

WILLOWBROOK HOMEOWNERS ASSOCIATION, INC.

RESOLUTION # 2024-02

That the following resolution was adopted by the Board of Directors of Willowbrook Homeowners Association, Inc.(hereinafter "Association") as indicated below:

WHEREAS, the Board of Directors has the authority to Formulate Rules & Regulations governing the conduct of Members and Guests pursuant to Article VII of the Bylaws of the Association;

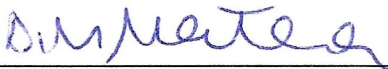
WHEREAS, the Board of Directors has determined that it is in the best interest of the Association to adopt reasonable rules and restrictions to govern the conduct of the Board and Members and their Guests at Board meetings;

BE IT THEREFORE RESOLVED, that the Board of Directors of the Association approved and authorized the adoption of the Refreshed Willowbrook Rules & Regulations and Maintenance Responsibilities (a copy of which is attached hereto) pursuant to the authority granted in Article VII of the Bylaws :

Willowbrook Rules & Regulations, revision date: October 31st, 2024

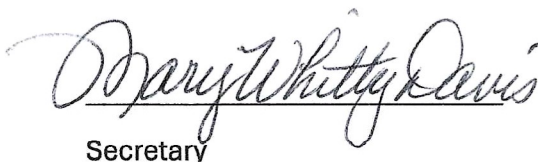
The foregoing action was approved at a meeting of the Board of Directors of the Association on October 31st, 2024.

WILLOWBROOK HOMEOWNERS ASSOCIATION, INC.

By: 

Title: President

ATTEST:


Secretary

Date: October 31st, 2024



Rules and Regulations

*The Rules and Regulations
contained herein are enacted by a
Resolution of the Board of
Directors of the Willowbrook
Homeowners Association and are
effective October 31st, 2024*



“ . . . the best kept secret in Johnston and Wake Counties . . . ”

Whether you're a long time resident or have recently moved into the Community;
WELCOME TO WILLOWBROOK . . . we're glad that you've chosen Willowbrook as your home !

The following pages contain Willowbrook Homeowners Association Rules & Regulations, answers to FAQ's, Pool Policies and Regulations, Maintenance Responsibilities, contact numbers and other useful information.

All are designed to make living in Willowbrook pleasant and comfortable for each member of the Association.

The restrictions are for the mutual benefit of all. The cooperation and consideration of each Neighbor is vital. The HOA Board has a responsibility to establish and monitor these restrictions; Homeowners and Residents have a responsibility to adhere to and follow them. The HOA Board aids Homeowners and Residents to both enhance and keep Willowbrook the premium community that it is.

We have worked to breakout this Document for ease and clarity:

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The owners of lots in this subdivision are members of the Willowbrook Homeowners Association, Inc. and are subject to and bound by the Declaration of Covenants, Conditions and restrictions of the Willowbrook Homeowners Association as recorded in Book 3831 at page 70 in the Wake County Registry of Deeds and Book 1027 at Page 726 of the Johnston County Registry, and as amended in documents recorded in Book 4004 at Page 136 of the Wake County Registry and in Book 1051 at Page 214 of the Johnston County Registry (collectively, "Declaration").

Willowbrook Homeowners Association Rules & Regulations

GENERAL

1. WILLOWBROOK HOMEOWNERS ASSOCIATION MEETINGS

- Monthly Board Meetings are held on the Third Monday of each month, except February, at 7:00 pm in the Pine Hollow Golf Club Clubhouse
- The Annual Meeting is held on the First Monday in February at 7:00 pm in the Pine Hollow Golf Club Clubhouse

2. HOMEOWNERS ASSOCIATION DUES

Homeowners Association Dues are due on the 1st day of the month and considered delinquent 10 days after the due date. If Dues are not paid within thirty (30) days after the due date, the Dues shall be subject to a \$25.00 late fee, the assessment shall bear interest from the date of delinquency at six (6) percent annually, and the Association may bring an action at law against the lot owner personally obligated to pay the same, or foreclose the lien against the lot, and interest, late charges, costs and reasonable attorney's fees shall be added to the amount of such assessment. The notification and collection process is as follows:

- Due Date: 1st of the month
- Full Payment Frequency: Monthly
- Delinquent Date: 10 days
- Delinquent Balance: \$250
- Late Notice Sent: 35 days from Due Date; \$ 25 added to homeowners account; late fee added to Homeowners Account, plus, annual interest added to homeowners account
- Lien Last Attempt Sent: 45 days from Delinquent Date
- Lien Last Attempt Notice: \$75 cost added to homeowners account
- Lien: \$125 +/- cost added to homeowners account
- Intent to Foreclose Letter: \$40 added to homeowners account
- Foreclosure Resolution: Determined by Board at Necessary Time
- **Collection Fees: Any and all collection fees, mailing costs, postage, etc. will be added to the Homeowner's account. Payment to be Homeowner responsibility.**

3. CAMS PORTAL

Homeowners are responsible to set up an account in the CAMS PORTAL. Instructions are shown below. The CAMS Portal provides all the tools needed to manage your payments, submit a Service Request, and much more.

WANT AN EASY WAY TO INTERACT WITH YOUR HOA?

LOG IN TO YOUR VANTACA HOME PORTAL!

SIMPLE & SECURE
To get started, go to:
portal.camsmgt.com

DON'T HAVE AN ACCOUNT?
Click on **Sign Up** to get your secure login set up.

FORGOT YOUR PASSWORD?
Click on **Forgot your login or password** to get it instantly reset.

CAMS
trusted guidance
community association management services

4. PETS

- a) All laws, ordinances, rules, and regulations pertaining to dogs, cats, and other domestic animals adopted by the State of North Carolina and the Counties of Wake and Johnston are adopted as policies and procedures of the Willowbrook Homeowners Association and are incorporated by reference.
- b) Owners, residents or their guests are responsible for cleaning up any pet mess in any private or common area. Failure of an owner, resident or their guests to clean up a pet mess in any private or common area, will subject the owner to the Penalties for Violations as noted on page 16.
- c) Pets shall not be allowed to run free or otherwise interfere with the comfort and convenience of residents or their guests. All pets shall be kept on a leash, under direct control of their owners at all times.
- d) Continued disruption of residents from pets barking should be avoided at all times. Continued disruption of residents will subject the owner to the Penalties for Violations as noted on page 16.

5. HAZARDS

The discharge of firearms or fireworks on the Properties within Willowbrook are prohibited.

6. VANDALISM

- a) Vandalism will not be tolerated. The Willowbrook Homeowners Association reserves the right to pursue and use any and all civil and / or legal means available in dealing with Acts of Vandalism on Willowbrook grounds.
- b) Damage to any common area owned by the Willowbrook Homeowners Association will be repaired at the damaging party's expense.

7. NOISE

Loud noise from televisions, stereo equipment, musical instruments, annoying pets, and other sources should be avoided at all times. Noxious, offensive, or loud activities will not be permitted. Each owner shall refrain from any act or use of his or her lot which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to neighbors. If a homeowner should be disturbed by an ongoing loud noise, he or she should first attempt to notify the disturbing party. If the problem cannot be resolved, the appropriate local law enforcement agency should be contacted. The problem should also be reported to the Willowbrook Homeowners Association's property management company. Failure of an owner, resident or guest to control loud noise from their Property will subject the owner to the Penalties for Violations as noted on page 16.

8. SPEED LIMIT

- a) All streets within the Willowbrook Subdivision are private streets. **The speed limit is 25 MPH.**
- b) Drivers observed driving in an unsafe manner will be subject to reporting to the governing Sheriff's Department.

HOME

9. CLOTHES LINES

Outside clothing lines shall not be permitted upon any lot where they can be viewed from any street.

10. ABSENTEE OWNERS

Homeowners are responsible for providing their tenants with copies of Declaration of Covenants, Conditions and Restrictions, Bylaws, and Rules and Regulations of the Willowbrook Homeowners Association. Any lease must be in writing and must expressly provide that terms of such lease and the occupancy of the dwelling shall be subject to the Declaration, Bylaws and Rules and Regulations for Willowbrook Homeowners Association and that a failure to comply with the provisions of those legal documents shall be a default of the lease. Copies of property leases with lessors name and contact phone and E mail must be submitted to the Property Manager [dollar values may be redacted]. Violations by the renter shall be charged to the homeowner.

11. FRONT STORM DOOR SPECIFICATIONS

- a) Wooden screen doors not allowed on front entry doors.
- b) Aluminum full view white or black storm doors with removable full screen or glass insert panel, similar to a Larson or Pella door, is acceptable.

12. SIGNS

- a) Except as required by the county ordinances, no sign, banner or flag of any kind shall be displayed to the public view on any lot.
- b) Exceptions are allowed for: signs advertising property for sale or rent, signs supporting or opposing political candidates or issues, the American Flag, decorative garden, holiday or seasonal banners or flags.
- c) Directional For Sale signage is prohibited.
- d) No sign, banner or flag shall exceed six (6) square feet in area.
- e) Sales/rental signs must be removed within two (2) days of the close of the transaction.
- f) Open House signs are permitted on the day of the Open House and are to be removed at the end of the day
- g) Political signs, banners or flags shall not be placed on a lot earlier than sixty (60) days before such election/referendum and shall be removed within two (2) days after such election/referendum.
- h) Holiday decorations, holiday signs, holiday lights, holiday banners, or holiday flags shall be removed within 30 days after the holiday.

13. LP GAS CONTAINERS

- a) LP gas containers must be kept on a concrete pad in accordance with industry standards and must be compatible in appearance and locale with the dwelling on the lot. Storage must comply with Clayton Fire Department Guidelines.

14. RESTRICTION ON USE OF PROPERTY

- a) No portion of the properties in Willowbrook shall be used except for residential purposes; no daycare operations, Air B & B operations, rooming house operations, hair salons, or the like are permitted.
- b) Homes are not permitted to be leased for a period of less than thirty (30) days.

15. RECREATIONAL EQUIPMENT

- a) Portable basketball hoops, catchers nets and other such items are not to be situated on any lot or common area.

16. FRONT, SIDE and REAR OF HOMES

- a) Homeowners are responsible to ensure that the front, side and rear of their Home is kept in a neat and attractive manner.
- b) Lawn / Garden debris is to be placed curbside on Thursday morning for removal by Landscaper.
- c) Lawn / Garden Debris / Pinecones are not to be swept or thrown onto common roadway surfaces.
- d) The HOA reserves the right to conduct inspections to ensure compliance.

17. SCREENED IN PORCHES

- a) Screened in Porches must be kept in a neat and attractive manner. Homeowner is responsible for maintenance and upkeep of damaged, torn or broken screen panels.
- b) Cardboard or other packaging material is not to be used as a substitute for a screened panel.
- c) Any plastic covering used during winter months must be compatible in appearance.

MAINTENANCE RESPONSIBILITIES

Homeowners are responsible to notify the Property Manager of areas needing Maintenance or Repair by entering a Service Request on the CAMS Portal.

18. HOME EXTERIORS

- a) HOA is responsible for repair / replacement of exterior sideboards and siding from the exterior of the structure sheathing outward.
- b) Homeowners are responsible for repair / replacement of material from and including sheathing inward: i.e.: deteriorated 2 x 4's, structural beams, insulation, plywood or other interior surfaces.
- c) Homeowners are responsible for maintenance of foundation / structural cracks in hard exterior surfaces and driveways / parking pads; this includes cracks occurring due to normal settling of the structure.
- d) Homeowners are responsible for repair to windowsills, window framework and replacement of windows and skylights. Replacement windows and skylights must be approved by the HOA thru submittal of an ACR [Architectural Change Request].
- e) Homeowners are responsible for repair to exterior entry doors, crawlspace access doors and all associated thresholds, door framework and support structures.
- f) The HOA is not responsible for any damage caused by golf balls.

19. HOME INTERIORS

- a) Homeowners are responsible for repair / replacement of interior walls, floors, ceilings, finishes, appliances and contents.

20. ROOFING and CMIMNEY CAPS

- a) The HOA is responsible for replacement of roofing shingles. Replacement to be on a case by case basis as determined by the HOA. Excluded is any deteriorated material found past the sub roof.
- b) The HOA is responsible for repair of roof vents and boots; Homeowner installed attic vents are excluded. Homeowner is responsible for all other repairs and / or replacement.

- c) The HOA is responsible for repair of chimney caps. Such repairs will be reviewed by the Board on a case by case basis.
- d) Homeowners are responsible for repair of damage caused by installation or removal of satellite dishes, antennas, awnings and security devices.

22. GUTTERS and DOWNSPOUTS

- a) The HOA is responsible for repair of existing gutters and downspouts. Replacement to be on a case by case basis as determined by the HOA.
- b) The HOA is responsible for two time annual gutter and roof cleaning

23. PORCHES, PATIOS, DECKS, STEPS and STAIRS

- a) The HOA is responsible for repair of exterior wooden front entry steps only.
- b) Homeowners are responsible for repairs and maintenance to front porch decks, railings and spindles which are subject to HOA inspection.
- c) Homeowners are responsible for all maintenance and repair to rear porch, rear decks, stairs, steps, railings, spindles and hard surface patios which are subject to HOA inspection.

24. MAILBOXES

- a) The HOA is responsible for repair of kiosk mailbox structures. Homeowner is responsible for repair and replacement of mailbox locks, curbside mailboxes and posts. Replacements must meet requirements of the US Postmaster General and be approved by the HOA Board.

25. COMMON USE ROADWAYS and WALKWAYS

- a) The HOA is responsible to maintain safety related issues on walkways and common use roadways. These will be reviewed by the Board on a case-by-case basis.
- b) The HOA is responsible for snow removal on common use streets. Excluded are individual walkways, driveways and parking pads.

26. PAINTING

The HOA is responsible for painting of the following:

- a) Exterior house painting: to include exterior surfaces enclosed by an original screenhouse; interior screenhouse ceiling surfaces are excluded

- b) Exterior screenhouse framework if originally painted.
- c) Front entry porch steps, porch surfaces, railings and spindles to match house exterior color only if previously painted.
- d) Rear deck steps, railings, spindles, and privacy screens only if previously painted
- e) Homeowners are responsible for painting / staining of rear deck floor steps, spindles and deck surfaces in order to preserve and maintain wood surfaces.
- f) Homeowners are responsible for painting / staining of homeowner installed handicap access ramps, railings and spindles.

27. POST LIGHTS

- a) Homeowners are responsible for repair of any and all post lights and posts.

28. POTABLE WATER LINE & SEWER LINE

- a) The HOA is responsible for repair of the potable water line from the meter to the foundation.
- b) The HOA is responsible for repair of the sewer line from the foundation to the cleanout point nearest to the foundation. Excluded are repairs or clogs necessitated by resident use or the introduction of, but not limited to, grease, coffee grounds, disposable wipes, feminine products, paper towels, diapers, cat litter or cigarettes.
- c) All repairs will be reviewed by the Board on a case-by-case basis

29. GENERAL

- a) In no case will the HOA reimburse for homeowner contracted expenses

GARDEN & LANDSCAPING

Scheduled grass cutting / landscaping day is Thursday. This is pending weather conditions.

30. CHANGES TO ORIGINAL LANDSCAPING

Any changes to the original landscaping must be approved by the HOA Landscaping Committee Chairperson. This includes:

- a) Addition of any hardscaping
- b) Change to existing shrubbery and plantings

The HOA Landscaping Committee will review the Request to insure harmony with the existing external design of the Community, and the location in relationship to surrounding structures and the overall Community.

The HOA Landscaping Committee will respond to the Applicant with its decision within 15 days

If an owner is approved to make any additions or modifications to the original landscaping, the care and maintenance of additional trees, flowers, or shrubbery, or the like will be the responsibility of the homeowner.

31. LANDSCAPING GUIDELINES

- a) Lawn Art is limited to three [3] pieces.
- b) Landscaper is not responsible for damage to Lawn Art, Homeowner installed irrigation systems or Homeowner installed lighting systems installed on grass or pine straw covered areas.
- c) Walkway lighting is prohibited in areas where it will hinder the lawn mowing or 'weed wacking' of edging
- d) Homeowner is responsible for removal of weeds from pine straw covered areas

32. PRUNING and TRIMMING

- a) Trimming and pruning of Flowering Shubbery is Homeowner responsibility
- b) Trimming and pruning of non flowering shrubbery is HOA responsibility
- c) Trimming of Crepe Myrtle trees is Homeowner responsibility

33. FIREWOOD

Firewood must be stacked neatly on the owners' lot and must not be visible from the street.

34. FIREPITS

- a) Fire Pits are not allowed anywhere within the Willowbrook Community.

35. LAWN AND COMMON AREA DAMAGE

- a) If a Common Area is damaged by the willful or negligent acts of a homeowner / tenant or his family, tenants, contract purchasers, guests or invitees, the homeowner / tenant will be held liable for the costs of maintenance, replacement or repair.
- b) In the event that the need for maintenance or repair of a lot or the improvements thereon is caused through the willful or negligent acts of a homeowner / tenant or his family, tenants, contract purchasers, guests or invitees, the costs of such maintenance, replacement or repair shall be the responsibility of the homeowner / tenant.

GARBAGE & RECYCLING

36. GARBAGE & RECYCLING

- a) Any supplemental garbage receptacle or container must be located at the rear of the dwelling structure out of the public view from the street.
- b) All garbage and trash disposed of into the compactor must be bagged.
- c) All cardboard boxes must be flattened and placed in the cardboard recycling container.
- d) All large items, electronics, and anything too big to fit in trash bag are **not to be left alongside the compactor** and are the homeowners'/residents' responsibility to dispose of at their own expense.
- e) Residents found leaving items alongside the compactor or cardboard recycling container will be liable to a \$ 75 clean up charge.
- f) Both Wake & Johnston Counties have resident 'drop off' centers which can be found here:

Wake County: <http://www.wakegov.com/recycling/division/facilities/Pages/cc.aspx>

Johnston County: <https://www.johnstonnc.com/recycling/>

- g) Aluminum, metal & tin cans are to be placed in the separate "Metal Cans Only" Receptacle located between the compactor and cardboard recycling container.
- h) Construction debris is NOT to be placed in the compactor or cardboard recycling container.
- i) Homeowners / Residents / Contractors are responsible to remove all construction debris from the Willowbrook Community and dispose of in an approved manner

MOTORIZED VEHICLES & PARKING

37. SPEED LIMITS

All streets within the Willowbrook Subdivision are private streets. **The speed limit is 25 MPH.** Drivers observed driving in an unsafe manner will be subject to reporting to the governing Sheriff's Department.

38. VEHICLE OPERATION & PARKING

- a) No vehicle of ANY type which is inoperable or abandoned, or, ANY vehicle without a current DISPLAYED inspection / registration sticker shall be kept or stored anywhere in public view within the Willowbrook Subdivision.
- b) The assembly and disassembly of motor vehicles and other mechanical devices, which tend to cause disorderly, unsightly or unkempt conditions, is not permitted on any lot or in the Common Areas.
- c) Only state registered motor vehicles and gasoline or electric powered Golf Carts are permitted to be operated within Willowbrook.
- d) Operation of any ATV is prohibited.
- e) Vehicles may be parked only on portions of the Community which have been improved or are approved for that purpose: driveway, parking pad, garage.
- f) Parking on lawns, gravel surfaces or common 'soft ground' is prohibited. Homeowner shall be liable for the cost of repairs to utilities or landscaping caused by a vehicle that does park or is driven on a lawn or common space 'soft ground'.
- g) Daylight on street parking must not be within twenty (20) feet of an intersection where two or more streets meet.
- h) Townhomes are allotted two (2) parking spaces.
- i) On street parking is prohibited during overnight hours.
- j) Golf Carts shall only be parked in areas designated by the Association. They may not be parked overnight in Common Areas, on the street or in view from any street.
- k) Watercraft, trailers or Class 4, 5, 6, 7 or 8 vehicles may not be parked in Common Areas, on the street or in view of any street. All Vehicles shall be in good working condition and present a neat appearance.
- l) Approved parking for Class B Recreational Vehicles is on single family home parking pads only.
- m) Areas designated as 'overflow parking spaces' are to be utilized for temporary parking - not to exceed seven (7) days - for residents, guests, visitors or service personnel. Longer term storage of vehicles is not permitted.
- n) After an initial written warning and a subsequent hearing regarding any violations: residents, guests, visitors or service personnel parking any vehicle in violation of these Rules and Regulations will be fined in accordance with the Penalty for Violation section on page 16 herein.

39. TOWING OF VEHICLES

- a) Any illegally parked vehicle may be towed after an initial written warning or tagging notice.
- b) Towing and storage fees shall be charged to the violator and are in addition to any fines that may be assessed.
- c) Willowbrook Homeowners Association and its agents assume no responsibility for any damage to vehicles or the contents thereof, including theft during towing and storage of said vehicle.

40. ELECTRIC VEHICLE CHARGING STATIONS

- a) Homeowner is responsible for obtaining approval for installation of any EV Charging Station
- b) Approval for EV Charging Station installation is to be by submittal of an ACR (Architectural Change Request)
- c) EV Charging Stations are not to be visible from the street
- d) EV Charging cords must not present a trip hazard to pedestrians / walkers or hinder landscape maintenance.
- e) Homeowner is responsible to carry any additional insurance coverage required thru their personal (HO 6) insurance policy

ARCHITECTURAL REVIEW & CONTROL

f) APPLICATION FOR APPROVAL FOR EXTERIOR ARCHITECTURAL CHANGES

- a) No building, fence, wall or other structure may be commenced, erected or maintained on any lot, nor, shall any alteration or change or exterior addition be made until the plans and specifications showing the nature, kind, shape, height, material, exterior finishes, and colors to be used have been submitted in writing to the HOA Board. This includes installation of satellite dishes or tv antennas, replacement windows, replacement - porch, patio, deck – doors or door side / top window facades.
- b) Submittal for approval shall be on the Architectural Approval Request Form for proposed home or landscape improvements, changes or additions. The Request Form can be downloaded from the CAMS Portal
- c) The HOA Board will review the Application for:
 - 1) harmony with the existing external design
 - 2) location in relationship to surrounding structures and the overall Community.
- d) The HOA Board shall respond to the applicant within 15 business days either approving or denying the request.
- e) Any work approved on any lot shall be continued with reasonable diligence to completion, and no partially completed improvement(s) shall be permitted to exist on any lot, except during such, reasonable time period as is necessary for completion.
- f) The owner of each lot shall at all times keep contiguous streets free from any dirt, mud, garbage, trash, or other debris resulting from approved work on the lot.
- g) Construction debris is NOT to be placed in the compactor or cardboard recycling container.

ENFORCEMENT

g) **ENFORCEMENT**

Enforcement of the Declaration, as existing or amended, or the Rules and Regulations of the Association shall be proceedings at law or equity against the person or persons violating or attempting to violate any covenant herein. Such action may seek to restrain such violation and/or to recover damages resulting therefrom.

h) **PENALTY FOR VIOLATION**

Any violation of the aforementioned rules and regulations will result in the following actions:

- a) FIRST OFFENSE - Written warning notice.
- b) Notification of a Hearing before the HOA Board. The Homeowner will be notified of the results of the Hearing, and, depending on the Hearing results, fines may be imposed on the Homeowners account.
- c) Such Hearing Results Notice shall state: (i) the fine which may be imposed for the alleged violation of the Rules and Regulations, (ii) the violation complained of, (iii) the time, date and place of the meeting of the HOA Board at which the fine may be imposed, and (iv) shall state that owner has the opportunity to be heard by the HOA Board at such meeting. In accordance with the laws of the State of North Carolina governing HOA powers.

i) **REPORTING OF VIOLATIONS**

Violations should be reported to Willowbrook's Property Management Company. Try to be as specific about the problem or complaint as possible, giving the time, date, location, address and as much detailed information, including photos, as possible. It is not necessary to give your name.

j) **APPEAL PROCEDURE**

A homeowner charged with a violation of these Rules and Regulations may appeal the charges in writing to the HOA Board within 10 days of the written notification of the charges. The ruling of the board on such an Appeal is final.

POOL POLICIES AND PROCEDURES

k) USE OF THE POOL

- a) The pool and pool area are for the exclusive use of Willowbrook Homeowners, residents, and their guests. Pool privileges may be suspended for any owner not current on their association dues for any period during which the assessment remains unpaid, and for up to sixty (60) days, as determined by the HOA Board, for any infraction of the Rules and Regulations of the Association. Privileges may be suspended by the HOA Board at any meeting of *the* HOA Board only after written notice to the owner. Such notice shall state (1) that suspension of privileges may be imposed by the HOA Board, (2) the reason suspension may occur, (3) the time, date and place of the meeting of the HOA Board at which the suspension may be imposed, and (4) shall state that owner has the opportunity to be heard by the HOA Board at such meeting. The pool area must be entered through the front gate. Members must have their pool key in their possession while at the pool and provide it upon request. Residents are responsible for their guests. Anyone with an infectious disease or open wound (i.e. inflamed eyes, nasal or ear infections, bandages, etc.) will not be permitted in the swimming pool. Persons must shower or rinse before re-entering from outside the pool area.
- b) Homeowners must accompany guests under 18 years of age to the pool. Unaccompanied guests 18 years of age and older must have an Amenity Pass / Pool Key in their possession. Each Adult Homeowner is allowed two Adults and three Children as guests. Children under 12 must be accompanied by an adult at least 18 years of age with an Amenity Pass / Pool Key.
- c) **THERE IS NO LIFEGUARD ON DUTY AT THE SWIMMING POOL. ALL PERSONS USING THE POOL AND POOL AREA DO SO AT THEIR OWN RISK.**
- d) The Willowbrook Homeowners Association assumes no liability or responsibility for any accident resulting in bodily injuries or death of anyone using the recreation facilities. The Association assumes neither liability nor responsibility for loss or damage of any personal property.
- e) Wake County conducts random safety inspections without notice or advance warning. They have the authority to close the pool for a minimum of three (3) days if they note a violation of any county ordinance pertaining to the pool or pool area. If the county inspectors should find the pool entrance gate propped open, or find glass anywhere in the pool area, they can close the pool.
- f) Noxious, offensive, or loud activities shall not be pursued in the pool area. Each member or guest shall refrain from any act or use of the area which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to another member or guest.

- g) The pool is open from dawn to dusk seven days a week during the pool season.
- h) During pool season parking adjacent to the pool is reserved for residents using the pool from dawn to dusk
- i) Swimsuits are required when using the pool. No cutoffs, shorts, tank tops, tee shirts, etc. should be worn in the pool, as the fibers in these materials will clog the pool filters causing damage to the filtration system.
- j) No pets are allowed in the pool area. Service Dogs are exempt from this regulation.
- k) All beverages must be in plastic cups *or* in cans. **NO GLASS CONTAINERS OF ANY KIND ARE ALLOWED WITHIN THE POOL ENCLOSURE.** This is a requirement of the Wake County Board of Health and if not observed, can lead to the closing and possible drainage of the pool.
- l) **ADDITIONAL POOL POLICIES**
 - 1) The volume of all audio equipment shall be kept at a reasonably low level.
 - 2) Abusive or profane language is not allowed.
 - 3) Children wearing diapers must also wear waterproof diaper covers when using the pool.
 - 4) Eating is not allowed within five (5) feet of the pool, or in the water.
 - 5) Pushing, shoving, and rowdy behavior are not permitted.
 - 6) Bicycles, skateboards, roller skates, roller blades, or similar items are not allowed in the pool area.
 - 7) Personal use rafts, noodles, floaties, etc. are permitted, but must be removed from the pool when not in use.
 - 8) Infant children and toddlers must utilize personal flotation devices
 - 9) Coordinated or arranged swimming instruction cannot be offered or received without prior approval of the Willowbrook HOA Board.
 - 10) The fee to replace an Amenity Pass / Pool Key is \$ 10.00
 - 11) Private Pool Parties are prohibited

CONTACT NUMBERS

Johnston County EMS	919.989.5050 or 911
Wake County EMS	919.856.6020
Clayton Fire Department	919.553.1520
Wake County Fire Department	919.856.6340
Johnston County Sheriff	919.989.5010
Wake County Sheriff	919.856.6900
CAMS Property Manager	919.587.1864
Carolina Water	800.525.7900
Duke Energy	800.777.9898
Clayton Post Office	919.553.1867
Willowbrook Pool	919.550.7579
Pine Hollow Golf Club	919.553.4554