

RULES AND REGULATIONS GOVERNING THE SOUTHALL LANDINGS COMMUNITY

The SLPOA and SCOA and MCOA Boards of Directors have concluded that specific governing rules are necessary to:

- promote good neighborhood relations,
- maintain the health and safety of all within our community, and
- establish an enviable neighborhood appearance and living environment

In accordance with the SLPOA, SCOA & MCOA Bylaws; Article Three Sections Ten and Eleven; and Article Five, Section Two, the following rules have been developed for:

CLUBHOUSE USE	EXTERIOR ADVERTISING
LAKE USE	NOISE CONTROL
PET & WILDLIFE CARE	RECREATIONAL FACILITIES
RECYCLING & TRASH	SWIMMING POOLS
VEHICLE CONTROL & PARKING	CAMPERS AND MOTORHOMES
PARTY ROOM USE, RENTAL & CARE PROCEDURES	

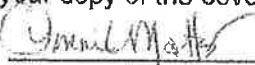
These rules have been jointly developed by and are equally applicable to the SLPOA, SCOA & MCOA members and residents. They are intended to supplement and further define covenant restrictions where potential problems have been observed. Your Association Boards, in the spirit of *treating your neighbors as you would have them treat you*, ask you to follow these common sense guidelines, and to ensure that your family members and guests know about and likewise follow these rules.

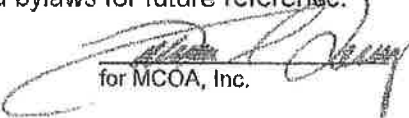
You can expect the Association Boards, acting on owner concerns, to aggressively but equitably enforce these rules. Individuals or families may be assessed a charge and/or restricted from use of Association facilities when, in the judgment of the SLPOA Board, sufficient evidence of and responsibility for violations can be assessed. Unless otherwise noted herein, management will notify the owner in writing of violations of these rules and outline a time period for compliance. If the violation is not corrected within the specified timeframe a second letter will be issued with a date given to comply. If the violation is not corrected within the stated timeframe, management will establish a formal hearing date for the owner to meet with the Board of Directors. If the Board of Directors finds that a violation does exist the owner may be assessed a charge or other legal action could be taken to ensure compliance in accordance with the Virginia Property Owners Association Act and the Virginia Condominium Owner's Act.

These rules were established on July 20, 1994, and amended on February 23, 1996, amended on October 16, 2002, December 15, 2008, September 15, 2009, February 18, 2010, March 15, 2010 and December 9, 2010. You are invited to make written comments on these rules to any Association officer, or to present your views at any Association meeting for which you have reserved time on the published agenda. The SLPOA Board of Directors currently meets at the Association Clubhouse at 7:00 PM on the second Thursday of each month, and the SCOA Board meets on the third Monday at 7:00 PM. Any homeowner or resident is welcome to attend either meeting and to comment at any time. **MCOA will establish a meeting time and date once the Association is under owners' control.**

Please file these rules with your copy of the covenants and bylaws for future reference.


for SLPOA, Inc.


for SCOA, Inc.


for MCOA, Inc.

CLUBHOUSE USE

1. GENERAL:

- a. Clubhouse hours of use are 5:00 AM to 12:00 AM (midnight). Entry is prohibited during the period of 12 midnight and 5 AM. Failure to vacate by midnight without prior notice to management may result in loss of use of the clubhouse.
- b. Please note that our clubhouse has a fitness center and is a NO-SMOKING facility. Smoking is not permitted anywhere within the building. Please advise your guests.
- c. Members or guests under eighteen (18) must be accompanied by an adult for access to the Clubhouse. Violators will lose use privileges for their family and guests.
- d. Locker room light switches also control separate heat, air and ventilation systems for each locker room. Please turn off the lights when not in use.
- e. Do not leave personal items in the lockers or locker room overnight. Any items left may be discarded.
- f. The Association has installed television recording and monitoring systems in the clubhouse and associated facilities to help control vandalism and misuse.

2. PARTY ROOM:

- a. The party room on the second floor of the Clubhouse is available for private functions between the hours of 5:00 AM and 12:00 AM. It can be used by homeowners, their immediate families, and guests on a walk-in basis any time it is not being rented/reserved for another function. An adult must accompany members or guests under eighteen (18).
- b. Homeowners may reserve the room for private and family functions for a fee. A simple contract will be required between you and the Association that recognizes your exclusive right to use the facility for the specified period. The Clubhouse may not be rented for use by a non-property owner.
- c. Rentals can be arranged by property owners through management. If you anticipate difficulty in vacating and securing the Clubhouse building by midnight, you should arrange for late use with the manager at the time the contract is negotiated.
- d. Additional rules and regulations apply. Please review the clubhouse reservation agreement.

3. WEIGHT ROOM:

- a. No children under twelve (12) will be permitted in the weight room.
- b. Children twelve (12) to seventeen (17) years of age may use the weight room ONLY with CLOSE parental/adult supervision.
- c. Proper attire must be worn at all times; e.g. shirts, shorts/pants and closed, athletic shoes.
- d. Instructions on proper use of the equipment will be provided upon request.
- e. Each member family is permitted two (2) guests at a time.

4. INDOOR RACQUETBALL COURTS:

- a. Always carry your playing shoes into the clubhouse. Shoes used on the street carry in dirt and sand, and severely damage the floors and walls.
- b. Children twelve (12) to seventeen (17) will be permitted to play only with adult supervision.
- c. Each member family is permitted two (2) guests at a time.
- d. Proper attire must be worn at all times; e.g. shirts, shorts/pants, non-marking shoes.
- e. Each court has two separate controls; one for lighting and a second for heat, air and ventilation. COURT LIGHTING IS ESPECIALLY COSTLY. Please turn on only those systems for the court you intend to use, and set the timers for your maximum estimated length of play, then turn them off when you finish if no one is waiting to play. (There is a time delay to reactivate the lights after they turn off).

5. SAUNAS:
 - a. A minimum of two persons must be present to use the saunas. (Insurance requirement)
Please post an appropriate sign on the restroom door if you plan co-ed use of a sauna.
 - b. Children under eighteen (18) only with adult supervision may use the saunas.
 - c. Please make use of the timer in each sauna to prevent over-exposure. It is very important that the sauna be completely shut down when you leave.
 - d. Appropriate attire must be worn when using saunas.

6. ENFORCEMENT: Upon review by the Association Board, violators may be assessed a charge and/or restricted from use of the Association facilities. Homeowners will be held accountable for any damage by family members and guests, and for use violations when such persons have had a reasonable opportunity to be informed about these rules.

EXTERIOR ADVERTISING, RESALE AND RENTAL INFO

This complements and expands the Association covenants and bylaws restrictions concerning improvements and/or decoration of the common and limited common property. It principally, applies to Condo residents (including Mainsail Condos) and owners and to single family owners in part.

1. All single-family and condo owners desiring to rent or sell their property are invited to place an advertisement of no more than 4"x6" in the community bulletin board. The bulletin board is located at the clubhouse. Ads must be submitted to management at least 48 hours prior to desired posting date.
 - a. A sign will be maintained by the Association at the entrance to the Condo area indicating that information on resales and rentals is available at the community bulletin board.
2. No permanent or temporary advertising (i.e. FOR RENT or FOR SALE) signs may be displayed on or near any single family residence or condominium so as to be visible from the street, with the following exceptions:
 - a. For Southall Condominiums: One sign may be displayed on or near the condominium unit between noon and 6:00 PM on weekends noting that the unit is open for viewing during the period of an "open house." The sign may be displayed only when an owner or agent is physically present for showing.
 - b. Mainsail Condo owners and SLPOA single family owners are permitted to display one For Sale sign as approved by the SLPOA Board. The sign may be obtained by calling Beach Signs at 757-723-7700. The sign cost is borne by the property owner.
 - c. For all properties in Southall Landings: No additional, directional or advertising signs (e.g. entryway signs) is permitted on the Association common or limited common areas.
 - d. Political signs are prohibited from being displayed anywhere in the community.
3. Owners are responsible for advising their sales agent of these policies and ensuring compliance. As this is a sensitive issue among residents, your careful observation of these procedures is sincerely appreciated.
4. You are also reminded of your responsibility to provide a copy of the Association covenants, bylaws, rules, regulations and architectural standards to any buyer or lessee. Should you choose to lease your property, you must also include in your written lease a requirement that the lessee abide by the Association rules and declarations. A copy of these documents may be obtained for a fee from management.
5. Yard Sales—The community holds a bi-annual Yard Sale in April and October of every year. Specific Yard Sale info will be included in the community newsletter as appropriate. Individual Yard Sales are not permitted in the condominium areas. Single family homes can have yard sales subject to city restrictions and permits.
6. **ENFORCEMENT:** Management will remove and discard any signs posted in violation of this policy. Upon review by the Association Board, violators may also be assessed a charge and/or restricted from use of the Association facilities.

LAKE USE

The beauty and convenience of our lakes conceals their potential threat to the safety of our young community members. Because of unsupervised use by young children, they also represent a serious potential liability to the Association. It is extremely important that families emphasize the dangers and instruct their family members on these rules and general safety practices around the water. *For example--the lake depth increases very sharply near the shore in most areas, and the depth in the center is greater than 20 feet.* Recreational use of the lakes is subject to the following:

1. The areas between single family homes and the lake edge are private property, and are not available for common use. No access is provided through these areas. Please instruct your children on this point.
2. Hours of use are sunrise to sunset. No nighttime activity is permitted on or near the lakes.
3. Use of small sail and paddleboats is permitted. No sailboards, wind surfers, or motor-powered craft are permitted. Items may not be left in the lake overnight.
4. Everyone on the lakes must wear a Coast Guard approved personal flotation device (PFD). **THERE WILL BE NO EXCEPTIONS TO THIS RULE!**
5. Swimming in the lakes IS NOT PERMITTED.
6. Horseplay on or around the lakes IS NOT PERMITTED.
7. Fishing is permitted from Association common areas that are not immediately adjacent to or behind buildings. Only property owners and their guests are permitted to fish on the lake. Fishing is specifically prohibited in the Association common areas immediately behind the buildings on the lake.
8. Children under fourteen (14) years of age ARE NOT PERMITTED on the lake unless they have an adult family or Association member (18 or older) present who is specifically responsible for them.
9. **ENFORCEMENT:** Upon review by the Association Board, violators may be assessed a charge and/or restricted from use of the Association facilities. Homeowners will be held accountable for violations by family members and guests when such persons have had a reasonable opportunity to be informed about these rules.

NOISE CONTROL

Closeness of families within our community requires special consideration of our neighbors when participating in indoor and outdoor group activities.

1. Each resident must give consideration to those living around, above, and below with regard to the noise level you and your guests create. 11 PM to 7:00 AM is suggested as "quiet hours." This is an especially sensitive issue with late evening parties in the single family and Condo living areas.
2. Loud, vulgar, and/or abusive language is not permitted at any time.
3. Playing loud music at any time, which interferes with and detracts from the quality of life we promote in the development, will not be tolerated.
4. **ENFORCEMENT:** Upon review by the Association Board, violators may be assessed a charge and/or restricted from use of the Association facilities. Homeowners will be held accountable for disturbances by family members and guests.

PET & WILDLIFE CARE

Association common areas are provided for the enjoyment of all; grass, flowers, shrubs and other landscaping provide a pleasant view from inside and outside the residences. Concerns regarding sanitation, cleanliness and maintenance of these common elements within the complex have increased significantly as the Association grows in membership, and require modification of some current practices. Feeding the ducks and geese causes them to become dependent on these handouts, and to contract diseases because they fail to ingest the necessary roughage and other things needed to maintain their health. It also has indirectly caused an increase in the pigeon population that scavenges the leftovers. Both result in health hazards to the people who also share the area.

Exercising of cats, dogs and other pets in our common areas is expected. This requires owners to accept responsibility for their pets' actions and to be particularly sensitive to their impact on other residents. Information from older planned-community associations like ours indicates that failure to supervise and clean behind pets causes more discord than any other community issue. It is the Association Board's intention to set and strictly enforce rules governing access to and use of common and limited common areas by your best (non-human) friends--your pets.

1. PET CONTROL:

- a. Pets **WILL NOT BE TETHERED** or left unattended outside on Association common areas or limited common areas (e.g. Condo decks).
- b. In addition to City of Hampton laws, pets will be exercised and/or walked on a leash anywhere within the confines of the Association. In no case will they be permitted to run free.
- c. Pets **ARE NOT PERMITTED** within the enclosed area of the swimming pools, tennis courts, nor in the Clubhouse (except for brief stops in the down stairs clubhouse entry).
- d. All pet excrement deposited in common areas and in limited common areas must be removed immediately and disposed of inside your home or in the trash dumpsters. Failure to "Scoop Your Poop" creates an unsightly area, is a significant offense to other residents and guests, and can cause major health hazards.
- e. Pets **WILL NOT BE EXERCISED** near the swimming pools, around the Clubhouse or other places where the remains of excrement or urine create an eyesore or health hazard.
- f. Pet owners will avoid habitual use patterns that cause a concentration of urine to adversely affect plant/grass growth in common areas and in limited common areas.

2. WILDLIFE CARE:

- a. Feeding of ducks and geese is prohibited. It is disruptive to their natural living and migration patterns, and a potential health hazard.
- b. Adult supervision of children is recommended at all times to avoid their being attacked by mature ducks and/or geese. NOTE: Both ducks and geese are non-discriminating and become particularly aggressive when requesting a handout from any passer-by)
- c. Open bird feeders are prohibited from use within the condominium areas.
- d. Do not leave open food dishes outside that will attract raccoons or other wild or stray animals.

3. ENFORCEMENT: Upon review by the Association Board, violators may be assessed a charge and/or restricted from use of the Association facilities.

RECREATIONAL FACILITIES

Establishment of this rule is needed because of the increasing number of members and guests using our excellent recreational facilities. Safety for the participants and safety for those who are bystanders near our recreational facilities is paramount at all times! After safety comes harmony with our living space, and a commitment to maintain the cleanliness of each recreational area with a minimum of outside labor and time. Your personal assistance, and that of each of your family members in keeping our facilities clean and neat is required for us to maintain the high standards we've come to expect. Please call management if you observe the need for cleaning or emptying of trash receptacles provided at each facility.

1. GENERAL ACTIVITY RULES:

- a. All persons using the recreational and other facilities of the Association do so at their own risk and responsibility. It is particularly important that you make your family, friends and guests aware of this provision of the South Landings Covenants.
- b. The Association maintains a list of recreational facility users to determine the level of use for each activity and to provide control of facility use by non-residents. You must ensure your family and guests sign in and out in the exercise room.
- c. Each owner is permitted four (4) guests on any single visit. Management may allow exceptions to this number of guests as specifically excepted below or under special circumstances with prior notice to and approval.
- d. Guests of children under eighteen (18) must have written authorization from the sponsor parents to use recreational facilities. This authorization may be placed on file for extended application if you or your child frequently entertain the same guests.
- e. Because of the high use levels by guests and family members who may not have direct access to this set of rules, and to comply with Hampton city codes, the special-use rules for the swimming pools and sport courts are posted at each activity.
- f. Swimming pools, clubhouse and sport courts are equipped with access controls for our common safety and security. Disabling or subverting these controls (such as by climbing over the pool enclosure fence) IS NOT PERMITTED.
- g. Noise, such as that from personal radios or "boom boxes" operated at high volume, that infringes on another person's use of our facilities, or their quiet enjoyment of the residences or common areas, IS NOT PERMITTED. This is a particular problem in the lap pool area that requires your special attention and instruction to your family and guests.
- h. Abusive, rude behavior and horseplay have been problems in the past but will not be tolerated. Foul language will not be tolerated at any time.
- i. Personal items may not be left overnight at any community facility. All left over items may be discarded.

2. FOOD, BEVERAGES & SMOKING:

- a. GLASS CONTAINERS PROHIBITED in the pool areas, and in any other hard-surfaced areas (e.g. basketball and tennis courts).
- b. Food and drinks are permitted in non-glass containers unless specifically restricted. The waste must be disposed of in the proper facilities upon departure.
- c. The Clubhouse and pools are non-smoking areas. All smokers must dispose of butts in non-glass containers in other areas of the community.
- d. Alcohol is not permitted at any recreational facility (pool, exercise room, basketball and tennis courts).

3. ROLLER SKATING/ROLLER BLADES/SKATEBOARDS/RAMPS AND OTHER DEVICES:

- a. This activity IS NOT PERMITTED on the tennis courts, the marina causeways and docks, or on the common area parking lots.
- b. Skating/Rollerblading/Skateboarding is permitted on the basketball court (when not in use). Pads for elbows / knees and helmets are strongly encouraged.
- c. The use of ramps are prohibited.
- d. The use of any device which will interfere with traffic is prohibited.

4. TENNIS, BASKETBALL and COURT USE:

- a. Tennis court hours of use are: Sunrise until 11:00 PM everyday
- b. Basketball hours are: Sunrise until dusk everyday
- c. Proper attire must be worn at all times; e.g. shirts, shorts/pants and regulation shoes.
- d. Food is not permitted on the courts. Beverages must be in non-breakable containers. Clean up your trash when you leave.
- e. Children under twelve (12) must have adult supervision.
- f. Keep the gates locked at all times, even when in use, to preclude small children and others not in your group from being injured.
- g. You are responsible for any damage caused by your out-of-play balls. Use extreme caution when retrieving balls from outside the fence.
- h. The courts and surrounding areas WILL NOT BE USED AS A RESTROOM. Open public restrooms are located on the marina side of the clubhouse.
- i. Please remember that residents live in close proximity to the courts. Loud, profane and/or vulgar language will not be tolerated; likewise, loud car or portable sound systems will not be operated in or near the courts.
- j. Courts are available on a first-come, first-served basis. In this situation, court use is limited to one hour when others are waiting.
- k. Residents may invite no more than nine (9) guests to play basketball. A group of four (4) or fewer should restrict their basketball play to half the court if others are waiting.
- l. Pets are not permitted on the tennis courts at any time.

5. ENFORCEMENT: Upon review by the Association Board, violators may be assessed a charge and/or restricted from use of the Association facilities. Homeowners will be held accountable for any damage by family members and guests and for use violations when such persons have had a reasonable opportunity to be informed about

SWIMMING POOLS

The rules governing use of our two Association swimming pools are designed to maintain the health and safety of our residents and guests. These pools offer great pleasure during the summer season and concurrently represent the most attractive facility in the neighborhood for misuse and corresponding Association/homeowner liability.

Children under fourteen (14) years of age ARE NOT PERMITTED in either pool area unless they have an adult family or Association member (18 or older) present who is specifically responsible for them. (Hampton City Code)

All members must understand and impress upon their family members and guests that the City of Hampton will close these pools and deny us their use unless we comply with all city swimming pool codes. We have included them in the rules below, and added those rules needed to maintain quiet enjoyment by others living in the community. Each resident bears the responsibility for his/her family's compliance; each will also be accountable for the conduct of his/her guests.

1. POOL ACCESS & AVAILABILITY:

- a. The pools will be open on Saturday of Memorial Day weekend until weather dictates closure in the fall. Each gate is equipped with a magnetic lock accessible by your Association key AND SHOULD REMAIN LOCKED AT ALL TIMES. Users MAY NOT CLIMB over the fence to gain access or to leave the pool area.
- b. Hours of use are:

Clubhouse Pool

Adults and supervised children 5:00 AM to 10:00 PM Monday through Sunday

Lap Pool

Adults and supervised children 7:00 AM to 7:00 PM Monday through Sunday

Adults only 7:00 PM to 9:00 PM Monday through Sunday

- c. Pools must be cleared during thunderstorms. Members and their guests are advised to exercise common sense during other periods of inclement weather.
- d. Floats on a rope are provided for one lane for those who wish to swim laps. Lap swimmers have priority for use of this lane.
- e. All owners and residents are required to show their amenity tag and sign in when arriving at the pool. Owners who refuse to do so will not be granted access to the pool.
- f. Any SLPOA owner has the right and responsibility to ask another owner to display their amenity tag and to expect the other owner to sign in when arriving at the pool.
- g. Amenity tags are available at the on-site management office.

2. CONDUCT IN THE POOL AREA:

- a. Proper swimming attire must be worn; no shorts or other clothing not made specifically for swimming may be worn into the pools. Swimmers will shower before entering the pool. Management and adult community members will ask anyone in improper attire to leave or to change.
- b. NO DIVING, SOMERSAULTS, HORSEPLAY, or other dangerous conduct will be allowed in the pool or pool enclosure areas.
- c. No disturbances or distractions to others using the pools will be allowed. Noise levels must be kept to a reasonable level. This is especially important at the Lap Pool area because of the closeness of residences.

3. HEALTH AND SAFETY:
 - a. NO LIFEGUARD WILL BE ON DUTY
 - b. No one may go into the water unless there is another person also in the pool area; THERE WILL BE NO SWIMMING ALONE BY ANYONE AT ANY AGE! (Hampton Code)
 - c. Children under fourteen (14) years of age ARE NOT PERMITTED in either pool area unless there is an adult family or Association member (18 or older) who is specifically responsible for them. (Hampton Code)
 - d. NO PETS will be permitted in either pool area at any time; this is to assure maintenance of health standards to keep the pool filters operational.
 - e. Oversize inflatable, boats and canoes are not permitted in either pool area.
 - f. The phones provided at the lap pool and on the 2nd floor of the clubhouse outside of the management office are specifically installed FOR EMERGENCY USE. Use is also permitted for short duration, local calls. Continued use for extended calls will result in restriction of these lines to 911 access only.

4. GUEST PRIVILEGES:
 - a. Each family is permitted FOUR (4) GUESTS on any single visit; guests must sign in at the register with their sponsor. Management may exceed the limitation on number of guests, under special circumstances, with prior notice to, and approval.
 - b. Guests of children under sixteen (16) must have written authorization from the sponsor parents. This authorization may be placed on file for the entire season if you or your child frequently entertain the same guest(s).

5. FOOD, BEVERAGES, & SMOKING:
 - a. Food and beverages are allowed in the pool areas, provided they are in non-glass containers. Care will be exercised that spillage is immediately cleaned up to avoid stains on the furniture or decking; all waste must be disposed of in the proper facilities.
 - b. Smoking is NOT PERMITTED in pool areas.
 - c. Alcohol is NOT PERMITTED in pool areas.

6. SECURITY OF THE POOL AREA:
 - a. Initial users of the pool each day will confirm that there are no obstructions to safe swimming, and will note any needed routine repair to management.
 - b. Management will be notified promptly whenever any conditions exist which makes use of the pool unsafe.
 - c. The gates will be secured and locked at all times. This is a critical responsibility of every pool user to limit Association liability and to discourage non-residents from its use. Each user is responsible to make sure the gate latch is closed after exiting.
 - d. Users are requested to fold and secure umbrellas when they leave the pool area to prevent their subsequently being blown in to the water.
 - e. The SLPOA Board may, from time to time, contract with an outside source for additional security at the pools. All pool users are required to comply with the security guard and their requests.

7. ENFORCEMENT: Upon review by the Association Board, violators may be assessed a charge and/or restricted from use of the Association facilities. Homeowners will be held accountable for any damage by family members and guests, and for use violations when such persons have had a reasonable opportunity to be informed about these rules. Be sure your children and guests are aware of these rules and their potential liability for loss of pool use. Use rules are posted at the entrance to each pool area; each user will be presumed to know of and abide by these rules.

RECYCLING AND TRASH GUIDELINES

1. Condominiums – Place your recycling bin on the street no later than 7:00 am on the day of pick up. The bin must be removed from the curb & stored properly no later than the end of the pick up day.
2. Hampton Public Works handles recycling for the houses. If you have any questions please call 726-2900. The Condos have recycling with TFC Recycling; they can be reached at 877-543-5766. For the condos when a holiday falls on Thursday, recycling is normally picked up on Saturday.
3. If you have more recyclables than will fit in your bin, place the extra recyclables in a clear plastic bag or an open container immediately next to your recycling bin.
4. All recycled items can be intermixed in your bin.
5. Only recycle items listed as recyclable:
 - a. Papers – should be kept dry
 - Newspapers and their inserts
 - Corrugated cardboard boxes – must be flattened out and cut to less than 3'x4'
 - Brown paper grocery bags
 - Magazines, catalogs, directories, telephone books
 - Office type papers such as junk mail, and other bulk mail, including envelopes, computer paper, stationary and school paper
 - Single-layer cardboard, cereal boxes, and tissue boxes
 - b. Container Materials
 - Glass bottle and jars – wash and separate lids from containers
 - Metal food and beverage cans: jar lids and can tops
 - Aluminum foil products- foil wrap, pie pans, cookie sheets
 - Empty and dry metal paint cans
 - Empty metal aerosol cans (NO SLOSH, NO HISS)
 - Soda bottles, other #1 PETE bottles
 - Milk jugs, laundry detergent jugs, and other #2 HDPE bottles and jugs
6. Mainsail Condominiums has a separate trash removal and recycling system. Each resident is provided a trash toter that can be placed on the curb by 7AM the day of pickup. The toter must be stored properly by the end of the pick up day. Toters must be stored out of sight of the street and neighboring property. Any MCOA resident reported for using SCOA trash dumpsters may be assessed a charge.
7. All recycling bins must be placed on the street or curb, not on the grass.
8. Any MCOA or SCOA owner/resident reported for putting bulk trash in the dumpsters may be charged for an extra trash pick up (if necessary) or assessed a charge, as determined by the requisite Condo Board.
9. Bulk trash may not be left outside of the dumpsters. The trash hauler is not responsible to remove these items. Any owner/resident reported for leaving bulk trash at the dumpsters may be assessed a charge for the cost of the bulk trash removal.
10. Christmas trees may not be discarded in or around the dumpsters.
11. Management will, upon written request, arrange for bulk pick-up (May be at an additional cost).

Be a part of our waste solution -- Reduce, Reuse, and RECYCLE!

VEHICLES CONTROL, PARKING, CAMPER and MOTORHOMES

Establishment of this governing rule has become necessary because of the number of vehicles within the development. It provides for general safety and access to our property, and requires special attention during the summer months, social events, and when the pools are open. Parking during evening hours, particularly within the condominium areas, requires attention by every owner and guest to assure unimpeded emergency vehicle access.

1. GENERAL:

- a. Posted speed limits within the development are set for safety; they will be enforced.
- b. Driving through the wrong side of the security gate is PROHIBITED.
- c. Parking in any location within the development that will impede two-way traffic or prevent access by emergency vehicles IS NOT ALLOWED.
- d. Parking on public streets within the single-family home area is governed by the Hampton City Codes and the covenants and bylaws of the Association.
- e. Use of the streets and designated parking areas within the gates of Southall Landings is governed by the Association, and is further restricted below.
- f. SLPOA resident parking decals and visitor parking tags are required on all vehicles which park in the common parking areas.

2. CAMPER / RV/TRAILER POLICY

- a. The RV / Camper / Trailer may be parked at your residence for a period of twenty-four hours (24 hours) at a time. This time will allow you to pack up for your trip. On the return of your trip you will be allowed twenty-four (24 hours) to unpack and clean up as necessary.
- b. RV's / Campers may not be parked for more than 24 hours in parking lot or other vacant areas of Southall Landings.
- c. If a camper is parked for more than the twenty-four hours per occasion, management will post a notice of intent to tow within 24 hours.
- d. If the camper is not moved within 24 hours it will be towed at the owners' expense.
- e. Visitors and guests traveling in a camper must abide by the same rules and regulations as set by the Board of Directors.
- f. Management may grant an extension to the above time policies on a case-by-case basis.

3. PICK UP TRUCKS Over 1 ¼ ton capacity, boats and boat trailers must be garaged. Tractors, trailers, buses, commercial vans/trucks and non-pick up trucks over 1 ¼ ton capacity are not permitted.

4. SOUTHALL LANDING VEHICLE TOWING POLICY: Effective September 1, 2003, vehicles illegally parked, as defined by the Towing Policy of Southall Landings will be towed at the owner's expense. This towing enforcement policy is to ensure safe access for our community's residents, as well as emergency and service vehicles.

- The Towing Company information and contact phone numbers will be posted on a visible sign at the entrance and through out the condominium area.
- Only the respective board presidents and/or their designee will have the authority to arrange to have a vehicle towed. Any resident with concerns regarding an illegally parked vehicle should contact only the above listed individuals- not the towing company directly.
- Please make sure your visitors are aware of parking regulations within the community.

Illegal parking situations which may result in having a vehicle towed, include

- a. Parking in any location within the gates that will impede two-way traffic or prevent access by emergency vehicles
- b. Parking on the streets within the condo area.
- c. Parking in front of or across from any driveway
- d. Parking in unit driveways or marked reserved spaces of another resident without the specified permission from that resident.
- e. Parking in front of the dumpsters or mailboxes during posted restricted times.
- f. Parking unregistered vehicles in common areas.
- g. Parking non-motorized trailers in common areas without authorization.
- h. Campers/RVs parked in violation of these rules.
- i. Any vehicle parked in a common, SLPOA parking lot must be operable & legal. Operable and legal can be defined as, but not limited to: current license plates; current state registration; current state and safety inspections (if required by the state the vehicle is registered in); no flat tires or other mechanical failures; no fluid leaks. Any vehicle found to be in violation of this rule will be issued a towing warning, with a date to either correct the noted violation(s) or remove the vehicle from the property. If the violations are not cured or the vehicle removed from the property by the specified date, the vehicle will be towed at the owner's expense.

5. SPECIAL RULES WITHIN THE CONDOMINIUM AREA:

- a. **NO PARKING IS PERMITTED ON THE STREETS WITHIN THE CONDO AREAS.** This is to ensure ready Hampton Fire and Rescue Department access. All vehicles parked on the street are subject to towing at the owner's expense.
- b. Parking **IS NOT ALLOWED** in front of or across from any driveway at any time.
- c. All unit driveways are "limited common elements" in our Association covenants, and are for the exclusive use by the owner of that unit and his/her guests.
- d. Parking spaces within common parking areas will be sign-posted for units that do not have garages or a separate parking area; these spaces will be for the exclusive use of that unit's owners.
- e. Parking spaces adjacent to the trash receptacles are signposted for no parking on trash collection days. It is imperative that you not park in these spaces on the designated day or you will be subject to towing at your expense.
- f. All other common-area parking between the buildings and in the clubhouse parking area is available on an unrestricted/non-reserved basis for parking of vehicles only. You are encouraged to use your own garage and parking area as much as possible to make these areas available for guests.
- g. Parking areas are not playgrounds for **BALL, ROLLER SKATING/ROLLER BLADES/SKATEBOARDS or OTHER SIMILAR DEVICES.**
- h. Each condo has its own designated driveway with direct access to the street. Driving through one driveway to reach another is very dangerous and **IS NOT PERMITTED.**
- i. Any vehicle parked in a common, SCOA parking lot must be operable & legal. Operable and legal can be defined as, but not limited to: current license plates; current state registration; current state and safety inspections (if required by the state the vehicle is registered in); no flat tires or other mechanical failures; no fluid leaks. Any vehicle found to be in violation of this rule will be issued a towing warning, with a date to either correct the noted violation(s) or remove the vehicle from the property. If the violations are not cured or the vehicle removed from the property by the specified date, the vehicle will be towed at the owner's expense.

6. **ENFORCEMENT:** Upon review by the Association Board, violators may be assessed a charge and/or have their vehicle towed at the owner's expense. Towing and storage rates for this contracted service will be set by the towing company. You may contact any Board member or management to determine where to reclaim your vehicle. Additionally, owners of vehicles that obstruct trash collection may be charged for the cost of recalling the collection vehicle.

ARCHITECTURAL CONTROL & IMPROVEMENTS

Property in Southall Landings is subject to use restrictions and architectural control as specified in the applicable association covenants. For single family properties and common properties such as the clubhouse and recreational facilities, Articles EIGHT and NINE of the Southall Landings Declaration of Covenants apply. For condominium properties, Article SEVEN, Section Nine of the Southall Condominium Owner's Association Bylaws apply. Controlled modifications include, but are not limited to, the addition of new structures, fencing, modification or removal of existing structures, significant landscaping and color changes to the exterior of your home. Please read the above rules as an initial step in planning any changes or improvements to your property.

A Design Review Committee has been established in accordance with the Declaration for the SLPOA (Master Association). The Design Review Committee will review applications for both the condominiums and single-family homes. The Design Review Committee will be the approving authority for the single-family homes and will serve as advisors to the Board of Directors for the SCOA for applications submitted by condominium owners. The Design Review Committee will notify the owners of single-family homes of their decision on the application in writing within 30 days of the day the application is received in the management office. The Design Review Committee will forward applications from condominium owners on to the SCOA Board of Directors with their recommendations within 30 days of receipt of the application by the management office. The SCOA Board of Directors will have final review authority on applications from condominium owners and will notify the owners of their decision within 60 days of receipt of the application in the management office.

The SCOA Board of Directors has authorized the Landscape Committee to review applications made by condominium owners who wish to modify or replenish the landscaping at the front of their units. The application entitled "Condo Owner's Application for Modification of Landscaping" and the accompanying guidelines are available on the community website or at the Management office. No modifications can be made without Landscape Committee recommendation and SCOA Board of Directors approval.

The intent of these rules is to provide an easy mechanism to preserve the appearance and character of our development, and to assist you in improving your property with a minimum of delay. It should facilitate your desired changes, and reduce the possibility of an adverse impact on immediate neighbors or the community in general.

1. All requests to the Design Review Committee must include the following minimum items:
 - a. A brief but comprehensive written description of the proposed modification or improvement.
 - b. Drawings, plans, or sketches (as appropriate) to enable a non-professional adult to determine the complete nature of the project as stated in the written description.
 - c. Landscaping plans. These include tree and bush removals or plantings.
 - d. An analysis of the potential visible, audible, and physical impact of the project on adjacent neighbors (within a 150 foot radius), on the neighborhood, and on the development. The analysis should also address the added maintenance, which may be required of the Association(s) as a result of the project.
 - e. The name(s) and qualifications of person(s) designing and completing the improvement project.
 - f. The planned start and completion dates of the project.
 - g. A statement that you have advised those adjacent/affected neighbors of your project.

2. Applications should be mailed or hand delivered to the management company.
3. Normally, applications must be submitted as a complete package. Under special circumstances, incremental submittals may be accepted on a case by case basis. All material submitted will become the property of the Boards and will not be returned to the applicant. It is the sole responsibility of the applicant to ascertain that the Design Review Committee has received the complete package.
4. The Design Review Committee meets regularly to consider homeowner requests and will expedite them by circulating the project package among the committee members between meetings when appropriate. The applicant has the right to attend the meeting at which the Committee formally reviews the request. This right may be waived in the interest of expediency. Scheduled Design Review Committee meetings will be posted on the website and bulletin board in the foyer.
5. After Design Review Committee review and Board approval as necessary, the Association manager will notify the applicant of approval or disapproval in writing. The applicant has the right to appeal the decision directly to the appropriate Association Board. In this case, the management company must be notified of your intent to appeal so it may be included as a meeting agenda item.
6. It is the applicant's responsibility to comply with all local, state, and federal codes; and to obtain approval of same where required.
7. The following restatement of existing Condo Association bylaws and policy on attachment to the exterior of any Condominium structure is provided for your information:
 - a. No owner-installed permanent signs or devices of any kind are permitted on any common property. (This does not limit or preclude street and facility use signs posted by the Association)
 - b. No permanent signs or devices of any kind may be installed by a homeowner or resident on any limited common element or exterior of any building (e.g. decks, porches, doorways, etc.) without the prior written approval of the Board of Directors.
 - c. No temporary sign or other attachment will be affixed to any building or structure with nails, screws, or any fastening that damages or penetrates the exterior surface.
8. **General Maintenance:** For more specific guidance, homeowners should refer to the expanded rules and regulations document, Community Architectural Standards, available on the community website or in the Management office.
9. **ENFORCEMENT:** The Association Boards actively encourage you to improve your property and will work with you to make changes you desire. The above rules are intended to supplement and assist in administration of the Association covenants, bylaws, and rules that govern these modifications, and are provided for your information and convenience in planning improvements to your property. Failure to seek and receive approval before commencing a project potentially subjects you to costly restorative work as provided for in the covenants and bylaws. Be sure to review them and seek written approval before you start!

SOUTHALL LANDINGS CLUBHOUSE

PARTY ROOM USE, RENTAL, AND CARE PROCEDURES

INTRODUCTION

This document contains information about your privileges and responsibilities when renting the Southall Landings Clubhouse. It prescribes what equipment, articles, and supplies are available to you; the conditions under which they may be used; and the care and cleaning procedures needed to keep the facility in optimum condition and maintenance. If you have any questions or concerns after reviewing these procedures, please consult management, SLPOA Board of Directors, or their designated representative.

1. Rental Policy and Restrictions

- a. The party room and its adjoining amenities are available for private and community functions between the hours of 5:00 AM and 12:00 AM. Homeowners and their immediate family members may use them on a walk-in basis whenever they are not being rented/reserved for special functions or private rentals. Walk-in users must check the Bulletin Board in the Lobby and/or consult management to be sure the facility is not reserved.
- b. Property owners may rent the clubhouse for private or family functions. The property owner must be present during the entire function and accept full responsibility for its use. Property owners MAY NOT rent the clubhouse for use by non-property owners. The party room is not available for rental by others who do not live in the community.
- c. A contract is required between the property owner and the SLPOA (Master Association) in order to reserve the facility for your exclusive use for a specified period. This contract also requires your commitment to abide by the rules contained herein and to accept full responsibility for the care and contents of the facility during its use by you and your guests. Rentals must be arranged through Management.
- d. Rental of the Clubhouse Party Room does not entitle your guests to use the other amenities, such as the racquetball and tennis courts, showers, pool, weight room, or marina piers.
- e. The following restrictions are mandatory:
 1. NO SMOKING is allowed in any area inside the Clubhouse. People may smoke outside the building, using ashtrays and proper disposal containers. Please avoid discarding butts on deck floors, the grounds, and surrounding walkways.
 2. No birdseed, rice, confetti, shaving cream or similar materials are to be cast anywhere on Southall Landings property. The SLPOA Board of Directors allows no motorized vehicles or pets inside the clubhouse without specific approval.

3. All beer kegs must be located on the deck or walkways outside the Clubhouse, unless served by a bartender or caterer.
 4. No barbecue grills or open fires are allowed on the upper deck of the Clubhouse. This is a local Fire Department requirement.
- f. If alcoholic beverages will be served you must sign the Alcoholic Beverage Indemnification statement.
 - g. Due to liability, **NO ALCOHOLIC BEVERAGES CAN BE LEFT IN THE FACILITY UNATTENDED OR OVER NIGHT.** You must take all alcoholic beverages with you when you leave the event or **THE ENTIRE DEPOSIT WILL BE FORFEITED.**
 - h. Walk- in users of the party room must leave the lights on at night to signify that the room is occupied and insure that the deck doors are securely locked before leaving the premises.
 - i. Indoor furniture is not to be taken outside on the decks without specific approval by the SLPOA Board of Directors or management.
 - j. Property owners must complete a pre-rental inspection of the facility within 24 hours prior to their scheduled event to insure that conditions for rental are satisfactory and contact management if any unsatisfactory condition exists.
 - k. All rental events are subject to spot check by an authorized SLPOA representative to verify the number of attendees and their adherence to the rules and procedures contained herein.
 - l. All vehicles must park in designated spaces; cars parked on the street will be subject to towing at the owner's expense.
 - m. Property owners in good standing (no open violations or past due assessments) may receive one (1) clubhouse rental per year with no hourly rental fees assessed, subject to the following restrictions:
 - (1) Rental will be Monday-Friday, between 8 AM and 4 PM.
 - (2) Maximum of fifty (50) guests
 - (3) A security deposit must be paid in advance of the rental.

2. Security/Maintenance Deposit, Rental and Other Fees

- a. A security deposit of \$300.00 is required when the contract is signed. This deposit will be held until the rental time is concluded. You are responsible for any loss, violation of rules, damage or replacement costs resulting from your rental. If the security deposit does not cover the above, you will be billed accordingly. This deposit may be applied to your room rental fee after the inspection of the premises following your rental and you meet all the cleaning requirements satisfactorily. **IF THERE IS EVIDENCE OF SMOKING ANYWHERE INSIDE THE BUILDING, YOU WILL FORFEIT YOUR ENTIRE DEPOSIT.**

- b. **RENTAL FEES:** Rental rates are a flat rate of \$40.00 per hour with a minimum of a four hour rental. Rental period includes time for set-up, function and clean up. The maximum attendance at a function is 90 people.
- c. **INSPECTION FEE:** (Mandatory) \$25.00. The cleaning service will perform an inspection after each event. Residents who wish to use contract cleaning should arrange this service with the Management office. The homeowner is responsible for any and all damages and cleaning charges. (See SELF CLEANING OPTION below)
- d. All financial obligations are due within three (3) days following the event.
- e. **CANCELLATIONS.** Cancellations can be made without penalty 4 weeks prior to the rental date. Cancellations within the 4 weeks prior result in forfeiture of \$25.00

In an instance when an unavoidable event (flood, hailstorm, act of God, etc.), or an unexpected/unforeseen hazard is introduced to the clubhouse or community which creates an unsafe condition or excessive liability to the community and/or renter, the rental agreement may be cancelled without notice and without penalties to the Board or community. If such a case were to arise, SLPOA will notify the renter as soon as reasonably possible of the cancellation. SLPOA will not be held accountable for losses incurred by the property owner or any other party due to the cancellation.

- f. **DEPOSIT RETURN:** Management or an authorized SLPOA representative will conduct a post-rental inspection of the premises following the event (usually no later than noon the following day) to see that all conditions of this contract / attachments have been met. If satisfactory, the deposit will be returned and/or applied to the rental fees, as per contract agreement.
- g. **SELF CLEANING OPTION:** You may elect to do your own cleaning with your rental. Cleaning must be done immediately following your use, unless other arrangements are made with Management at the time of your reservation. Cleaning must be completed in accordance with the Cleaning and Undecorating Checklist. If the post-rental inspection of the premises asserts that any items of the checklist are not completed and Management has to contract to re-clean the premises, the appropriate cleaning fee will be charged.

3. Key Control

- a. You may obtain keys for the Party room a few days prior to your rental to enable you to set up early on the day of your event. Check with management for access times. Following the event, all keys must be left in the slot in the door of the office and the cleaning checklist left in the plastic wall holder in the kitchen. There is a \$10.00 charge for any lost key.
- b. Your access key to the Clubhouse, piers, pools, and courts is issued for your membership and security exclusively and should not be given to other guest to use, nor to allow children to roam the areas without supervision. Rentals of the clubhouse party room are limited to the second floor and its adjoining amenities and the foyer for entry.

- c. The kitchen and bar cabinets and the storage closet are kept locked to deter vandalism and theft. If you need access to these areas, the keys will be provided to you. Please see that all articles you use are returned to their proper storage place and the cabinets are locked. The kitchen cabinets are labeled as to the contents. Be sure to empty dishwashers and return dishes, glasses and flatware to the proper place.

4. Decorating / Un-decorating Policy

- a. Residents are encouraged to decorate the Clubhouse for seasonal periods and special events, whether for private parties or for the community at large to enjoy.
- b. Fixed seasonal decorating themes, such as Winter, Spring, Summer, and Fall, that have been approved and placed by the SLPOA should not be altered in any way. This is especially true for Christmas decorations and window treatments. Christmas decorations are normally left up from the end of November until the first week in January, after New Years Day. To remove, displace or damage these decorations during this period may result in forfeiture of your security deposit.
- c. Normally, table decorations and candles that are designed for SLPOA – sponsored community events are not intended for private use. With Association approval, you may use them after the community's use, provided you do not alter them and you supply your own candles. Please clean off any wax residue from the decorations after using them. If you do not wish to use the SLPOA table decorations, you may temporarily store them in the coat closet. At the conclusion of your rental, return the table decorations to their original display locations.
- d. There are no restrictions to using temporary decorations, particularly table decorations or banners, provided they are promptly removed from the clubhouse following your rental. Avoid taping anything on the walls, as this can damage the paint surface. Any decorations you provide must be removed from the clubhouse within your rental period unless other arrangements have been made with management. Nails and other similar devices may not be driven in the Clubhouse walls.
- e. You may rearrange the furniture and plants to accommodate your party, however, pictures/paintings may not be removed from the walls unless stated in the rental contract as a special request. At the conclusion of your event, return the equipment to its original location.

5. Use of Clubhouse Equipment and Supplies

- a. The Clubhouse is equipped with a limited amount of decorations, linens, household goods and supplies that you may use.
- b. The grocery items are intended for use at Southall Landings community functions sponsored by the SLPOA/SCOA, not private party rentals. These include coffee, tea, lemonade, sugars and creams, food wrapping materials, paper and plastic products, napkins, etc. (You may use the salt and pepper containers.) You are to provide everything you need, with the exception of

bathroom and cleaning supplies. (NOTE: dishcloths, dishtowels, and paper towels are not provided.)

- c. All leftover foods and beverages must be removed at the conclusion of your rental or following clean-up operations. Left over ice may be left in the freezer. Do not leave anything that you provided on the premises. Any articles that are left in the kitchen will become SLPOA property.
 - d. In order to provide adequate maintenance, repair or replacement of equipment, please identify any breakage or damage of any inventory items that occur or discovered during your rental. This will help the management staff to keep expendable supplies in stock and maintain the facility in optimum condition. You may list the articles on a work order found on bulletin board in the foyer.
6. Applicable Rental Documents. Copies of applicable documents associated with your rental contract are available from management.

**Southall Condominium Owner's Association
Window Replacement Rule
Effective 12/15/08**

Many owners are taking advantage of the opportunity to replace defective windows during the re-cladding project. As a part of this project, the Board established a Window Replacement Policy that is hereby added to the Rules and Regulations for the community as a whole. This same policy will remain in effect until otherwise notified by the Board of Directors.

1. All street-facing windows must have the white mullions (or grids). Old windows are not grandfathered into this rule.
2. The SCOA Board of Directors must approve all window replacements.
3. All windows on one side of a unit must be consistent (all new or all older) in appearance.

**Southall Condominium Owner's Association
Tenant Information Form Rule
Effective September 15, 2009**

Southall Condominium Owners Association Rules & Regulations:

Tenant Information Form:

According to the SCOA Declaration, Article 9, Section G: "Except as provided in paragraph I below, any Unit restricted to residential use may be rented by the Unit Owner only if the Unit is occupied by the lessee and his immediate family, servants and guests, and only if the minimum term of any such rental and occupancy shall be one (1) month."

If a unit owner rents his unit, or any part of his unit, the unit owner must complete the SCOA "Tenant Information Form" prior to the rental term's beginning and the form is to be filed with the association's management. If any information on this form changes, the unit owner must update the appropriate information on the form within 30 days of the change.

A copy of the rental agreement or lease must be provided to SCOA management prior to actual occupancy by the tenants.

A copy of the Rules and Regulations must be provided to the tenant(s) by the unit owner.

This rule is effective as of September 15, 2009 and any rentals currently in place must comply with this rule no later than November 15, 2009.

UPLOADED
4/27/2021