

JENNIFER ESTATES

RULES AND REGULATIONS FOR COMMON AREA USE

The following guidelines have been developed to help provide clean, neat, orderly, and nuisance-free common areas for all Jennifer Estates to enjoy. Please do your part and follow the guidelines listed below. Violation of rules and regulations may result in suspension of the right to use common areas as provided in Section 8.4(c) of the Declaration of Covenants.

GENERAL RULES

1. Keys are for the use of residents only and are not to be given or loaned to non-residents. The parking areas for boaters is small and the fact that there is only one basketball and one tennis court means there is enough room for residents only. Keys are inscribed "Do Not Duplicate" and are numbered. The numbers are recorded when each key is to be signed out by an adult resident/owner of record. Only one key will be issued per lot and the cost for the replacement of a lost key is \$100.00.
2. Guests must be accompanied by a resident at all times.
3. Lock all chains/gates when you leave a common area or after you have entered the boat dock area.
4. No noxious or offensive activity shall be carried out upon any common area or upon Lake Brantley. Nothing should be done thereon which may become an annoyance or nuisance to the neighborhood.
5. Alcoholic beverages are not allowed on any common area.
6. Use of common areas by residents for large group activities is prohibited without prior approval from the Board of Directors to avoid serious overcrowding. Large groups in this case are defined as 10 or more.
7. After use of common areas, residents are required to not leave any trash behind. Pets should be kept on a leash and clean up after them should be included. While trash receptacles are provided, there is no formal clean up or trash collection provided. The trash receptacles provided are for incidental usage primarily for children. Residents currently volunteer for light pick up and disposal. Be considerate and appreciative of them.
8. Use of all common areas is "At Your Own Risk".

BEACH RECREATION AREA

1. Hours of use: 7 AM - 9 PM
2. When finished boating/picnicking, return the trash to your home. Pick or clean up any discarded food scraps from tables, the dock and dock benches, etc.
3. For those who have been fishing, be sure to pick up fishing lines, hooks, bait, etc. Some of those items can be hazardous.
4. Only vehicles with trailers are to park in the inside the fence parking areas. If the trailer parking area is full, unload your boat and return your vehicle and trailer to your home. This is a courtesy measure to beach area residents as well as a good safety measure. Observe the "No Parking" signs. The parking of boat and boat trailers on the streets anywhere in Jennifer Estates is prohibited under Section 5.8 of the Declaration of Covenants.
5. Please exercise extreme caution when using boat, jet skis, etc. in and around the boat dock and shoreline areas. Safety should be your first goal.

TENNIS, BASKETBALL AND PICKLE BALL COURT AREAS

1. Hours of use: 7 AM - 10 PM
2. For the benefit of nearby residents, please keep noise to a minimum.
3. Use the trash receptacles provided for both court areas. Especially, do not leave tennis can caps lying around and place them in the receptacles. They can be dangerous to anyone playing in and around the tennis court area.
4. The allotted time for tennis singles play is 1 1/2 hour and 2 hours for tennis doubles play. The allotted time for basketball play is 2 hours. In any event, if there are no players waiting for a court, the time may be extended if the end hour of use is not exceeded.
5. The use of bicycles, skateboards, roller skates, etc. on either court is strictly prohibited as well as any items not suiting the specific sports of tennis or basketball.
6. For night play, please turn off the court lights and properly lock the tennis court gate when you have completed play.