property and authorized areas of property encroachment.

3.3 The Design Guidelines: Developed by Pulte/Del Webb, they are intended to provide homeowners with guidance pertaining to restrictions on land development, architectural and design control, or other restrictions pertaining to proposed new construction, or modifications to existing buildings, structures, or properties.

3.3.1 New Construction: Until 100% of the properties have been developed and conveyed, Pulte/Del Webb has exclusive authority to administer and enforce the Design Guidelines as they relate to proposed new construction.

3.3.2 Renovation/Alteration of Existing Facilities: The Board, through its Modifications or Architectural Review Committee, has exclusive jurisdiction over modifications, additions, and alterations proposed on or to existing residential home exteriors and adjacent open space. During the Development Period, Pulte/Del Webb retains the right to veto any action to the Committee if those actions are determined to be inconsistent with the Design Guidelines.

3.4 Enforcement of the Declaration: As noted earlier, the Declaration defines various restrictions on land building use, and the Association will aggressively and consistently enforce them. Reported violations will be promptly investigated and, if validated, sanctions imposed.

3.4.1 Notifications: Prior to imposition of any sanction as provided in the Declaration, the Board or, if so directed by the Board, the Covenants Compliance Committee, or the Management Company shall serve the residents in alleged violation with written notice including: (i) the nature of the alleged violation, (ii) the proposed sanction to be imposed, (iii) a statement that the resident in alleged violation may present a written request for a hearing to the Board of the Covenants Compliance Committee within 15 days of the notice and a statement that the proposed sanction shall be imposed as contained in the notice unless a request for a hearing is received by the Board or the Committee within such time period. If a timely request for a hearing is not received by the Board or the Committee, the sanction stated in the notice shall be imposed; provided the Board or the Covenant's Compliance Committee may, but shall not be obligated to, suspend any proposed sanction if the violation is cured or if a cure is diligently commenced within the 15-day period. Such suspension shall not constitute a waiver of the right to sanction future violations or the same or other provisions and rules by any person.

3.4.2 Hearing: If a hearing is requested within the allotted 15-day period, the hearing shall be held before the Covenant's Compliance Committee or before the Board in executive session. The resident in alleged violation shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery is entered by the officer, director or agent who delivered such notice. The notice requirement shall be deemed satisfied if the resident in alleged violation appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

3.4.3 Appeal: If a hearing is held before the Covenants Compliance Committee, the resident in the alleged violation shall have the right to appeal the decision to the Board. To perfect this right, a written notice of appeal must be received by the management agent, President, or Secretary of the Association within 15 days after the hearing date.

4.0 MEMBER ACTIVITY CARD, FEES AND NON-RESIDENT GUEST

4.1 Program Fees: In addition to the fees for base assessments which support the general management and administration of the Community Association, user fees and charges will be assessed to support the cost of lifestyle programs and services such as classes, trips, and special events. The Association adheres to a "No-Refund" policy for activity programs except on instances where a program is canceled by the Association.

4.2 Non-Resident Guest: Non-Resident Guests may be sponsored by a Member in any Association facility, subject to restrictions for health and safety. If you use the Member Activity Card to sponsor a Non-Resident Guest, the Member must remain in the company of the Non-Resident Guest. Non-Resident Guest use of facilities is limited to a maximum of four Non-Resident Guests per household/visit and Non-Resident Guests must remain in the company of the Member at all times. As the resident population expands, and the demand for facilities and programs increases, the Board can be expected to set additional limits on the number of Non-Resident Guests and / or visits that a resident may sponsor. Unaccompanied Non-Resident Guests may not use the Association facilities with the exception of those facilities that are open to the general public. Residents who have made commitments to purchase a home but have not yet closed, however, may be entitled to use of facilities, but only upon purchase of a Non-Resident Guest Member Activity Card. Non-Resident Guest card Community Association passes for committed homebuyers are available for purchase at the Front Desk. Non-Resident Guests are not permitted to bring other guests of their own. Non-Resident Guests must be accompanied by residents at all times and are expected to adhere to all rules and regulations.

5.0 COMMUNITY RELATIONS AND DOCUMENT REVIEW

5.1 Community Relations

5.1.1 Newsletter / Community Intranet Portal (clubpeachtree.net):

The Association utilizes a variety of resources to keep residents informed of important business matters, and the diverse schedule of lifestyle offerings afforded at their community. Based on the specific Association, a hard-copy newsletter and/or the clubpeachtree.net community Intranet portal will be used as primary avenues for communication with residents. General information about Association management and governance operations, schedules of facility

operating hours, access to budgets and governing documents and a listing of lifestyle activities, special events, clubs, and interest groups are among the items featured. Where applicable, newsletters are produced on a monthly basis and may be hand-delivered by neighborhood volunteers. In communities featuring the Intranet portal, residents are provided a login to access information on the site.

5.1.2 Advertising – Newsletter / Community Intranet Portal: To assist in offsetting the cost of newsletter production and/or the internal management and host administration of the community Intranet portal, the Association may sell advertising to outside businesses for posting within the publication or designated sections of the website. Unless otherwise noted, advertising information is made available for informational purposes only and the Association neither endorses nor promotes any of the products or services advertised. Additionally, the Association assumes no responsibility for the statements made and reserves the right to refuse advertising for any reason.

Advertisements may be subject to approvals by management or the Board. Any claims made by advertisers are strictly on their own, and the publisher does not endorse or vouch for the quality of goods or services of any advertiser.

5.1.3 Announcements: In addition to the newsletter, time-sensitive and special announcements are posted in the Association lifestyle website.

5.1.4 Other: While management will make every effort to generate additional informational material through local newspapers, the scope and timelessness of such publication rest solely with the media.

5.2 Document Review: Important Association documents include the Declaration, the Articles, Bylaws, minutes of Board and membership meetings, policy resolutions, financial statements, and the annual audit report. These documents are available for Member review at the Association's Administrative Offices and/or on www.clubpeachtree.net. While these documents may not be removed from the premises, they may be copied at the expense of the Member.

6.0 GENERAL USE POLICIES/FACILITIES

6.1 Use of Facilities and Assumption of Risk – All use of Association facilities and all participation in Association programs is purely voluntary. Correspondingly, the recreational nature of all Association activities and programs potentially involves some personal or physical risk on the part of the participant. Program participation by a Member or Non-Resident Guest is, therefore, interpreted as tacit acknowledgment and acceptance of the inherent risk.

The Association strives to consistently maintain its facilities in the highest quality condition. However, periodic wear and tear, as well as seasonal or climatic factors, may temporarily render an area in less than optimum condition. If such a condition occurs, Members and Non-Resident Guests should immediately contact the appropriate facility supervisor or the Association's Executive Director/Property Manager for assistance. If a Member or Non-Resident Guest accepts facility conditions, the Association will assume that the facility is free of obstruction or hindrance.

Unless negligence on the part of the Association is confirmed, the Association is not liable for personal injury or inconvenience sustained during the use of its facilities and programs. In ensuring that Members and Non-Resident Guest are provided with a safe and enjoyable experience while using Association facilities, reasonably comprehensive policies, rules and signage have been developed. Prior to participating in any Association activity or program, Members and Non-Resident Guest are encouraged to familiarize themselves with facility layout and operating policies and rules.

6.2 Conduct of Members and Discipline:

6.2.1 General Rule of Courtesy: All Members are expected to abide by the Governing Documents and these rules and to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, use of profanity, or otherwise abusive or disruptive behavior will not be tolerated.

6.2.2 Interference with Employees: Any inattention to duty or discourtesy on the part of an Association employee should be immediately reported to the Executive Director/ Property Manager. However, under no circumstances will Members/Non-Resident Guest interfere with, attempt to discipline, or otherwise direct employees in the course of Association business.

6.2.3 Safety Is Paramount: Any Member or Non-Resident Guest not adhering to the posted or otherwise obvious safety rules may be asked to leave. With respect to safety, proper decorum, and sanitation, the facility monitor's judgment will prevail in all instances. Any complaint relating to a facility monitor's decision may be later appealed to the Executive Director/Property Manager. However, until such appeal is heard, the facility monitor's decision stands. Arguing, being abusive, or being otherwise challenging to a facility monitor may result in disciplinary action.

6.2.4 Non-Resident Guest: Conduct of Non-Resident Guests remains the responsibility of the sponsoring Member.

6.2.5 Rule Infractions – Members charged with rule violations may be asked to appear at a hearing before the resident Covenant's Compliance Committee and/or Board to explain and justify their actions. If the Board determines that a rule was violated in a willful or otherwise deliberate manner, the Board may impose penalties including suspension of facility use and privileges.

6.3 Dress Code: Proper Dress is required in all Association facilities at all times, and specific attire may be designated by the Board for specific facilities and locations. Unless otherwise specified, appropriate casual attire is required in all areas of the Association. Appropriate casual attire for men includes footwear, shirts, pants or shorts. For women, footwear, blouse/shirt and pants/skirt/dress/shorts are appropriate. Upper body garments must be worn in all activities, except for men using aquatic facilities. Appropriate athletic apparel is required in all indoor and outdoor sports areas, to include proper footwear. Golf shoes are only permitted on the golf course and in the Golf Club Pro Shop. Only spike less or soft spike golf shoes are permitted.

6.4 No Smoking Policy: The Association provides a smoke-free environment for its Members and Non-Resident Guests, and all Association buildings are designated as non-smoking areas. While smoking is permitted in most outdoor areas, the Board reserves the right to designate specific outdoor areas as non-smoking by posting appropriate signage.

7.0 USE OF GOLF CARTS

7.1 Use of Golf Carts on Private Thoroughfares: Spalding County has passed an ordinance to authorize privately owned golf cart travel on designated streets within the Community consistent with state statute. Pursuant to the statute, all golf carts will be required to meet minimum safety standards. Golf cart travel is permitted only within the designated boundaries of the Community and is not authorized on state, federal or county roads.

7.1.1 Registration/Operation: As all streets within Sun City Peachtree are public streets, all rules associated with the use and operation of carts on public streets will be enforced by Spalding County. Registration and operation of a golf cart on designated streets should be in compliance with Spalding County ordinance Sec. 7-1013 - Authorization for motorized carts

([https://library.municode.com/ga/spalding_county/codes/code_of_ordinances?nodeId= DIVIICOGEOR_PTVIIMOVETR_CH1GETRRE_S7-1013AUMOCA](https://library.municode.com/ga/spalding_county/codes/code_of_ordinances?nodeId=DIVIICOGEOR_PTVIIMOVETR_CH1GETRRE_S7-1013AUMOCA)). Each golf cart must adhere to Spalding County's annual registration requirements.

7.1.2 Safe Working Condition: Carts must be in sound and safe working condition. No golf cart may be operated on a public roadway unless, at a minimum, it has the following: brakes, a steering apparatus, tires, a rearview mirror, a headlight that emits a white light visible from a distance of 500 feet to the front, a tail lamp that emits a red light visible from at least 100 feet from the rear, brake lights, and a warning device, such as a horn or bell. When operated on a roadway, a golf cart shall have its headlight and tail lamps lighted after sunset. A person who drives or is in actual physical control of a golf cart on a public roadway is subjected to all motor vehicle regulations including, but not limited to, DUI provisions. Storage of carts must be in compliance with the Declaration.

7.1.3 Insurance: Golf cart drivers using public streets are required to carry proof of insurance. Liability insurance must be maintained on all golf carts, with the amount of coverage determined by the owner in consultation with the owner's insurance agent. Owners will be personally responsible for the conduct of anyone operating their cart, and for any damage caused by its operation on community property. Children under the age of 16 shall not be permitted to drive a golf carts on community thoroughfares. Children who are 15 years of age and have an instructional permit may drive a golf cart when accompanied by a Member.

7.1.4 Carts: All Member carts operated in the community must be electric and not gasoline powered. Carts shall not be operated on community sidewalks, except in designated areas, or on landscaped common areas at any time. Please visit https://www.youtube.com/watch?v=9xi_tcf4ABA to review rules for parking in vehicle parking spaces.

7.1.5 Street Rules: Carts should remain to the right side of the road, allowing regular vehicles to pass without obstruction. In so doing, operators must remain aware of, and away from marked bike paths. Pedestrians shall be given due consideration and a reasonable right of way at all times.

7.1.6 Subject to Association Rules: Allowance for golf cart street use is intended to be a privilege and convenience to Association members, and any actions which threaten the safety and well-being of the membership, or otherwise infringe upon the rights of others, will not be tolerated.

8.0 ANIMALS AND PETS

8.1 Definition: As defined by the Covenant, an animal or pet is defined as a dog, service dog, cat, bird, or other usual and common household pets, subject to compliance with applicable local laws, codes, and ordinances.

8.2 Prohibitions: No animal or any kind, including livestock and poultry, shall be raised, bred, or kept on any portion of the Property. In no event shall monkeys, snakes, pigs, or ferrets be permitted in any Dwelling Unit.

8.3 Number of Pets Allowed: For each Dwelling Unit, there shall be permitted up to a total of three (3) dogs or three (3) cats or a combination of dogs and cats not to exceed three (3) in total. In addition, there shall not be more than two (2) birds in any Dwelling Unit.

8.4 Fecal Waste: Fecal waste deposited by any pet on portions of the Properties other than the lot of the Owner must be immediately removed and properly disposed of by the Owner **only at their residence**. Fecal waste deposited by any pet on or around the Lot of its Owner must be cleaned up and removed at least once every seven (7) days.

8.5 Leash Law: All dogs, service dogs, and cats must be on a leash unless inside the residence of the Owner; the fenced-in back yard or electronic underground back yard fence of the Owner; or the fenced-in portion of the Dog Park. Dogs and cats in other parts of the Property must be on a leash and must remain in the presence of the Owner at all times.

8.6 Member Responsibility Fecal Waste/Leash Law: As noted in Section 6.2.4 of this document, conduct of non-resident guests is the responsibility of the sponsoring homeowner/resident. Therefore, homeowner/residents are responsible for ensuring that their guests with pets, while inside the confines of Sun City Peachtree, adhere to the "Fecal Waste" and "Leash Law" rules as set forth in provision 8.4 and 8.5 of this document. Homeowner/residents who violate this provision are subject to fines and/or disciplinary action as defined in Section 6.2.5 (Rule Infractions) of this document. Please note that if a resident or guest is injured by your or your guest's pet(s), animal control and/or local law enforcement may assess additional fines and penalties.

SECTION II. Club Peachtree and Other Association Facilities Rules and Regulations

1.0 Membership & Voting

1.1 Authority: The authority granted to the Board of Directors to make and enforce such Rules and Regulations is provided in: Article III. Section 3.3(a), and further provided in Article IV. Section 4.3 of the Declaration.

Rules and Regulations made by the Board of Directors shall be binding upon all Homeowners, Members, Occupants, Tenants, Non-Resident Guests, and Licensees (identified as a Member in the rest of this document and defined under Definitions). In addition, Article IV. Section 4.3(b) of the Declaration provides the Board the means to ensure Members' compliance with Rules and Regulations.

1.1.1 To suspend voting rights of any Member.

1.1.2 To suspend a Member's right to run for office in a Charter Club or Interest Group.

1.1.3 To regulate and restrict a Member/Charter Club/Interest Group's use of common areas and recreational facilities.

1.1.4 To suspend services to a Member/Charter Club/Interest Group

1.1.5 To levy assessments against a Member/Charter Club/Interest Group

1.2 Right to Regulate: The right of the Association to regulate the use of the common areas and any recreational facility(s) is vested in the Association's Board of Directors, including without limitation the ability to restrict the use of such areas and facilities. Such decisions are made at the sole discretion of the Board of Directors in its exercise of reasonable business judgment.

1.3 Right to Assess: The Board of Directors and the Association's Covenants Committee, if established, may assess fines and adopt a fee schedule for violations of the rules and regulations. The Board may also impose additional penalties in conjunction with fines.

2.0 General Use and Access to Facilities/Policies

2.1 General Use and Access to Facilities

2.1.1 Concept: Ownership of a Dwelling Unit entitles the Owner to full use of all Association facilities and to priority for use over Non-Resident Guests and other authorized visitors. In order to preserve the health, well-being, and safety of the members, some facilities may be administered and operated by the Association Charter Clubs. In these instances, Members may be required to join the Charter Club to enjoy proper and safe use of facilities and equipment.

2.1.2 Dwelling Unit/Membership: While all owners of each Dwelling Unit, or co-owners, are authorized facility use privileges, a maximum of two Member Activity Cards are issued for each Base Assessment.

2.1.3 Supplemental Member Activity Cards: Co-owners or additional Members may obtain a Supplemental Member Activity Card for a per person fee as determined by the Board. Member Activity Cards are issued at the Association Management Front Desk.

2.1.4 Lessors and Lessees: When leasing residential property, the Owner (lessor) continues to pay the annual Base Assessment, but may not use Association facilities. The Lessor must temporarily surrender his/her Member Activity Card(s) to the Administrative Office for the duration of the lease, as well as, provide a copy of the lease. Lessees may then request a Supplemental Member Activity Card, subject to a reasonable administrative fee as set by the Board.

2.1.5 Resale Transfer: The right to a Member Activity Card is based upon occupancy of a Dwelling Unit. When selling a home, the buyer (as part of the closing process) may be required to pay a resale transfer fee for the purpose of closing the seller's account and establishing a new membership account in the name of the buyer.

2.1.6 Non-transferable Cards: All Members must present their current Member Activity Card to use Association facilities. Cards are not transferable and cannot be loaned.

2.1.7 Non-Resident Guests: Non-Resident Guests may be sponsored by a Member in any Association facility, subject to restrictions for health and safety. Each Non-Resident Guest admission is valid for the full day for which it is issued, but the sponsoring Member must remain in the company of the Non-Resident Guest. Non-Resident Guest use of facilities is limited to a maximum of four (4) Non-Resident Guests per household/visit and Non-Resident Guests must remain in the company of the Member at all times. Supplemental Member Activity Cards, Passes or Wristbands for additional Non-Resident Guests may be purchased at a per person fee as designated by the Board for ten (10) passes. Supplemental Activity Member Cards, Passes or Wristbands are good for a calendar year but no more than one card, pass or Wristband may be purchased per month. As the resident population expands, and the demand for facilities and programs increases, the Board can be expected to set additional limits on the number of Non-Resident Guests and/or visits that a Member may sponsor.

2.1.7.1 Unaccompanied Non-Resident Guests may not use the Association facilities.

2.1.7.2 Non-Resident Guests are not permitted to bring other Non-Resident Guests of their own.

2.1.7.3 Potential Members who have made a commitment to purchase a home but have not yet closed, however, may be entitled to use of facilities for a per person/per month membership fee as defined by the Board.

2.1.7.4 Children may be allowed in certain facilities when accompanied by a Member. See specific rules for children under each facility and/or activity description below.

2.2 Hours of Operation - Operating hours for Club Peachtree will be:

--Monday - Saturday 6 am to 10 pm

--Sunday 11 am to 7 pm

--The Lifestyle Director (LD) is responsible for scheduling Special Events, which may be different than regularly scheduled hours

--Changes to regularly scheduled hours may be made as experience warrants or for seasonal use.

Club Peachtree will be closed the following days each year:

- Easter
- Thanksgiving Day
- Christmas Day
- New Year's Day

Club Peachtree will be open from 6 am to 12 pm on the following days each year:

- Christmas Eve
- New Year's Eve

Club Peachtree will be open from 9 am to 5 pm on the following days each year:

- Memorial Day
- July 4
- Labor Day

Club Peachtree will be open from 11 am to 7 pm on the following days each year:

- the day after Thanksgiving
- the day after Christmas

2.3 Alcohol Policy

2.3.1 Policy: Beer, wine, and alcohol are NOT permitted to be consumed in any amenity buildings or at any outdoor facilities unless authorized

by the BYOB policy below or an authorized caterer with a valid liquor license. The Board, GM, or LD may allow alcoholic beverages to be sold or dispensed by a caterer during special events provided that it is in compliance with applicable laws. In addition, GM, LD (CA Management), or these regulations may authorize a "bring your own bottle" (BYOB) event (See 2.3.5 below). Such events should meet the State of Georgia Alcohol Beverage Control Boards (ABC) regulations (<https://dor.georgia.gov/alcohol-tobacco>).

2.3.2 ABC Regulations: The ABC regulates and licenses establishments to sell and dispense alcoholic beverages. An event catering establishment must comply with all ABC regulations and have the appropriate licenses. A copy of the catering establishment's ABC licenses and approval from the LD is required prior to filling out the room reservation forms. A caterer may not pay a Charter Club, Interest Group or a Member a fee based upon alcohol sales.

2.3.3 Where Sold & Consumed: The LD will authorize where alcoholic beverages can be sold and consumed at any event. It is the caterer's responsibility to ensure no alcohol is served to any person under the legal drinking age of twenty-one (21) or otherwise in violation of any applicable liquor control laws. No Member at a BYOB shall serve any person under the legal drinking age.

2.3.4 Containers: Any open alcohol containers must be disposed of by a licensed person at the conclusion of the event. All unopened alcohol must be removed from the facility at the conclusion of the event. No alcohol can be stored in any portion of Association property.

2.3.5 BYOB Policy

2.3.5.1 Bring Your Own Bottle (BYOB or BYO) is an initialism and acronym concerning alcohol that means "bring your own bottle" or "bring your own booze." It also stands for similar phrases such as "bring your own beer", or, when relevant, "bring your own beverage." At Sun City Peachtree, BYOB means a resident may bring his/her own alcohol as outlined in the CA Rules and Regulations or at an event authorized by CA Management. At all such events, Members must bring their own beverages and carry all empty containers with them. This policy also means Clubs and Interest Groups cannot purchase alcoholic beverages for sale or free distribution to its members.

2.3.5.2 Any open BYOB alcohol containers must be disposed of by the Member at the conclusion of the event. All unopened alcohol must be removed from the facility at the conclusion of the event. No alcohol can be stored in any portion of Association property.

2.3.5.3 BYOB Policy for the Sun City Peachtree Clubhouse/Amenity Center (Club Peachtree)

2.3.5.3.1 First Floor – BYOB is allowed in all spaces in Club Peachtree, other than the Fitness Center, Indoor Pool, and Outdoor Pool. However, CA Management must approve this usage via a Room Reservation Form.

2.3.5.3.2 Second Floor – Alcohol beverages are not allowed on the second floor of Club Peachtree.

2.3.5.3.3 Basement - Alcohol beverages are not allowed on the basement floor of Club Peachtree.

2.3.5.3.4 Back Yard of Club Peachtree – BYOB is allowed. However, CA Management must approve this usage via a Room Reservation Form.

2.3.5.4 BYOB Policy for the Sun City Sport Center, Tennis Courts, Pickleball Courts, and Bocce Courts – Members are allowed to BYOB, provided they bring their own beverage(s) and carry all empty containers with them.

2.3.5.5 BYOB Policy for the Sun City Peachtree Public Roads – Roads within Sun City Peachtree are public and therefore all Georgia open container laws apply. Members should be aware of these policies as they transport alcoholic beverages. (See <https://dor.georgia.gov/alcohol-tobacco>).

2.3.5.6 BYOB Policy for the Sun City Peachtree Dog Park, Grandchildren Park and Softball Field

2.3.5.6.1 Grandchildren Park – Members are allowed to BYOB provided they bring their own beverage(s) and carry all empty containers with them.

2.3.5.6.2 Softball Field - Members are allowed to BYOB provided they bring their own beverage(s) and carry all empty containers with them.

2.3.5.6.3 Dog Park - Members are allowed to BYOB provided they bring their own beverage(s) and carry all empty containers with them. Remember, glass containers are not allowed in the Dog Park.

2.4 Firearms Policy

2.4.1 Not Permitted: Firearms are not allowed in any Association building or activity area, except when carried by an authorized law enforcement official. Even though the State of Georgia allows a

licensed individual to carry a concealed weapon; those individuals, including Members and Non-Resident Guests, will not be allowed to carry them into Association areas.

2.5 Smoking/Vaping Usage

2.5.1 Definition: Smoking/Vaping (including other uses of tobacco) is prohibited in all enclosed and specified open public places within the Sun City Peachtree Community including but not limited to all Association Facilities.

2.5.1.1 Association Facilities include:

- Bocce Ball Courts
- Club Peachtree
- Dog Park
- Fitness Center
- Game Rooms
- Grandchildren
- Multi-Purpose Courts
- Parking Lots (Events in)
- Peachtree Playhouse and other facilities primarily used for exhibiting motion pictures, stage dramas, lectures, musical recitals, or other similar performances.
- Pickleball Courts
- Sports Complex Building
- Swimming Pools (Indoor and Outdoor)
- Tennis Courts
- Softball Field
- Walking Trails
- Others as specified by the Board

2.5.1.1 Within a reasonable distance of 25 feet outside entrances, operable windows, and ventilation systems of

enclosed areas where smoking is prohibited, so as to ensure that tobacco smoke does not enter those areas.

2.5.1.2 In all outdoor arenas, stadiums, and amphitheaters, except in designated smoking areas, which may be established only in perimeter areas at least 25 feet from any seating areas or concession stands.

2.5.1.3 Smoking shall also be prohibited in, and within 25 feet of, bleachers and grandstands for use by spectators at sporting and other events.

2.5.1.4 In all outdoor service lines.

2.5.2 "No Smoking" signs or the international "No Smoking" symbol (consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a red bar across it) shall be clearly and conspicuously posted at every entrance, public place and places where smoking is prohibited.

2.5.3 All ashtrays shall be removed from any area where smoking is prohibited.

2.6 Dress Code: Proper dress is required in all Association facilities at all times, and specific attire may be designated by the Board for specific facilities and locations. Unless otherwise specified appropriate casual attire is required in all areas of the Association.

2.6.1 Appropriate casual attire for men includes footwear, shirts, pants or shorts.

2.6.2 Appropriate casual attire for women includes footwear, blouses/shirts and pants/skirt/dress/shorts.

2.6.3 Upper body garments must be worn in all activities, except for men using aquatic facilities. Swimming attire is appropriate for pool areas and the dressing room.

2.6.4 Appropriate athletic apparel is required in all indoor and outdoor sports areas, to include proper non-marking footwear. Note: Open-toed shoes and/or slides will not be permitted during fitness or other physical activities. Golf shoes are NOT permitted in any of the Association Facilities buildings or activity areas. Bathrobes are not allowed outside the pool and dressing areas.

2.7 Conduct of Members and Disciplinary Actions

2.7.1 General Rule of Courtesy: All Members are expected to abide by the Governing Documents and these rules, and to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, including without limitation, the use of profanity or otherwise abusive or disruptive behavior will not be tolerated.

2.7.2 Interference with Employees: Any inattention to duty or discourtesy on the part of an employee should be immediately reported to the LD or CAM. However, under no circumstance will Members or Non-Resident Guests interfere with, attempt to

discipline, or otherwise direct Association Personnel in the course of their performance of their duties.

2.7.3 Safety Is Paramount: Any Member or Non-Resident Guest not adhering to the posted or otherwise obvious safety rules may be asked to leave. With respect to safety, proper decorum, and sanitation, the Association Personnel's judgment will prevail in all instances. Any complaint relating to an Association Personnel's decision may be later appealed to the Association Board. However, until such appeal is heard, the Association Personnel's decision stands. Arguing, being abusive, or otherwise challenging aforementioned Association Personnel may result in disciplinary action.

2.7.4 Non-Resident Guests: Conduct of Non-Resident Guests remains the responsibility of the sponsoring Member.

2.7.5 Rule Infractions: Members charged with rule violations may be asked to appear at a disciplinary hearing before the Association's Covenants Committee, if established, and/or the Board of Directors to explain and justify their actions. If the Board determines that a rule was violated in a willful or otherwise deliberate manner, the Board may impose monetary penalties and/or suspend the offender's facility privileges.

2.8 Charter Clubs

2.8.1 Definition: Charter Clubs are organizations that are sponsored by the Association to foster and promote opportunities to pursue a hobby, a recreational or cultural interest. Any group of Members who are interested in pursuing a particular hobby, vocation, or special field of interest may join together as a club and subsequently petition for an Association charter. Initial approval of Association charters rests with the CAC who will then make recommendations for final approval to the Board of Directors. Charters are granted based on membership need for a specific program, membership interest, and the availability of Association facilities and equipment. Charter Clubs are the operational nucleus for the Association's recreation program and provide both structure and vitality to its mission. Please see the Charter Club Operating Manual for more information.

2.8.2 Priority for Group Use of Facility: Charter Club status denotes priority for facility use, waiver of all facility fees, reserved facility space, administrative support from management, technical support from maintenance, and extended liability insurance coverage through the Association's policies. As it relates to insurance,

Association fidelity bond insurance is not extended to clubs since club monies are maintained and recorded separately and distinctly from Association accounts and records.

2.8.3 Sponsored by Association: Charter Clubs function as not-for-profit organizations within the organizational purview of the Association and are often provided with either material support or financial support. It is expected, therefore, that clubs generating excess monies, over and above reasonable operating expenses and future needs, will return all or part of the excess to the Association.

2.8.4 Scheduling Facility Space: Responsibility for scheduling facility space and otherwise assisting Charter Club activities rests with the LD. Bylaws are required of every club, and once chartered, additional club rules and regulations are generally formulated to more precisely define club activities and programs.

2.8.5 Charter Club Rules: Rules and regulations for Charter Clubs are more specifically detailed in a separate Charter Club Operating Manual published by the Association.

2.9 Interest Groups

2.9.1 Definition: Interest Groups are Member-led groups that come together to participate in a particular hobby or interest. Interest Groups, unlike Charter Clubs, may organize to engage in political, military or religious functions in addition to other interests.

2.9.2 Interest Group Operations: Interest Groups may gather on a regular basis and may reserve and use rooms owned by the CA without paying any facility reservation fees for one meeting per month. The authorized room rate will apply for additional meetings. Interest Groups are not eligible for special room setup without a fee, nor are they allowed to use CA decorations or kitchenware with the exception of tablecloths and drink dispensers, which must be washed and returned within one day of use. Interest Groups may also use the electronic equipment on site. Interest Groups may hold events on CA property which require tickets to be purchased, and they may collect money from event attendees, but they may not host events at which outside for-profit vendors are present and selling goods or services. Interest Group members may pool their money to pay for an event, and they may make a profit and have a bank account. Interest Group banks accounts must not be associated with the CA or its tax identification number.

2.9.3 Interest Group Rules: Rules and regulations for Interest Groups are more specifically detailed in a separate Interest Group Operating Manual published by the Association.

2.10 Neighborhoods

2.10.1 Definition: A portion of the Properties which is described and designated as a "Neighborhood" in the Governing Documents. Sometimes referred to as PODs.

2.10.2 Use of Association Facilities: Neighborhoods, see definition above, may pay a fee and put down a deposit to utilize reservable space for a neighborhood exclusive event. Neighborhoods are not eligible for special room setup without a fee.

Individual Neighborhoods MAY:

- 2.10.2.1** Hire for profit vendors (caterer/entertainment etc.) but acknowledge liability for the residents who signs the contract.
- 2.10.2.2** Combine with a nearby Neighborhood (POD) with proper notation on a reservation form approved by LD.
- 2.10.2.3** Use kitchenware and microphones (kitchen use and electronics should be noted on reservation form).
- 2.10.2.4** Collect nominal fees to cover the cost of events from their respective neighborhood(s) occupants.
- 2.10.2.5** Host one neighborhood event per calendar year where facility fee will be waived. (custom setup fee still applies) The following are blackout dates- July 4, November 1 - December 31 for fee waived events.
- 2.10.2.6** Host neighborhood events in reservable areas as noted on Neighborhood Reservation Form or Play by Point Court Reservation system.
- 2.10.2.7** Host neighborhood events during normal operating hours of Club Peachtree.
- 2.10.2.8** Host neighborhood events in non-reservable areas – i.e.: pocket parks, Sports Facility lawn area and other green spaces in neighborhoods.

Individual Neighborhoods MAY NOT:

- 2.10.2.9** Hold political forums/events on any CA property
- 2.10.2.10** Host an event open to the entire SCP community
- 2.10.2.11** Sell tickets/collect donations outside of the geographical neighborhoods (PODS)
- 2.10.1.12** Use CA decorations or tablecloths

2.10.3 Scheduling: Neighborhoods must schedule events/ meetings within normal operating hours of Club Peachtree. Though they may still rent rooms, Neighborhoods are not permitted to book their free event/meeting on or within any of the following blackout dates:

- July 4
- November 1 – December 31

2.10.4 Neighborhood Common Area Holiday Decorations: This section refers to Neighborhood Common Areas versus Community Common Areas. In general, decorations are not to interfere with regular maintenance of the common areas or traffic.

The following guidelines cover the holidays of Christmas, Hanukkah, Kwanzaa, Thanksgiving, Halloween, and Easter with noted exceptions:

2.10.4.1 Decorations that include audio are not allowed.

2.10.4.2 Lighting will be solar powered only.

2.10.4.3 No banners allowed

2.10.4.4 Free standing decorations will not exceed 6 feet in height, will not be inflatable in design, and will be limited to five in any one common area.

2.10.4.5 Street signs and associated poles may be decorated however, street names cannot be obstructed.

2.10.4.6 Halloween and Thanksgiving decorations can be displayed during the entire related month.

2.10.4.7 Easter decorations can be displayed 30 days prior to, and no more than seven days after, the holiday date.

2.10.4.8 Christmas, Hanukkah, and Kwanzaa decorations can be displayed immediately after the Thanksgiving holiday and must be removed by January 6 of the following year.

The following guidelines cover the holidays of Memorial Day, Fourth of July, Labor Day, Flag Day, and Veterans Day (traditional 'flag' holidays):

2.10.4.9 Decorations can be displayed up to seven days prior to, and removed within seven days after the holiday.

2.10.4.10 Street signs and associated poles may be decorated however, street names cannot be obstructed.

2.10.4.11 Flags may only be placed in street tree wells.

2.10.4.12 "Flags" are defined as the "official" United States flag (Stars and Stripes)" and will be displayed appropriately.

2.11 Bulletin Boards

- 2.11.1** Only Association activities, Association-approved activities or Declarant sponsored activities may be advertised on the bulletin boards. The LD may approve certain local community events for posting, based on the availability of space.
- 2.11.2** Management must approve all announcements before they are posted on the bulletin boards.
- 2.11.3** No posters, easels, or freestanding advertisements will be permitted in the amenity building outside of events that affect the entire community which, on an individual basis, must be approved by the LD or the GM.

2.12 Community Relations

- 2.12.1 Community Intranet (www.clubpeachtree.net):** The Association utilizes a variety of resources to keep Members informed of important business matters and the diverse schedule of lifestyle offerings afforded at their community. The community Intranet (www.clubpeachtree.net) will be used as the primary avenue for communication with Members. General information about Association management and governance operations, schedules of facility operating hours, access to budgets and governing documents and a listing of lifestyle activities, special events, clubs, and interest groups are among the items featured. Members are provided a user ID and password to access information on the site.
- 2.12.2 Classified Advertisements:** Our community intranet can be used by members to advertise for sale, for rent, wanted or non-cost items. Information about the Intranet policies and procedures is available from the LD.
- 2.12.3 Announcements:** Additionally, time-sensitive, and special announcements are posted on all centrally located Association bulletin boards or may be delivered to the homes of all members with the CA Approval Stamp.
- 2.12.4 Other Medium:** A paper version of the master schedule of regular club meetings and activities will be available for a small fee to support the direct and indirect costs of printing.

2.13 Facility Scheduling

2.13.1 Scheduling: In order to accommodate the large number of members who utilize the CA facilities and grounds, it is necessary to schedule reservations properly. Use of the CA facilities and grounds by Charter Clubs, Interest Groups, Neighborhoods or Association Members without prior notice and approval is prohibited. Room schedules and reservation request forms are established and maintained by the LD. In establishing schedules, the LD shall prioritize requests based on the following hierarchy:

2.13.1.1 Association's Board of Directors and Committees:

Any meeting of the Association's Board of Directors, as well as all delegated committees (standing or ad-hoc) of the Board, shall have priority over all other activities. These meetings will be posted and otherwise announced to members as appropriate.

2.13.1.2 Association Special Events: The LD will schedule all special events, classes, and meetings sponsored by the Association.

2.13.1.3 Charter Club Meetings: All regularly scheduled meetings of Charter Clubs will be coordinated through the LD. Any deviation from the regular schedule must be pre-approved by the LD before rescheduling may occur.

2.13.1.4 Interest Groups: Any Interest Group may request meeting space within the amenities building provided their activities are made up of Sun City Peachtree Members. Request for space shall be subject to approval by the LD.

2.13.1.5 Neighborhoods: Any Neighborhood may request meeting space within the amenities building provided their activities are made up of Sun City Peachtree Members. Request for space shall be subject to approval by the LD.

2.13.2 Facility Reservation Request Form: Charter Club/Interest Group/Committee Room Rentals – All groups and clubs of the Association may reserve select facilities for a special event, after getting the approval of the LD or CAM and signing a facility reservation request form and paying the necessary fee at that time that may be set by the Board of Directors. These functions may be prohibited if, in the judgment of the CAM or LD, such events would

detract from the enjoyment of the facilities by the general membership. The Lifestyle Director must approve all fundraising events for Charter Clubs or Interest Groups to be held in the facilities. Reservation requests and fees may be applicable. The Lifestyle Director may deny approval of any fundraising events which are inconsistent with the policies of the Association or any of the Governing Documents.

2.13.3 Unscheduled Activities: Unscheduled activities, if approved by the LD, may take place in the facilities provided that such space is not already reserved.

2.13.4 Declarant: Declarant may from time-to-time reserve rooms for special functions or employee meetings, subject to availability and applicable rental charges.

2.14 General Facility Use

2.14.1 Room Usage Restrictions: For-profit groups or individuals may not reserve or use any part of CA property, including but not limited to rooms, lobbies, sports areas, or pool areas, with the intention of receiving money for goods or services. The CA and Charter Clubs that have been given clearance by the LD or CAM may host for-profit groups or individuals at events sponsored by the CA or Charter Clubs.

2.14.2 Food/Beverages - Food is not allowed to be served or consumed on the lower level of Club Peachtree. Beverages in covered containers are allowed on the lower levels with the exception of the Playhouse.

2.14.3 Room Usage Changes: Please note that room usage policy will necessarily change as the community grows in population. The Board of Directors retains the right to amend all room use policies to best address the needs of the community. This includes but is not limited to reservation fees, setup fees, deposit amounts, facility access, and decoration usage. Please see the following room and space classifications for a list of fees and availability.

2.14.4 Children: When appropriate, Children must be accompanied by an adult Member.

2.14.5 Room and Space Classifications:

2.14.5.1 Tier 1 Reservable Paid Space - High usage, multi-purpose space able to be used for meetings and many

other types of events by Association organizations. Connectivity to other nearby space for use in larger events increases the criticality of this space.

- Charter Clubs may utilize without cost, depending upon availability.
- Interest Groups may reserve once per month at no cost. Must pay for other usage during the month, based on availability.
- Neighborhoods may reserve one free event between January and October, without cost. They must pay a fee for other usage, the day of July 4 and the months of November and December, based on availability.

Tier 1 space includes the following spaces:

First Floor Ballrooms (Azalea, Dogwood, Magnolia, Demonstration Kitchen), Craft Room (Rose, Daylily), Downstairs (Game Room, Jasmine, and Wisteria), Outdoor Area (Sports Complex Building), Peachtree Playhouse, and Outdoor Area behind Club Peachtree (Patio, Grill)

2.14.5.2 Tier 2 Open Space - Dedicated space only available to very limited general activities or events. May not be suitable for private meetings. Also includes non-CA space.

Tier 2 space includes the following spaces: Main Lobby, Non-CA space (private homes, Picnic Area behind waterfall, model homes, off property, etc.), Front Patio, Balcony

2.14.5.3 Tier 3 Sports Space - Dedicated space for specific 'sports activities'.

Tier 3 space includes the following spaces: Softball Field, Tennis Courts, Bocce Courts, Pickleball Courts, Horseshoe Pit, Multi-Purpose Courts, Billiards Area, Outside Pool, Inside Pool

2.14.5.4 Tier 4 Future Space - Future space to be defined

Tier 4 space includes the following spaces: Aerobics Room(s), Amenities Center Two.

2.14.6 Policy on Political Events: Please refer to Charter Clubs Operating Manual, 1.7.3

3.0 Billiards, Cards and Crafts

3.1 General information

3.1.1 Hours: Operating hours are posted at the club location.

3.1.2 Specialized Equipment/Dedicated Space: Clubs not requiring or provided with specialized equipment/dedicated space may be offered shared multi-purpose space with other non-specialized clubs.

3.1.3 Program/Facility Monitor: Clubs must provide their own program or facility monitor while club activities are functioning or temporarily suspend their operation.

3.1.4 Furniture: At the end of use, all furniture must be returned to its original place.

3.1.5 Equipment/Materials: At the end of use, all equipment/materials are to be returned to the designated storage areas.

3.1.6 Room Condition: Leave the room in the same or better condition as it was found.

A clean-up fee may be imposed for the following:

- Stains from grease, drinks, food or decorations.
- Damage from the use of nails or tacks.
- Clogging resulting from improper use of sink drains or toilets.

3.2 Billiard Area

3.2.1 Use: For both the safety of individuals and the protection of equipment, sitting on billiard tables is not permitted. The use of a bridge is an acceptable option for billiards; all billiards shots require at least one foot remain on the floor. For the further protection of the tables, masse' shots are not permitted (shooting straight down on the ball).

3.2.2 Play: As long as individuals are waiting to play, table time is limited to 3 games. Billiard players are encouraged to permit waiting players to play the winner of the current game so that more players can be accommodated.

3.2.3 Food/Beverages: Food or beverages are not permitted on or near billiard tables.

3.2.4 Children: Children under 12 years of age are not permitted to use this area. Children under 19 years of age must be accompanied by a Member.

3.2.5 Tournaments: Billiard tournaments take precedence over individual play and will be announced in advance so that players can sign up for the tournaments.

3.2.6 Additional Rules: Additional rules on the use of the facility may be posted.

3.2.7 Audio: Use of radios, i-Pods and cell phones is not permitted except when used with earphones. Cell phones must be on vibrate.

3.3 Cards/Games

3.3.1 Use: All games must be put away properly as part of clean-up.

3.3.2 Food/Beverages: All food and drinks must be removed at the end of the meeting/activity.

3.3.3 Scheduling: Any Charter Club/Interest Group requesting a scheduled time for a recurring game must receive approval from the LD.

3.3.4 Play: Card players are encouraged to draw for partners when partners are required so that all players can be accommodated.

3.3.5 Children: Children under 19 years of age may use the game rooms when accompanied by a Member.

3.4 Crafts Clubs

3.4.1 All equipment must be returned to its proper storage place.

3.4.2 Sinks must be cleaned after each use.

3.4.3 Tables and chairs will be wiped down after each activity, when necessary. Any spills on the floor should be wiped up immediately and reported to maintenance or the Front Desk.

3.4.4 Oils, acrylics, paint and other toxic substances must be disposed of properly (not in the sink or toilet).

3.4.5 All clubs using power/or specialized equipment or other equipment of a specialized nature must establish written safety rules and appoint a safety instructional committee to oversee the program. If an individual cannot, or will not, comply with stated operating and safety procedures, or in the judgment of the club's executive board, cannot safely operate power, or other specialized equipment, the Board may suspend (only) those privileges related to the equipment in question.

3.4.6 Food/Beverages: All food and drink must be removed at the end of meeting/activity.

3.4.7 Children: Children may be in the craft rooms when accompanied by a Member and/or attending special event(s).

4.0 Kitchen

4.1 "Demonstration" Kitchen: The kitchen has been provided as an added convenience and features an area appropriate for small catered functions. It is available for CA events and not for individual use. The kitchen is a "demonstration" kitchen, which means it is to be used for warming and staging only. No frying or grilling is allowed inside.

4.2 Leave As Found: The kitchen is to be left as the user found it. Report any damage immediately to the Front Desk. Please note that all costs for excessive cleaning, trash removal or damage occurring during or in relationship to the function will be the responsibility of the Monitor of the entity making the reservation and will be charged accordingly.

4.3 Provide Own Supplies and Utensils: No supplies or utensils are available for use, therefore, all users must provide for their own needs.

4.4 Remove Food: All food must be brought in AND removed within 24 hours. Any exception outside the 24-hour time frame will be at the discretion of the LD.

4.5 Clean Up: Please CLEAN the kitchen and all appliances after each kitchen session. A broom, dustpan, and mop (with bucket) will be provided for use.

4.6 Garbage: All garbage must be properly contained and removed from the kitchen area after each kitchen session. Garbage should be brought outside to the portable garbage bin in the garage area just outside the kitchen entry doors. Rinsed glass, plastic, and aluminum should be placed in the appropriate recycling containers. All cardboard boxes must be broken down.

4.7 Removal Prohibited: Removal of any appliances, utensils, glasses, dishes, pots, pans, etc., from the kitchen service areas, is prohibited.

4.8 Dishwasher Use. Entities using the dishwasher are required to unload it after use, within 12 hours.

4.9 Own Risk: Anyone using the kitchen understands the potential dangers associated with using kitchen appliances and utensils and does so at their own risk.

4.10 Refundable Fee: A refundable cleaning fee check in the amount approved by the Board will be required at the time of an event/activity and will be kept on file. Any exception must have the approval of the LD.

4.11 Children: Children are permitted in the kitchen when accompanied by a Member.

5.0 Ballroom & Multipurpose Rooms (Azalea, Dogwood, & Magnolia)

5.1 Reservation: Activity meeting rooms and ballroom facilities may be reserved through the LD. Rooms will generally be provided at no fee to Association Charter Clubs, for community meetings, and Member activities sponsored through the Association. As the population evolves, the board can be expected to set reasonable limits on the number of times facilities may be booked on a complimentary basis. Fees are charged for all reservations made for non- association affairs, non-charter club, or special events not under the sponsorship of the Association. Fees for reserve use of the facilities are established by the CA.

5.2 Operable walls: Operable walls provide added flexibility to configure rooms for small and large functions. Room capacities and various set-up arrangements can be obtained from and must be approved by the LD or CAM.

5.3 Decoration: Rooms may be decorated in good taste, but only with advance approval of the LD. Under no circumstances will the decorations be allowed that mar or otherwise alter the interior décor of the facility. Decorations shall be removed at the conclusion of the event.

5.4 Entertainment Groups: Entertainment groups may be contracted by the CAM.

5.5 Garbage: All garbage must be properly contained and removed from the kitchen area after each kitchen session. Garbage should be brought outside to the portable garbage bin in the garage area just outside the kitchen entry doors. Rinsed glass, plastic, and aluminum should be placed in the appropriate recycling containers. All cardboard boxes must be broken down.

5.6 Children: Children are allowed when accompanied by a Member and/or attending special event(s).

6.0 Fitness Centers

6.1 General

6.1.1 Authority: Operational responsibility for all Fitness Center areas, to include the swimming pools (Indoor and Outdoor), spa hot tub and track rests with the CAM or the LD. Maintenance of the facilities rests with the Association's Maintenance staff. Association Personnel are trained in basic CPR but are in no way represented as fitness specialists, lifeguards, or as providing a qualified level of fitness or aquatic program supervision.

6.1.2 Locker Rooms/Showers: Locker rooms and showers are provided for the use and enjoyment of Members and Non-Resident Guests. Lockers are available on a first-come basis. While all locker and shower facilities are accessible for the physically challenged, a unisex changing facility is available for those individuals requiring special assistance. Unisex changing facilities should also be used in the event children are dressed for swimming or other activities. Clothing or personal effects should not be left unattended or unsecured in these areas, as safekeeping shall be the responsibility of the user. Lockers are to be in use only when the Member or Non-Resident Guest is using the facility. Lockers may be locked with a personal lock, however, locks remaining on lockers after closing may be removed by management.

6.1.3 Children: Children are not permitted to use the locker room/shower and should use the unisex dressing room.

6.1.4 Food/Beverages: Food or beverages are **not permitted** in the fitness center exercise rooms and locker/shower areas, with the exception of bottled water in non-glass containers.

6.1.5 Towels: Towels are not provided and are the responsibility of the Member/Non- Resident Guest.

6.1.6 Rules: All users are expected to comply with posted rules and verbal instruction from Association Personnel.

6.1.7 Hours: Hours of the Fitness Center will be posted on the door and will be adjusted to accommodate seasonal demands as determined by Association Personnel.

6.2 Exercise Equipment Room

6.2.1 Intent: This facility is intended to promote low to medium range strength, muscle toning, and cardiovascular exercise. Due to the nature of this program, preference is given to individual, self-directed activity and group activity will only be scheduled to educate and train individuals on the proper and safe use of equipment. Individualized programs may also be developed for personal fitness needs through certified trainers.

6.2.2 Training Requirement: Prior to using this facility, Members must attend a basic training program for the proper and safe use of exercise equipment. Training classes are scheduled on a regular basis for the convenience of members. While individualized programs can be developed for personal fitness needs, program focus is on the safe use of equipment and the fitness needs of the majority. Association Personnel will not prescribe, or otherwise recommend any program intended to accommodate, or supplement a medical need or medically prescribed rehabilitation program. Specialized programs of this nature, however, may be prescribed through wellness counselors outsourced by the Association.

6.2.3 Consult Physician: Prior to using this facility, or engaging in any form of fitness program, individuals should consult a physician.

6.2.4 Strength/Cardiovascular Training: The equipment in these areas is designed for strength and cardiovascular training. All users are expected to observe the posted rules concerning proper and safe use.

6.2.5 Guests: Children are prohibited from use of this facility.

6.2.6 Non-Resident Guest Access: Non-Resident Guests must be accompanied by the sponsoring Member.

- 6.2.7 Fitness Apparel:** Appropriate fitness apparel is required, to include upper body garments and proper footwear. Sandals, flipflops, or other similar items and street shoes are not acceptable fitness footwear. No jeans or cut-offs or clothing with rivets are allowed.
- 6.2.8 Time Limit Use:** Due to high Member demand, some equipment may be identified with a time limit for use. If there are no individuals waiting to use one of these items, individuals may continue their workout beyond the established time limit. Association Management reserves the right to impose a reservation system on equipment if additional control measures are required.
- 6.2.9 After Equipment Use:** Following use, all equipment should be wiped down with a towel. All portable equipment (dumbbells, beauty bells, exercise mats) should be returned to their proper storage locations. Disinfectant spray or wipes will be available for Members to use.
- 6.2.10 Food/Beverages:** Food or beverages are not permitted in the equipment area with the exception of water in non-glass containers.
- 6.2.11 Audio/Television Systems:** Audio and television systems are provided for the convenience and enjoyment of Members and Non-Resident Guests. Use of radios, i-Pods and cell phones is not permitted except when used with earphones. Cell phones must be on vibrate. Television channels are only changed by Association personnel.

6.3 Aerobic Dance and Yoga

- 6.3.1 Intent:** This facility is intended to promote low to medium impact aerobic exercise, aerobic dance, and stretching programs. Due to the nature of this program, preference is given to group lessons and group instructional programs. Individuals may use this facility in a self-directed manner only when group programs are not scheduled.
- 6.3.2 Contact Physician:** Prior to using this facility, or engaging in any form of fitness program, individuals should consult a physician.
- 6.3.3 Children/Non-Resident Guest:** Children and Non-Resident Guests are restricted from the use of this facility.

6.3.4 Fitness Apparel: Appropriate fitness apparel is required, to include upper body garments and proper footwear. Sandals, flipflops, or other similar items and street shoes are not acceptable fitness footwear. No jeans, cut-offs or clothing with rivets are allowed.

6.3.5 Food/Beverages: Food or beverages are not permitted in the dance and aerobic studio, except for water in non-glass bottles.

6.3.6 Audio: Use of radios, i-Pods and cell phones is not permitted except when used with earphones. Cell phones must be on vibrate.

7.0 Swimming Pools and Spa (Indoor and Outdoor)

7.1 General

7.1.1 Hours: Pool hours will be the same as the Amenities building. However, swimmers must vacate the pools 30 minutes prior to closing to allow the staff to secure the building and related areas on time.

7.1.2 Seasonal Outdoor Hours: During summer operations, outdoor pool hours are Monday – Saturday, 8 am – 9:30 pm, Sundays and certain holidays 9 am – 9 pm. During winter operations, pool deck hours are Monday – Saturday 8 am – 6:30 pm, Sundays 11 am – 6:30 pm. During summer operations, and while the activity is available, the 10 am, Resident-Led Water Aerobics class will be held in the outdoor pool.

7.1.3 Children's Swim Hours: Children must be accompanied by a sponsoring Member and must pay the per person fee as defined by the Board. Children will be allowed in the outdoor pool area (not the lap lanes) during Summer operation seven (7) days a week between the hours of 11 am and 1 pm, and between 4 pm and 6 pm. Children are allowed in the indoor pool area during Winter operations: Monday - Friday between the hours of 4 pm - 6 pm and on Saturdays and Sundays 11 am - 1 pm and 4 pm - 6 pm.

7.1.4 Children Defined: Children are defined as being four years of age and under 19. No children under the age of four may enter either pool area. All children must be toilet trained to enter either pool. No diapers are allowed. Children must follow the pool rules.

7.1.5 Non-Resident Guest/Spa: Non-Resident Guests under the age of 19 are not permitted in the spa.

7.1.6 Portable Media Devices: Portable radios, MP3 players, etc., may be used on pool deck areas only with earphones.

7.1.7 Non-Resident Guests/Rules: Non-resident Guests (adults and children) must be checked in at the front desk of Club Peachtree for a Non-resident Guest wristband. Once the staff puts the wristband on the Guest, the Guest must always be accompanied by a Resident. Residents are responsible for the conduct of their Guests and informing them of all pool rules. Guests will be admitted in conformance with all the rules and limitations (four per household/visit) that apply to the Amenities facility.

7.1.8 Chairs/Lounges: Pool furniture is provided in quantities in accordance with Fire Marshall codes. Due to fire codes, personal tables, chairs, loungers, and other furniture may not be brought into the pool area. Pool furniture is provided on a first-come first-served basis and may not be reserved; personal items may not be left unattended. Furniture must be used on the pool deck and cannot be removed from the pool area. If moved, pool furniture must be returned to its original position by the Resident.

7.1.9 Annual Pool Rules: Annually specific rules will be approved by CAC and posted at the swimming pools (Indoor and Outdoor).

7.1.10 Pool Closing: The pool may be closed for certain activities, maintenance, repair, or due to inclement weather, at the discretion of the Association Management.

7.2 Sanitation

7.2.1 Chemicals: Chemicals are used to ensure a sanitary and safe water environment, and conditions are tested and documented on a regular basis. If unacceptable conditions occur, management reserves the right to close the facility at any time to preserve the health and wellbeing of Members and Non-Resident Guests.

7.2.2 Showers: Showers must be taken before entering either the pool or spa/hot tub.

7.2.3 Food/Beverages: Food and non-glass, non-alcoholic beverages may be used only in areas where tables and trash receptacles have been provided. Food and beverages are not to be consumed in the pool. Food and beverages are not permitted **WITHIN THREE FEET** of

the edge of the pools. No sharp objects of any kind are permitted, nor are glass containers of any kind, this includes bakeware, crockpots and glass food jars (e.g. salsa). Non-compliance could result in the pool being closed for cleaning and draining because of potential health/safety hazards, and such cost for cleaning/draining will be levied upon the owner for non-compliance. **No food of any kind is permitted in the indoor pool area.**

7.2.4 Swim Apparel: Appropriate swimsuits are required. Cut-offs or other forms of street clothes are not permitted in either pool or spa/hot tub.

7.2.5 Smoking: No smoking or vaping is allowed in the pool areas.

7.2.6 Pets: Pets are not allowed in the pool areas. Only animals that are ADA (Americans with Disabilities Act) certified/vested will be permitted in the pool areas, adhering to the Section I rules; 8.4 Fecal Waste and 8.5 Leash Law.

7.3 Safety

7.3.1 Lifeguards: Lifeguards are not provided, and facilities are designated as "Swim at Your Own Risk." Life buoys and "shepherd's crooks" are available at poolside for emergency use only.

7.3.2 Never Swim Alone: Never swim alone. Always bring a friend whether they are a swimmer or not.

7.3.3 No diving: No diving in either pool at any time.

7.3.4 Swim Paraphernalia: Swim fins, face masks, street footwear, rafts or toys/games of any nature, inner tubes, multi-person loungers or other inflatable devices are not permitted except as provided below. Specific exemptions may be granted for participants of water aerobics programs and workout swimmers.

7.3.4.1 If medical conditions warrant, an exemption may be granted if the need is certified (in writing) by a physician and approved by the LD. However, adult diapers are not allowed in the pool at any time.

7.3.4.2 Small children, when in the pool, may wear inflatable arm devices or small flotation devices as a precautionary safety measure. An adult must be present in the pool with

the child. Swim goggles, fins, face masks, and aqua shoes will be permitted in both pools. Toys are not allowed in the pool.

7.3.4.3 Pool noodles and noodle-style, individual seats are allowed at the discretion of the Association Management.

7.4 Alcohol: Alcoholic beverages are not permitted during normal operations but may be authorized for special events by CA Management. In no instance will beverages be allowed within three (3) feet of the pool edges. Individuals who have consumed alcoholic beverages should avoid using the spa.

7.5 Behavior: Running, horseplay, profanity and/or other disruptive conduct is not permitted by anyone in the pool or on the pool deck. Diving is not allowed in the pool. While we expect children to be reasonably controlled, some discretion will be exercised in determining what boisterous or otherwise unacceptable behavior. Members are asked to please be reasonable in this respect when assessing children's behavior and the potential impact on other users.

7.6 Lightning: If lightning is observed in the local area, all swimmers are to leave the outdoor pool and adjacent deck areas until acceptable conditions return. There should be a minimum of 15 minutes before returning after no more lightning is observed. Association personnel have the authority to enforce this provision as necessary.

7.7 Medical Issues: People with open sores, communicable diseases, medical issues such as incontinence are not allowed in either pool or spa/hot tub at any time. Non-compliance could result in the pool being closed for cleaning and draining because of potential health hazards, and such cost for cleaning/draining will be levied upon the owner for non-compliance.

7.8 Water Temperature: According to the U.S. Water Fitness Association, 84 degrees is the temperature for multi-use pools. Since our pool is used for so many activities, the Association follows this guideline. Since our indoor pool is used for so many activities, the Association follows this guideline. Of course, due to the size of the body of water and regular maintenance, a fluctuation of +/- 2 degrees throughout the pool should be expected.

7.9 Lap Lanes

7.9.1 Lane ropes are used as a safety measure to separate lap swimmers from other pool users, properly guide the lap swimmer and preclude injury from interference outside the lanes.

7.9.2 Disturbing the lap lane ropes in any way is not permitted.

7.9.3 Lap swimmers should swim in a clockwise pattern, leaving the middle of the lane free for passing.

7.9.4 Lap swimmers have preference in the outdoor lap pool. Please vacate that area if a swimmer wants to swim laps.

7.9.5 Lap swimmers may use swim fins, kickboards and pull buoys. Masks with snorkels are approved for the lap lanes, as well.

7.9.6 If crowded, please limit lap swimming to 45 minutes.

7.9.7 Children are not permitted in the lap lanes.

7.10 Spa/Hot Tubs

7.10.1 All Members and their Non-Resident Guests must shower before entering either spa/hot tub.

7.10.2 Individuals, especially those with hypertension, heart conditions or those who are on medication, should consult their physician prior to using the spa/hot tubs. People with open sores, communicable diseases, medical issues such as incontinence are not allowed in either pool or spa/hot tub at any time. Non-compliance could result in the pool being closed for cleaning and draining because of potential health hazards, and such cost for cleaning/draining will be levied upon the owner for non-compliance.

7.10.3 There should be no swimming or exercising in the spa/hot tubs.

7.10.4 Fifteen (15) minutes is generally sufficient time for muscle relaxation and general enjoyment.

7.10.5 Non-Resident Guests must be accompanied by the sponsoring Member and have their Non-Resident Guest Wristband.

7.10.6 Children are not permitted in the spa/hot tub.

7.11 Special Events and Activities

7.11.1 Pool facilities may not be reserved, used, sectioned-off or otherwise restricted in any way for parties/gatherings/events/socials/etc. As with any event on Association Property, prior

written approval must be obtained from the LD/Management and will follow the Association building policies.

7.12 Winter Operations Rules

7.12.1 While the activity is available, the 9:00 am and 10:00 am Resident-Led Water Aerobics classes will be held in the indoor pool.

7.12.2 Summer season items such as umbrellas, some loungers and some chairs will be stored for the winter season.

7.12.3 For the health and safety of residents and guests, the outdoor hot tub will close when the air temperature is consistently below 45 degrees

8.0 Sports Center Complex

8.1 Tennis Courts

8.1.1 Use: Outdoor Tennis Courts are available for recreational use, and operational responsibility rests with the CA Management. When a court reservation system is not in use, use of the courts is on a first-come, first-served basis. As participation levels increase within the Community, additional rules or restrictions on duration of play may be designated. Members have priority, but a limited number of outside Non-Resident Guests may be allowed at established fees at the discretion of the CA Management until the facilities are unable to support Non-Resident Guests. Non-Members of traveling clubs/leagues will not pay a fee as long as the visiting group accommodates Sun City Peachtree Members on a reciprocal basis. Maintenance of the facilities rests with the CA Management.

8.1.2 Lighting: Lights are available for nighttime play and will be controlled by an automatic timer.

8.1.3 Tennis Apparel: Appropriate tennis apparel is required as well as upper body garments and rubber-soled tennis shoes must be worn at all times. Hard-soled footwear, cross trainers or street shoes are not allowed.

8.1.4 Member Activity Card: All Members must have their Association Member Activity Card with them while using the courts. Non-Resident Guests must be accompanied by a Member and have a valid Non-Resident Guest Member Activity Card, Pass or Wristband. Wristbands are available for purchase for the current fee at the front desk of Club Peachtree. All guests must check in at Club Peachtree

before play. Children under the age of 19 must be accompanied by the Member sponsor and have their Non-Resident Guest Member Activity Card, Pass or Bracelet.

8.1.5 Hours: Courts will be open daily from 8:00 am to 10:00 pm and subject to weather and maintenance requirements. After a rain event, if you can see your footprints on the clay court surface or if the surface is soft to the touch, the courts are not playable and need more time to dry. Excessive changes in temperature may result in the closing of the courts. Any time the temperature is below 45 degrees, day or night, the clay courts are not playable. Playing on the clay courts under these court conditions may result in clay court renovations at considerable expense to the CA. Signs are posted on the clay courts by the maintenance staff. Residents shall not play on the courts if the signs indicate that they are closed. The only exception to this is if the Tennis Club President, in consultation with the maintenance staff, indicates that courts are open.

8.1.6 Personal Lessons: When lessons are provided by the Association, they will be open to the entire community and a fee may be charged. Individuals or Charter Clubs may arrange personal lessons on their own time and at their own expense.

8.1.7 Play at Own Risk: All players play at their own risk. Players are responsible for raking and lining the clay courts when they have finished their matches. Please help to keep your facilities in top playing condition.

8.1.8 Food/Beverages: Food is not permitted. Beverages in non-glass bottles or cans are allowed.

8.2 Bocce Courts

8.2.1 Use: Outdoor bocce courts are available for recreational use. Operational responsibility for the bocce courts rests with the CA Management, and facility monitors are tasked with overseeing related policies and rules. Maintenance of the facilities rests with the CA Management.

8.2.2 Hours: Bocce courts will be open daily from 8:00 am until 10:00 pm Use is on a first- come, first-serve basis. As participation levels increase within the community, additional rules and restrictions on duration of play may be designated.

8.2.3 Bocce Apparel: Upper body garments must be worn at all times, and soft-soled shoes are recommended.

8.2.4 Equipment: Bocce equipment is provided at the bocce courts and should be returned to the Bocce benches.

8.2.5 Food/Beverages: Food is not permitted. Beverages in non-glass bottles or cans are allowed.

8.2.6 Member Activity Card: All Members must have their Association membership card with them while using the courts.

8.2.7 Non-Resident Guest: Non-Resident Guests must be accompanied by the sponsoring Member and have their Non-Resident Guest Member Activity Card, Pass or Wristband.

8.2.8 Children: Children under the age of 19 must be accompanied by a Member.

8.3 Pickleball Courts

8.3.1 Use: Pickleball courts are available for recreational use. Operational responsibility rests with the CA Management. When a court reservation system is not in use, use of the courts is on a first come first served basis. As participation levels increase within the community, additional rules or restrictions on duration of play may be designated. Members have priority, but a limited number of outside Non-Resident Guests may be allowed at established fees at the discretion of the CA Management until the facilities are unable to support outside Members. Non-Members of traveling clubs/leagues will not pay a fee as long as the visiting group accommodates Sun City Peachtree Members on a reciprocal basis. Maintenance of the facility rests with CA Management.

8.3.2 Lighting: Lights are available for nighttime play and will be controlled by an automatic timer.

8.3.3 Pickleball Apparel: Appropriate apparel is required. Upper body garments and rubber soled shoes must be worn at all times. Hard soled or street shoes are not allowed. Players must wear non-marking shoes. Flip flops are also not allowed.

8.3.4 Food/Beverages: Food is not permitted. Beverages in non-glass bottles or cans are allowed.

8.3.5 Member Activity Card: All Members must have their Member Activity Card with them while using the courts.

8.3.6 Non-Resident Guest: Non-Resident Guests must be accompanied by the sponsoring Member and have their Non-Resident Guest Member Activity Card, Pass or Wristband.

8.3.7 Children: Children under the age of 19 must be accompanied by a Member.

8.3.8 Play At Own Risk: All players play at their own risk.

8.3.9 Hours: Courts will be open daily from 8:00 am to 10:00 pm. Use of courts is subject to weather. Do not play if the courts are wet.

8.3.10 Personal Lessons: When lessons are provided by the Association, they will be open to the entire community, and a fee may be charged. Individuals or Charter Clubs may arrange for personal lessons on their own time and at their own expense.

8.4 Multi-Purpose Courts

8.4.1 Use: Basketball hoops are available in the Multi-Purpose Courts and in the Sports Complex parking area. Basketball is for recreational use, and operational responsibility rests with the CA Management. When a court reservation system is not in use, use of the courts is on a first-come, first-served basis. As participation levels increase within the Community, additional rules or restrictions on duration of play may be designated. Members have priority, but a limited number of outside members may be allowed at established fees at the discretion of the CA Management until the facilities are unable to support outside members. Maintenance of the facilities rests with the CA Management.

8.4.2 Lighting: Lights are available for nighttime play in the Multi-Purpose Courts and will be controlled by an automatic timer.

8.4.3 Basketball Apparel: Appropriate apparel is required. Rubber-soled non-marking shoes must be worn at all times. Hard-soled footwear, cross trainers, street shoes and flip flops are not allowed. Players must wear non-marking shoes.

8.4.4 Children: Children under the age of 19 must be accompanied by a Member.

8.4.5 Food/Beverages: Food is not permitted. Beverages in non-glass bottles or cans are allowed.

8.4.6 Member Activity Card: All Members must have their Association Member Activity Card with them while using the courts.

8.4.7 Non-Resident Guest: Non-Resident Guests must be accompanied by the sponsoring Member and have their Non-Resident Guest Member Activity Card, Pass or Bracelet.

8.4.8 Hours: Courts will be open daily from 8:00 A.M. to 10:00 P.M., subject to weather and maintenance requirements.

8.4.9 Play At Own Risk: All players play at their own risk. Players are **not allowed** to pull themselves up on the **rim**, nor are they **allowed to hang** on the **rim at any time**.

9.0 Sports Complex Building Operating Procedures

9.1 Hours of Operation

9.1.1 Hours/Summer: Summer Hours (March 1 through October 30)

- Monday – Saturday: 8 am to 4 pm with key fob access
4 pm to 8 pm
- Sunday: key fob access only 12 pm to 6 pm

9.1.2 Hours/Winter: Winter Hours (November 1 through February 28)

- Monday – Saturday: 8 am to 4 pm with key fob access
4 pm to 6 pm.
- Sunday: key fob access only 12 pm to 6 pm

9.1.3 Scheduling/Special Events: The LD and the CA Management are responsible for scheduling special events, which may be different than regularly scheduled hours.

9.1.4 Changes to Schedule: Changes to regularly scheduled hours may be made as experience warrants or for seasonal use.

9.1.5 Holiday Hours/Total Closure: The Sports Complex Building will be closed on these days each year:

- Easter
- Thanksgiving Day
- Christmas Day
- New Year's Day

9.1.6 Holiday Hours/Noon Closure: The Sports Center Building will close at noon on these days each year:

- Christmas Eve
- New Year's Eve

9.1.7 Holiday Hours/11 am to 6:30 pm: The Sports Center Building will be open from 11 am to 6:30 pm on the following days each year:

- Memorial Day
- July 4
- Labor Day
- The day after Thanksgiving

9.2 Key Fob Access

9.2.1 Hours: During non-CA business hours, a key fob will be required to enter the Sports Complex Building. Even with key fob access, no Member may use the facility before or after the hours listed above.

9.2.2 Three-Tiered: Key fob security access is three-tiered. Level 1 access is reserved for the CAM, the Assistant CAM, the LD, the CA Management and the Maintenance Supervisor. Level 2 access is reserved for the Club Peachtree Front Desk. Level 3 access is granted to all Members, including sports club presidents with the purchase of a key fob.

9.2.3 Purchase/Replacement: Key fobs will be available for Members to purchase for \$7. Replacement fobs will cost \$8. In order to exchange a defective key fob for a new fob free of charge, the defective fob must be returned to the Community Association.

9.2.4 Presidential Access: Key fobs will be issued free of charge to the president of the Tennis Club, The Pickleball Club, the Softball Commissioner, and any future sports- related Charter Club presidents at Sun City Peachtree. These specially issued key fobs will be level three access only and must be transferred to new presidents once a sitting president leaves office. Lost or damaged key fobs must be replaced for \$8 at the expense of the offending club.

9.2.5 Non-Transferrable: Under no circumstances may any key fob be loaned to or borrowed from another Member. Any false alarm charges, damages to the building, or other rule infractions will be associated with the fob that last accessed the sports facility.

9.3 Sports Complex Building Scheduling

9.3.1 Scheduling: Any Charter Club, Interest Group, or Neighborhood wishing to use the Sports Complex building for an event must first fill out a Reservation Request Form. Scheduled events must be verified by CA Management and scheduled through the LD before the event may take place. No personal parties are permitted at the Sports Facility.

9.3.2 Cost: Rental fees and refundable deposits will be determined by the Board and due at the time of the reservation to cover any cleanup fees that may be necessary.

9.3.3 Hours: All events, including cleanup time, must end prior to 30 minutes before the close of the Sports Complex building.

9.4 Sports Complex Building Use and Etiquette

9.4.1 Use: Use of the Sports Complex for any event is governed by the following rules of etiquette. Should any club, group, or individual be found in violation of these regulations, disciplinary action may be taken, including but not limited to monetary fines, restriction of key fob access, restriction of Sports Complex Building privileges, and restriction on the use of Association Facility privileges.

9.4.2 Food/Beverages: Food and drink are allowed in the Sports Complex Building during scheduled events. Food and drink may be stored in the Sports Complex Building refrigerator up to 24 hours before a scheduled event begins and 24 hours after a scheduled event end. No food or drink may be stored outside of the refrigerator until one hour before the event begins. No carbonated beverages may be stored in the freezer or the icemaker.

9.4.3 Alcohol: Alcohol is allowed in the Sports Complex Building only during an approved scheduled event and only if alcohol use was included on the event planner. No alcohol may be stored anywhere inside the Sports Complex Building unless the approved scheduled event to which that alcohol belongs is taking place.

9.4.4 Smoking: Smoking is prohibited in the Sports Complex Building and within a reasonable distance of 25 feet outside entrances, operable windows, and ventilation systems of the Sports Complex

Building so as to ensure that tobacco smoke does not enter the building.

9.4.5 Furniture: Furniture inside the Sports Complex Building may be rearranged, and additional furniture may be brought in, but all furniture must be returned to its original position by the end of the event.

9.4.6 Provide Own Equipment: Any Charter Club, Interest Group, or Neighborhood must provide their own party equipment. No grills, cookware, or party equipment of any kind will be provided. In addition, no utensils, cups, plates, or party equipment of any kind may be borrowed from the Amenities Center to use at the Sports Complex Building.

9.4.7 No Flames: No open flames are allowed inside the Sports Complex.

9.4.8 Trash: All trash must be removed from the premises and disposed of in the large dumpster outside of the Club Peachtree. A key for this dumpster can be obtained from the Front Desk at Club Peachtree

9.4.9 Clean Up: After an event, the Sports Complex must be clean of all messes, spills, trash, crumbs, and other detritus. Failure to clean the Sports Center building to an acceptable standard will result in the loss of the renter's \$50 deposit.

9.4.10 Attendance: Total attendance for the Sports Complex Building may not exceed 42 people.

9.4.11 No Storage: The Sports Complex Building is a shared space, so the storage of personal property is prohibited. Any food or drink left in the Sports Complex Building more than 24 hours after the end of an event will be discarded. Any non-perishable items left in the Sports Complex Building will be held in the Club Peachtree lost and found for 48 hours before being discarded. No Charter Club, Interest Group, or Neighborhood may store food or drink in the Sports Complex Building at any time outside of the allowable event time regulations listed above.

9.4.12 False Alarm: Any false alarm charges found to be the fault of the renter will be assessed to the renter.

9.4.13 Firearms: Firearms are not allowed in any Association Facility or activity area except when carried by an authorized law enforcement official. Even though the State of Georgia allows a licensed individual to carry a concealed weapon, those individuals, including

Members and Non-Resident Guest, may not carry them into the Sports Complex.

9.4.14 Proper Apparel: Proper dress is required in the Sports Complex at all times. Unless otherwise specified, appropriate casual attire is required in the Sports Complex. Appropriate casual attire for men includes non-marking footwear, shirts, pants/shorts and for women includes non-marking footwear, blouses/shirts, and pants/skirt/dress/shorts. Upper body garments must be worn at all times. Appropriate athletic apparel is required in all indoor and outdoor sports areas. Open-toed shoes and/or slides will not be permitted during fitness or other physical activities. Golf shoes are not permitted in the Sports Complex.

9.4.15 Emergencies: In case of emergency, use the nearest phone to call 911. A safety phone can be found on the outside wall of the Sports Complex Building.

9.5 Conduct of Members and Disciplinary Actions

9.5.1 General Rule of Courtesy: All Members are expected to abide by the Governing Documents and these rules and to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, including without limitation the use of profanity or otherwise abusive or disruptive behavior, will not be tolerated.

9.5.2 Interference with Employees: Any inattention to duty or discourtesy on the part of an employee should be immediately reported to the LD or the CAM. However, under no circumstance will Members or Non-Resident Guests interfere with, attempt to discipline, or otherwise direct Association Personnel in the course of their performance of their duties.

9.5.3 Safety is Paramount: Any Member or Non-Resident Guest not adhering to the posted or otherwise obvious safety rules may be asked to leave. With respect to safety, proper decorum, and sanitation, the CA Management's judgment will prevail in all instances. Any complaint relating to an Association Personnel decision may be later appealed to the Association Board. However, until such appeal is heard, the Association Personnel's decision stands. Arguing, being abusive, or otherwise challenging a Member or aforesaid Association Personnel may result in disciplinary action.

9.5.4 Non-Resident Guests: Conduct of Non-Resident Guests remains the responsibility of the sponsoring member.

9.5.5 Rule Infractions: Members charged with rule violations may be asked to appear at a disciplinary hearing before the Association's Covenants Committee, if established, and/or the Board of Directors to explain and justify their actions. If the Board determines that a rule was violated in a willful or otherwise deliberate manner, the Board may impose monetary penalties and/or suspend the offender's facility privileges.

10.0 Peachtree Playhouse & Stage

10.1 The Peachtree Playhouse

10.1.1 Use: The Peachtree Playhouse is a multi-use auditorium for such things as presentations, performances, showing movies, etc. and was opened in 2019. There are just over 150 seats. It has an extensive lighting and sound capability. The Playhouse has the following parts: Auditorium, stage, backstage, audio/visual (AV) areas, and an entryway.

10.1.2 Storage: With the approval of CA Management, certain items may be stored backstage.

10.1.3 Training: Due to the sophistication of the AV equipment, the CA has approved certain trained individuals to utilize this equipment. The AV staff is trained resident volunteers that can operate this equipment. For basic presentations using only a computer, the overhead projector, and standard microphone, this staff will not be required.

10.1.4 Reservations: A specific Reservation Request Form is used to reserve the Playhouse.

10.1.5 Food and Drink: No food or drink is allowed in the Playhouse.

10.1.6 Children: Children are restricted from using this facility.

10.2 Stage

10.2.1 Use: The stage shall require reservations prior to use. It shall be scheduled via the same methodology as rooms. The stage or any component thereof is for use only in Club Peachtree and the grounds immediately adjacent to the facility unless CAC (Clubs and Activities Committee) approves such. The stage is to be used only for Sun City Events.

10.2.2 Storage: The stage shall be stored under lock and key and only trained, and qualified individuals shall be allowed to store/move the stage.

10.2.3 Training: The stage group shall develop the training plan for stage volunteers. Qualification shall be only for one year. The stage group will determine the criteria for renewal of the qualification.

10.2.4 Stage Volunteers: The stage group will be responsible for providing the LD with a list of those stage volunteers that have been trained for stage set up. The LD shall make the list of those qualified to set up the stage available, but it shall be the responsibility of the event organizer or organization to secure the services of the volunteers.

10.2.5 Reservation Request Form: Until a trained volunteer has been identified, the reservation request form will not be approved.

11.0 Display Window – Club Peachtree

11.1 Display Window #1: This will be reserved for the exclusive use of the SCP Photography Club.

11.2 Display Window #2: This will be reserved for the exclusive use of the Pin and Needles Club.

11.3 Display Window #3: This will be reserved for the exclusive use of the Pen and Paper Arts (PAPA) Club.

11.4 Display Window #4:

11.4.1 Use: Display Window # 4 has been designated for Charter Clubs/Interest Groups wishing to display their crafts or group related items.

11.4.2 Schedule: Display Window # 4 can be reserved in two-month increments: Jan/Feb,* Mar/Apr, May/June, July/Aug, Sept/Oct, Nov/Dec

*Jan/Feb will be reserved annually by the ACES Charter Club and dedicated to a display for Black History. Any sharing of the window in Jan/Feb is with agreement of the ACES Charter Club.

11.4.3 Reservations: Use of the window is based on first-come, first-served signups. Reservations can be made up to 6 months out from the current date.

- 11.4.3.1 Conflict:** If two Interest Groups request the same two-month timeslot, the window will be split between them. A maximum of two (2) clubs can reserve the window for a two-month timeslot.
- 11.4.3.2 Signup Book:** The signup book will be located at the Club Peachtree Front Desk.
- 11.4.3.3 Two-Month Time Slot:** If only one Interest Group requests the two-month time slot, they will have use of the full window.
- 11.4.3.4 Consecutive Two-Month Timeslots:** Consecutive two-month timeslots will be allowed only if no other interest group requests the second timeslot.
- 11.4.3.5 Consecutive Two-Month Timeslots Cut-Off:** To reserve a two-month timeslot, the Interest Group leader must sign up for the window no later than the following cut-offs:

Mar/Apr – February 15th

May/Jun – April 15th

Jul/Aug – May 15th

Sep/Oct – August 15th

Nov/Dec – October 15th

- 11.4.4 Take Down:** Interest Groups are responsible for emptying the display window no earlier than two (2) days before and no later than the last day of their reserved two-month timeslot. This will ensure that the next Interest Group has access to the window to set up their display.

12.0 Softball Field, Grandchildren Park, Dog Park

12.1 Softball Field

- 12.1.1 Use:** The Softball Field is available for recreational use, and operational responsibility rests with the CA Management. Non-Members of traveling clubs/leagues will not pay a fee as long as the visiting group accommodates Sun City Peachtree Members on a reciprocal basis. Maintenance of the facilities rests with the CA Management.

- 12.1.2 Member Activity Card:** All Members must have their Association membership card with them while using the Softball Field. Non-Resident Guests must be accompanied by a Member sponsor and have their Non-Resident Guest Member Activity Card, Pass or Wristband.
- 12.1.3 Children:** Children are not allowed on the Softball Field. Children attending games and sitting in the seating area must be accompanied by a Member.
- 12.1.4 Hours:** The Softball Field will be open daily from dawn to dusk, subject to weather and maintenance requirements. CA events and the Softball Charter Club events will have scheduling priority.
- 12.1.5 Food/Beverages:** Beverages are allowed, non-glass bottles or cans are preferred.
- 12.1.6 Play At Own Risk:** All players play at their own risk.
- 12.1.7 Waste:** There are trash receptacles at the softball area.
- 12.1.8 Emergencies:** Emergency phone and emergency equipment are available in the softball field.
- 12.1.9 Proper Apparel:** Proper dress is required in the Softball Field at all times. Upper body garments must be worn at all times. Appropriate athletic apparel is required in all outdoor sports areas. Open-toed shoes and/or slides will not be permitted during fitness or other physical activities.
- 12.1.10 Violations:** Violators of the Community Rules or of the Softball Charter Club Rules are subject to removal from the park and loss of privileges.
- 12.1.11 Firearms:** Firearms are not allowed in any Association building or activity area except when carried by an authorized law enforcement official. Even though the State of Georgia allows a licensed individual to carry a concealed weapon, those individuals, including Members and Non-Resident Guest, may not carry them in the Softball Field.
- 12.1.12 Safety is Paramount:** Any member or Non-Resident Guest not adhering to the posted or otherwise obvious safety rules may be asked to leave. With respect to safety, proper decorum, and sanitation, the CA Management's judgment will prevail in all instances. Arguing, being abusive or other violations on CA or Softball Charter Club Rules are subject to removal and may result in disciplinary action.

12.2 Grandchildren Park

- 12.2.1 Use:** The grandchildren's park is designed as a place where residents can take their grandchildren. The park is in two parts: children under five (5), and children over five (5) years of age.
- 12.2.2 Hours:** Hours are dawn to dusk
- 12.2.3 Own Risk:** This park is to be utilized at your own risk.
- 12.2.4 Waste:** Waste should not be left at the grandchildren's park. There are trash receptacles at the softball area.
- 12.2.5 Food/Beverages:** Member provided food and beverages in non-glass bottles or cans can be consumed at the park.
- 12.2.6 Emergencies:** An emergency phone is available at the softball area.

12.3 Dog Park Rules

- 12.3.1 Hours:** Hours are from dawn to dusk.
- 12.3.2 Enter at Own Risk:** Enter at your own risk. CA is not responsible for injuries to dogs, their owners or others using the park. Owners are legally responsible for their dogs at all times while in the dog park as well as any injury which may occur.
- 12.3.3 Waste:** Owners must clean up after their dogs and properly dispose of their waste.
- 12.3.4 Owner Accompany:** Dogs must be under voice command, control and accompanied by an adult aged 19 years of older.
- 12.3.5 Aggressive Behavior:** Dogs that are aggressive or exhibit excessive barking are not allowed in the park. Aggressive behavior should be reported immediately to the Community Association Manager.
- 12.3.6 Food/Beverages/Treats:** No food or treats are allowed in the dog park. Beverages in non-glass bottles or cans are allowed.
- 12.3.7 Dogs in Heat:** Dogs in heat are prohibited.
- 12.3.8 Puppies:** Puppies under four (4) months old are prohibited.

- 12.3.9 Holes:** Owners should fill in any holes mistakenly created by their dog(s).
- 12.3.10 Dog Bites:** To report bites, please call City of Griffin Animal Control at 770-229-6450.
- 12.3.11 Emergencies:** For emergencies call 911.
- 12.3.12 Children:** Children under the age of 5 are not allowed in the dog park.
- 12.3.13 Dog Limit:** Owners may bring a maximum of three (3) dogs to the park at one time.
- 12.3.14 Respect:** Respect other dog park visitors, both human and dog, by keeping your pet from jumping on or interfering with other people or their pets.
- 12.3.15 Violations:** Violators of the dog park rules are subject to removal from the park and loss of privileges
- 12.3.16 Program Activities:** At the discretion of the Dog Lover's Club officer, and with the approval of the Community Association (LD), four hour educational and training programs pertaining to dogs may be held twice a month and are not to exceed four hours. The training sessions should be conducted in an unobstructed area inside the fenced Dog Park to meet the requirement that one section of the park will remain accessible to residents not participating.

13.0 Parking Lots

- 13.0.1 Location:** There are three CA major parking lots: (1) Club Peachtree, (2) Tennis Courts, and (3) Softball Field/Grandchildren Park/Dog Park. There is a fourth (4) parking lot at the current sales center. It is now under management by the sales department.
- 13.0.2 Use:** The parking lots are designed to accommodate short-term parking for residents and Non-Resident Guests while participating at one of the above locations. With CA Management approval, longer-term parking may be approved. Vehicles are not allowed to be parked overnight in any of the SCP parking lots, without prior approval from CA Management. Cars will be towed at owner's expense.

13.0.3 Overnight Temporary Parking: Temporary parking is available at a cost determined by CA Management on a per day basis at the RV storage area located near the construction entrance. Call the Front Desk at 678-692-8400.

13.0.4 Events: Periodically, CA Management may approve events that require parking space to be dedicated and not available use by residents for a period of time. Residents will be notified ahead of time by CA Management when this happens.

ADDENDUM I

SUN CITY PEACHTREE COMMUNITY ASSOCIATION FINE POLICY AND APPEAL PROCESS

Effective

Pursuant to the Sun City Peachtree Community Association (CA) Rules and regulations document, the Community General Manager (GM) shall have the power to levy fines against an owner for a violation of the Rules and Regulations document by the Owner or by any resident of the owner's lot, after notice and an opportunity to be heard, in accordance with the procedures specified in the Rules and Regulations. The following Infraction Policy shall be followed by the Sun City Peachtree Association.

The fines are subject to change at the sole discretion of the GM. Fines listed are for the second occurrence following the initial warning letter. Subsequent occurrences of the same offense, within a 12-month period, will result in the suspension of the owner's activity card for a designated period-of-time.

SCHEDULE OF FINES:

Sun City Peachtree Community Association (CA) Rules and Regulations Manual:

Breach of Indoor and/or Outdoor Pool Rules – 7.0 article 7.2.3..... \$100.00

Food/Beverages: Food and non-glass, non-alcoholic beverages may be used only in areas where tables and trash receptacles have been provided. Food and beverages are not to be consumed in the pool. Food and beverages are not permitted WITHIN THREE FEET of the edge of the pool. No sharp objects of any kind are permitted, nor are glass containers of any kind. This includes bakeware, crock pots and glass food jars.

Breach of Conduct of Members and Disciplinary Actions – 9.0 article 9.5.1... \$100.00

General Rule of Courtesy: All members are expected to abide by the Governing Documents and these rules to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others, including, without limitation, the use of profanity or otherwise abusive behavior will not be tolerated.

Definition of abusive and disruptive behavior:

yelling, use of profanity, threatening comments or actions toward others and/or interfering with the functions of the front desk or staff members of Club Peachtree.

FINE POLICY:

In the event that a resident and/or guest violates the rules and regulations defined above, fines may be imposed.

The following procedure will be followed.

- A written warning notice will be sent from the GM to the homeowner, stating the details of the violation. The letter will state that a second violation will result in a fine.
- A second violation by the homeowner, for the same type of infraction, will result in a letter from the GM indicating that a fine of \$100 will be assessed against the homeowner. The letter will state that a third violation will result in the suspension of Club Peachtree privileges. The letter will contain details on the appeal process and timeframe for requesting a hearing.
- A third violation by the homeowner, for the same type of infraction, will result in a 3-month suspension of the owner's Club Peachtree access and privileges.
- Any additional violations, for the same type of infraction, will result in long-term suspension of Club Peachtree privileges.

APPEAL AND HEARING PROCESS:

If an appeal is requested within fifteen (15) days from the date of the second violation notice, a hearing will be scheduled and held before the Covenants Committee. The Covenants Committee, after review of the facts presented, will rule on upholding the violation or rule to cancel the violation.

Please note: The Association may modify the sanction, as well as the appeal and review process in the Board's sole discretion based on the nature of the infraction. The Board may determine there is a need to expedite the process as long as it is consistent with the Association's Declaration and By-Laws.

DEFINITIONS

(The definitions are based on the Declaration of Covenant, Conditions of Sun City Peachtree)

Activity Card – See Member Activity Card

Additional Resident – This refers to an occupant or an Affiliate Member which is defined as any individual, 19 years of age or older, who resides in a residential home for more than six (6) months in a calendar year. Only one Affiliate Member Card will be issued per lot. Owners may be required to certify that an additional resident requesting an Affiliate Member Activity Card meets the qualifications for facility use as stated in the Governing Documents. See Qualified Resident, Co-Owner, or Affiliate Member.

Administrative Office – The Community Association Management staff located at Club Peachtree.

Affiliate Member – If a Dwelling Unit is occupied by more than two (2) Qualified Residents, all Co-Owners/Addition Residents share the privileges of membership. However, only two Member Activity Cards will be issued per household. The additional Qualified Residents shall be called an Affiliate Member. This classification of Member must pay an additional fee as outlined by the Board. Affiliate Members will be issued an Affiliate Member Activity Card. Only one Affiliate Member Activity Card may be issued per lot.

Affiliate Membership ID Activity Card – See Supplemental Members Activity Card

Age-Restricted Community - Sun City Peachtree is an age-restricted community operated in compliance with all applicable state and federal laws. The community provides housing for people 55 years of age or older, and each residential home, if occupied, must be occupied by at least one person 55 years of age or older. No person under 19 years of age may reside in any residential home for more than 90 days in any consecutive 12-month period.

Age-Qualified Resident/Occupant – Any individual (i) 50 years or older who owns and occupies a Dwelling Unit and was the original purchaser of the Dwelling Unit from the Declarant; or (II) 55 years or older who occupies the Dwelling Unit. The term “occupy,” “occupies,” or “Occupancy” shall mean staying overnight in a particular Dwelling Unit for at least 90 days in a consecutive twelve (12) month period. (See Section 1.2 of the Covenant).

Amenities – See Association Facilities

Amenities Center – See Club Peachtree

Amenities Center Front Desk – See Front Desk

Animals and Pets – An animal or pet is defined as a

dog, cat, bird, or other usual and common household pets, subject to compliance with applicable local laws, codes, and ordinances.

Associate Member– This is not an official SCP term. See Affiliate Member

Association – See Sun City Peachtree Community Association, Inc.

Association Executive Director – See Community Association Manager

Association Facilities – Association facilities shall include:

- Bocce Ball Courts
- Club Peachtree
- Dog Park
- Fitness Center
- Game Room
- Grandchildren Park
- Multi-Purpose Courts
- Parking Lots (Events in)
- Peachtree Playhouse and other facilities primarily used for exhibiting motion pictures, stage dramas, lectures, musical recitals, or other similar performances.
- Pickleball Courts
- Sports Complex Building
- Swimming Pools (Indoor and Outdoor)
- Tennis Courts
- Softball Field
- Walking Trails
- Others as specified by the Board.

Association Management Reception Desk – See Front Desk

Association Special Guest - This is not an official SCP term. A Non-Resident Guest, sponsored by the Declarant is a Developer Guest. See Developer Guest or Non-Resident Guest..

Base Assessment - The regular annual per lot fee charged to all Dwelling Units to fund common area expenses for the benefit of all Members.

Bracelet – This is not an official SCP term. See Wrist Band.

Board – See Board of Directors

Board of Directors - Body responsible for the administration of the Association, selected as provided in the By-Laws and same as a board of directors under a Georgia not-for-profit corporation

Buyer – See Future Member

Bylaws – The Bylaws of Sun City Peachtree Association, as amended from time to time. Please visit the CA website for a copy.

Cards (Type of) –

- See Membership Activity Card
- See Wrist Band
- See Visitor Card

Cats – See Animals and Pets

CC&R – See Covenant, Conditions and Restrictions

Charter Club - Clubs are organizations that are sponsored by the Association to foster and promote opportunities to pursue a hobby, a recreational or cultural interest. Any group of members who are interested in pursuing a particular hobby, vocation, or special field of interest may join together as a club and subsequently petition for an Association charter. Initial approval of Association charters rests with the CAC who will then make recommendations for final approval to the Board of Directors. Charters are granted based on membership need for a specific program, membership interest, and the availability of Association facilities and equipment. Charter Clubs are the operational nucleus for the Association's recreation program and provide both structure and vitality to its mission. Please see the Charter Club Operating Manual for more information.

Children – Children are defined as being under the age of 19 and over the age of 4.

Club Peachtree – The Association Facility that houses the pools, billiard hall, fitness center, library, dance studio, Peachtree Playhouse, meeting rooms, kitchen, etc.

Club Peachtree and Related Facilities – See Association Facilities.

Community Association – See Sun City Peachtree Community Association, Inc.

Community Association Manager – The employee hired by the Board to manage the Sun City Peachtree Community Association, Inc.

Community Intranet – www.clubpeachtree.net

Co-Owner - If a Lot is owned by more than one (1) person, all Co-Owners share the privileges of membership. However, only two Member Activity Cards will be issued per household. One additional Affiliate Card may be issued for another Qualified Resident. See Affiliate Member or Member.

Covenant, Conditions, and Restrictions (CC&R) – The November 1, 2007 document executed by Pulte Homes Corporation, doing business under its “Del Webb” brand, a Michigan Corporation. Please visit the CA website for a copy.

Declarant – Pulte Home Corporation, doing business and under its “Del Webb” brand, a Michigan Corporation or one of its successors or assigns who has become the Declarant.

Declaration – The November 1, 2007, document executed by Pulte Homes Corporation, doing business under its “Del Webb” brand, a Michigan Corporation. Please visit the CA website for a copy.

Developer Guest - During the period of community development, and as long as the developer has the capability to annex land into the community, prospective home buyers, and developer employed sales associates are considered developer guests. Developer visitors may be accompanied by a sales associate or may identify themselves with a Visitor card. Prospective homebuyers will be in the company of a sales associate. Depending on the nature of club activities, developer visitors and prospective homebuyers may be permitted to participate in club programs. It is incumbent upon sales associates to inquire into club policies and rules before advising developer guests that they may use club activities and programs. Sales associates may only use Association/club facilities when accompanying a prospective homebuyer. The individuals may be issued a Visitor Card . See Potential Member.

Dogs – See Animals and Pets

Duplicate Cards – See Member Activity Card

Dwelling Unit - An individual building, or the portion of a building, designed and intended for independent ownership, occupancy, and use as a residence for one or more Persons.

Executive Director – See Community Association Manager

Facilities – See Association Facilities

Front Desk – The receptionist at the entrance of Club Peachtree.

Future Member – Future Members are individuals who have made a commitment to purchase a home that is being built but have not yet closed – usually lives in the areas. They are eligible to purchase two Member Activity Cards and will be allowed access to all the amenities, including gym, pool, etc. and can purchase tickets to events – must have a valid purchase contract. (See Section 2.2(a) of the Covenant).

Governing Documents - Collective term including the Declaration, Bylaws, Articles, Design Guidelines, and rules or regulations adopted by the Board, as any such documents may be amended.

Invitee- Invitees are individuals sponsored by a Member for the purpose of sightseeing or touring the community. Invitees must remain in the company of the sponsoring Member however, are not required to purchase a wristband unless they choose to use any Association facility, at which point they become a Non-Resident Guest..

Guest Admission – See Non-Resident Guest

Guest Bracelet – This is not an official SCP term. See Wrist Band

Guest Privilege Cards – This is not an official SCP term. See Wrist Band or Visitor Card

Guest Member Activity Card – This is not an official SCP term. See Wrist Band or Visitor Card

Guest Pass – This is not an official SCP term. See Wrist Band or Visitor Card

HOA - Sun City Peachtree is not a Homeowners Association. See Sun City Peachtree Community Association

Homeowner – See Owner

Homeowners' Association – Sun City Peachtree is not a Homeowners Association. See Sun City Peachtree Community Association

ID Card – This is not an official SCP term. See Member Activity Card

Intranet (Community) - www.clubpeachtree.net

Interest Group - Interest Groups are Member-led groups that come together to participate in a particular

hobby or interest. Interest Groups, unlike Charter Clubs, may organize to engage in political, military or religious functions in addition to other interests. See the Interest Group Operating Manual for more details.

Lessee - Occupant of a Dwelling Unit who enters a lease with a lessor and provides a consideration or benefit to the Owner. The Lessor must temporarily surrender his/her Member Activity Card (s) to the Administration Office for the duration of the lease, as well as provide a copy of the lease. The lessee may then request a Member Activity Card, subject to a reasonable administrative fee. Only two Member Activity Cards may be issued to a Lessee.

Lessor – When leasing residential property, the Owner (lessor) continues to pay the annual Base Assessment but may not use Association facilities. The Lessor must temporarily surrender his/her Member Activity Card (s) to the Administration Office for the duration of the lease, as well as provide a copy of the lease. Lessees may then request a Member Activity Card, subject to a reasonable administrative fee.

Lifestyle Director (LD) - The employee hired by the Board to manage the Sun City Peachtree Community Association, Inc. community activities.

Member - A person entitled to membership in the Association. Every Owner shall be a “Member” of the Association and shall hold one (1) membership for each Lot owned. If a Lot is owned by more than one (1) Person, all co-Owners shall share the privileges of such membership, subject to reasonable Board regulation, such reasonable fees as may be established in Section 2.1 of the Covenant, and the restrictions on voting set forth in Section 3.3 and in the By-Laws. All such co-Owners shall be jointly and severally obligated to perform the responsibilities of Owners. The membership rights of an Owner which is not a natural person may be exercised by any officer, director, partner, manager, or trustee, or by any other individual having apparent authority or designated from time to time by the Owner in a written instrument provided to the Secretary of the Association. The Declarant shall be a member of the Association during the Development Period. (See Section 3.2 of the Covenant)

Member (Potential) – See Potential Member

Member Activity Card – Those certain cards issued by the Association which confer upon the holder rights of access to and use of recreational facilities and other Common Areas within the Properties subject but not limited to the following restrictions: Member Activity

Cards must be presented for access and use of recreational facilities and Common Areas. The rights to a Member Activity Card are based on occupancy of a Dwelling Unit. The Board allocates one (1) Member Activity Card to a Qualified Resident of a Dwelling Unit but no more than two (2) per Dwelling Unit. No Member Activity Card will be allocated to a Dwelling Unit not occupied by an Qualified Resident. Subject to established policies, limits, and charges, the Board may issue additional/duplicate cards and Non-Resident Guest privilege cards. The Board may issue Member Activity Cards to persons who have signed binding contracts to purchase a Dwelling Unit or Lot (Future Members) subject to Board policies. Any Owner who leases or otherwise transfers occupancy of his or her Dwelling Unit is deemed to assign their Member Activity Card rights to the Qualified Residents of the Dwelling Unit. The lessee may then request a Member Activity Card, subject to a reasonable administrative fee. Member Activity Cards are issues to Members, Age Qualified Residents, Future Members and Lessees. (See Section 2.2 of the Covenant)

Member Guest – See Guest

Member Sponsor – A Qualified Resident who assumes responsibility for his Non-Resident Guest. The Member must remain in the company of the Non-Resident Guest whenever he/she utilizes any Association Facilities.

Membership Activity Card - This is not an official SCP term. See Member Activity Card

Membership ID Card - This is not an official SCP term. See Member Activity Card

Neighborhood - A portion of the Properties which is described and designated as a “Neighborhood” in the Governing Documents. Sometimes referred to as PODs.

Non-Resident Guest - Non-resident Guests are individuals sponsored by a Member for the use of any Association facility, subject to restrictions for health and safety. Each Non-resident Guest admission is valid for the full day for which it is issued, but the sponsoring Member (Member Sponsor) must remain in the company of the Non-resident Guest. The use of facilities by a Non-resident Guest is limited to a maximum of four (4) guests per household/visit and Non-resident Guests must remain in the company of the Member at all times. A Wrist Band for a Non-Resident Guest may be purchased at a per person fee as designated by the Board. As the resident population expands, and the demand for facilities and programs increases, the Board can be expected to set additional limits on the number of Non-resident Guests and/or visits that a Member may sponsor. Non-Resident Guests may be allowed to attend CA outdoor events without obtaining a wristband at the front desk (i.e. free or spectator events). The sponsoring

Member must accompany their guests at all times and the conduct of Non-Resident guests remains the responsibility of the sponsoring member. Non-Resident guests attend outdoor events at their own risk.

Non-Resident Guest Admission – See Non-Resident Guest

Non-Resident Guest Bracelet – This is not an official SCP term. See Wrist Band or Visitor Card.

Non-Resident Guest Member Activity Card – A card issued to a Potential Member,

Non-Transferable Card - See Member Activity Card

Occupant – A person staying overnight in a particular Dwelling Unit for at least ninety days (90) in any consecutive twelve-month period. An occupant who does not satisfy the requirement of a Qualified Resident shall not have the same right as Members. (See Section 1.2 of the Covenant). Dwelling units shall not be occupied by more than two people per bedroom in the dwelling unit. (See Section 10.16 of the Covenant).

Owner – One (1) or more Persons, which may include the Declarant or a Builder, who hold the record title to a Lot, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. (See Section 1.48 of the Covenant)

Pets – See Animals and Pets

POD – See Neighborhood

Potential Member – A Potential Member is someone staying in one of the Del Webb Explorer homes – or a guest of the Developer. These individuals are Developer Guests and will probably stay either one day or a weekend. These individuals have no binding ties to the community, such as a signed contract, lease or closing papers. These individuals may be issued a Visitor Card. See Developer Guest.

Property Manager – See Community Association Manager

Pulte Homes Corporation, Inc. – See Declarant

Occupant – A person staying overnight in a particular Dwelling Unit for at least ninety days (90) in any consecutive twelve-month period. An occupant who does not satisfy the requirement of a Qualified Resident shall not have the same right as Members.

Qualified Resident – See Age-Qualified Resident/Occupant.

Reception Desk – See Front Desk

Renter - See Lessee

Resident – See Age Qualified Resident/Occupant

Resident Activity Card – This is not an official SCP term. See Member Activity Card

Resident Activity ID Card – This is not an official SCP term. See Member Activity Card

Resident Guest - All Association Members are qualified to join a Charter club. Until they choose to do so, they are considered Resident Guests when visiting a club. The number of visits allowed before becoming a member is included in the Club's Bylaws.

Sponsor – See Member Sponsor

Sports Complex – Tennis courts, pickleball courts, bocce courts, horseshoe pit, basketball courts, and the Sports Complex Building

Sports Complex Building – The building associated with the tennis courts, pickleball courts, bocce courts, and basketball courts.

Sun City Peachtree Community Association, Inc. – A Georgia not-for-profit corporation to own, operate and operate the Common Areas, and to administer and enforce the provisions of the Governing Document.

Supplemental Affiliate Member Activity Card – See Supplemental Member Activity Card.

Supplement Fee - The fee charged for a Supplemental Member Activity Card. It will typically equate to %50 of the annual assessment.

Supplemental Member – This is not an official SCP term. See Affiliate Member

Supplemental Affiliate Member Activity Card – This is not an official SCP term. See Wrist Band.

Supplemental Resident ID Card – This is not an official SCP term. See Wrist Band.

Tenant – (See Lessee)

Tier 1 Reservable Paid Space - High usage, multi-purpose space able to be used for meetings and many other types of events by Association organizations.

Connectivity to other nearby space for use in larger events increases the criticality of this space.

Tier 2 Reservable Non-Paid Space - Limited purpose space available only for a few specific activities or events. May not be suitable for private

Tier 3 Open Space - Dedicated space only available to very limited general activities or events. May not be suitable for private meetings. Also includes non-CA space.

Tier 4 Sports Space - Dedicated space for specific 'sports activities'

Tier 5 Future Space - Future space to be defined

Types of Members/Guests - There are various classes of individuals who have different degrees of access to the Sun City Peachtree community and its facilities. They are classified as follows:

- Affiliate Member
 - Additional Resident (See Affiliate Member)
 - Affiliate Member (See Affiliate Member)
 - Age-Qualified Resident/Occupant (See Age-Qualified Resident/Occupant)
 - Buyer (See Future Member)
 - Co-Owner (See Owner, Affiliate Member or Member)
 - Future Member (See Future Member)
- Member
 - Age-Qualified Resident/Occupant (See Age-Qualified Resident/Occupant)
 - Association Member (Member) – (See Member)
 - Co-Owner (See Owner, Affiliate Member or Member)
 - Homeowner – (See Owner)
 - Lessee (See Lessee)
 - Lessor (See Lessor)
 - Member (See Member)
 - Occupant (See Age-Qualified Resident/Occupant)
 - Owner (See Owner or Future Member)
 - Qualified Resident (See Age-Qualified Resident/Occupant)
 - Renter – (See Lessee)
 - Resident – (See Age Qualified Resident/Occupant)
 - Resident Guest - (See Resident Guest)
 - Tenant – (See Lessee)
 - Guest
- Association Special Guest)
- Developer Guest (See Developer Guest)
- Invitee (See Guest)

- Non-Resident Guest (See Non-Resident guest)
- Potential Member – (See Potential Member)
- Resident Guest (See Resident Guest)

Visitor Card – A card issued to a Developer Guest or Potential Member. During the period of community development, and as long as the developer has the capability to annex land into the community, prospective home buyers, and developer employed sales associates are considered developer guests. Developer visitors may be accompanied by a sales associate or may identify themselves with a Visitor card. Prospective homebuyers will be in the company of a sales associate. Depending on the nature of club activities, developer visitors and

prospective homebuyers may be permitted to participate in club programs. It is incumbent upon sales associates to inquire into club policies and rules before advising developer guests that they may use club activities and programs. Sales associates may only use Association/club facilities when accompanying a prospective homebuyer

Wrist Band – A wrist band issued to a Non-Resident Guest by the Front Desk upon payment of current fee and must be worn at all times when using Association Facilities. The Card or Wrist Band is only good for the day on which it was issued. The Non-Resident Guest must also always be accompanied by a Member Sponsor.