

Common Area and Pool Rules and Regulations

The Board adopted the following **Common Area and Facilities Rules and Regulations**, effective March 2, 2026, for safety, to preserve landscaping, and to protect residents.

1. Common Area Rules:

- a. Motorized recreational vehicles (including, but not limited to, *all-terrain vehicles (ATVs), dirt bikes, go-karts, golf carts, mini bikes, motor-assisted bikes, motorcycles, trail bikes, snowmobiles*), bicycles and scooters are prohibited from operating on any unpaved Banks Pointe Common Area spaces (including, but not limited to, common area lawns/fields, wooded areas, planting beds or stormwater control ponds) to prevent injury and reduce damages,.

2. Pool Rules: (*Note: Pool Rules are largely unchanged from previous version*)

- a. There is no lifeguard on duty, swim at your own risk.
 - b. Key fob must be used to enter the gated pool area. The entry gate must remain closed at all times for safety.
 - c. Hours of Operation: Pool is open from dawn until dusk during the pool season (typically May – September).
 - d. Children under the age of 14 must be accompanied by an adult
 - e. No horseplay or roughhousing
 - f. NO diving allowed
 - g. Proper swimwear required (no street clothes)
 - h. Glass bottles are prohibited, please bring plastic cups for ALL drinks
 - i. Children in diapers MUST wear diapers approved for the pool or tight-fitting rubber pants. Fecal contamination will require the pool to be closed so Pool Professionals can drain and refill at the resident's expense.
 - j. All guests must be accompanied by a resident. Homeowners are responsible for the actions of their guests or tenants.
 - k. Pool parties are permitted; however, the pool remains open to all residents and their guests during operating hours.
3. Violation of these rules by residents, guests or tenants will result in a resident due process hearing and a potential fine of up to \$100 per violation, per day.

Bylaws of Banks Pointe Owners' Association, Inc.

Article VIII (Powers and Duties of the Board of Directors), Section 1 (a) - "The Board of Directors shall have power to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof"

Covenants of the Banks Pointe Owners' Association, Inc.

Article II (Property Rights), Section 1(Owners' Easements of Enjoyment) – Every owner shall have a right and easement of enjoyment in and to the Permanent Open Space which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions: d. The right of the Association to impose regulations for the use and enjoyment of the Permanent Open Space and improvements thereon, which regulations may further restrict the use of the permanent open space."