

HUNTING RIDGE CONDOMINIUM ASSOCIATION, INC. RULES AND REGULATIONS

Revised January, 2019/Adopted March 2019

ARTICLE I

PREAMBLE

In accordance with the terms of the Maryland Condominium Act, the Declaration of Hunting Ridge Condominium Association, Inc and the Bylaws of the Hunting Ridge Condominium Association, Inc., the Board of Directors has adopted by resolution the following Rules and Regulations.

ARTICLE II

DEFINITIONS

All terms used in these Rules and Regulations shall be construed as consistent with the definitions given in the Declaration and Bylaws of the Hunting Ridge Condominium Association, but for purposes of these Rules and Regulations, the following terms are given additional meaning:

Board of Directors shall also mean its officers and its agent, where authority is validly delegated by the Board of Directors. Owner shall also mean the owner's family, tenants, guests and their respective licensees.

ARTICLE III

NOTICE OF AMENDMENT AND REVOCATION OF CONSENT

The Board of Directors may add to, alter, amend, modify, or abolish any of the Rules and Regulations at any time by resolution in accordance with Maryland law and the Bylaws of the Association.

Any consent or approval given by the Board of Directors under any of the Bylaws and/or the Rules and Regulations may be revoked at any time by resolution, at a regular scheduled Board of Directors Meeting. Such consent or approval shall be considered suspended effective immediately upon notice received by the owner affected.

ARTICLE IV

TIMING, SCOPE, AND JURISDICTION

All owners, residents, guests, contractors and invitees are responsible for compliance with the Rules and Regulations.

The Rules and Regulations will be enforced in such a manner as the Board of Directors deems necessary and appropriate, to the full legal extent permitted in the Rules and Regulations, the Bylaws, pertinent City of Greenbelt and Prince George's County codes, and the laws of the State of Maryland.

Any damages, injury, or needed repairs to Hunting Ridge Condominium due to violations or default of the Rules and Regulations will be the sole responsibility of the owner(s) to pay for the cost of all repairs the full extent permitted in the Rules and Regulations, the Bylaws, the City of Greenbelt and Prince George's County codes, and/or the laws of the State of Maryland.

The Rules and Regulations hereinafter set forth govern the use of the units, buildings, entrance ways, stairwells, balconies, patios, recreational areas, clubhouse, grounds, driveways, parking areas, and all other common elements.

Should the Board or its agents refrain from or otherwise not enforce any of the Rules or Regulations contained herein on any occasion it shall not constitute a waiver of the right to enforce any and all provisions on any other occasion. Similarly, if the Board should not adhere to timelines or procedures outlined herein it shall not be considered a waiver of the right to enforce the rules or regulations contained herein.

ARTICLE V

VIOLATION COMPLAINTS

It is the right and duty of all owners to report any actual or suspected violations of the Bylaws and/or the Rules and Regulations to the Board of Directors.

Violation complaints shall be written with specifics as to the nature of the alleged violation, the names and addresses, if known, of those alleged to have committed the violation, the time and place of the alleged violation, and such information as can be gathered by the aggrieved owner (e.g., license plate numbers, pictures of the damage.) dated, and signed by the owner/resident. Written complaints include letters mailed or e-mailed so long as the person submitting the complaint is clearly identified.

All violation complaints must be sent directly to the Board of Directors in care of the Management Agent.

In addition to the above procedure, owners are instructed to call the Hunting Ridge Condominium office for emergencies that warrant immediate handling to protect the safety of the residents.

While all Complaints are subject to the Board of Directors discretion for review and action, complaints made in any other manner other than outlined above may not be acted upon by the Board of Directors.

ARTICLE VI

ENFORCEMENT PROCEDURE FOR VIOLATIONS

Upon receiving a proper complaint the Board of Directors will follow the dispute settlement mechanism set forth in Section 11-113 of the Maryland Condominium Act as amended and the Bylaws.

ARTICLE VII

PROHIBITED USES AND NUISANCES

- (1) No part of the condominium shall be used for any purpose except housing and the common purposes for which the property was designated. Each unit shall be used as a residence. No more than two persons shall reside in a one bedroom unit, four persons in a two bedroom unit, and six persons in a three bedroom unit.
- (2) No unit shall be used for any unlawful purpose and no owner shall do or permit any unlawful act in or upon his/her unit.
- (3) No Owner shall permit anything to be done to or kept in his/her unit or in the Limited Common or Common Elements which will adversely affect the insurance carried by the Association. No gasoline or other explosive or flammable material may be kept in any unit or storage area. No motorcycles or motor bikes may be kept in any unit or storage areas, or on any patio or balcony.
- (4) The toilets and other water and sewer apparatus shall be used only for that purpose for which designed, and no sweepings, sanitary napkins, flammable substances, or other improper articles shall be thrown therein. The cost of repairing any damage to a unit or the common elements resulting from misuse shall be borne by the Owner.

- (5) Detergents and soaps shall be used only pursuant to manufacturers directions. Everyone is cautioned against excessive use of soaps and other detergents in appliances or plumbing apparatus which may cause overflow of suds in any unit or in any central waste disposal system.
- (6) "For Sale", "For Rent", or "For Lease" signs or window advertising displays are not permitted on any part of the condominium or in any unit, nor shall any unit be used or rented for transient, hotel or motel purposes.
- (7) No Owner shall make or permit to be made any disturbing noises in the unit, by either owner, family, pets, visitors or renters, that may disrupt the comforts or convenience of other Owners. All Owners, occupants, guests, tenants and residents or the like shall keep the VOLUME of any devices, including but not limited to radios, stereos, televisions or musical instruments, in their unit sufficiently reduced at all times so as not to disturb or annoy other occupants in the building.
- (8) No one shall be permitted to play or loiter in the public areas of the buildings (entranceways, foyers, stairs, stairwells, bike rooms, storage areas or parking lots) nor shall they be permitted to turn the common areas and grounds into playing fields. The field for such playing or permissible recreation, as may be lawful and appropriate under any additional rules or regulations of the Condominium, is located behind Buildings 6926-6936 or on the playground at Building 6938. ***See Resolution dated June 23, 2011 regarding use of premises. The Board of Directors may determine different dedicated play areas by subsequent resolution which shall control as to the locations permitted for play under this provision.***
- (9) Solicitors are not permitted in any of the buildings. If any Owner or resident is contacted by a solicitor on the property he/she should contact the Greenbelt Police immediately and file a complaint with the City of Greenbelt Code Enforcement Division.
- (10) Smoking of any kind including cigarettes, tobacco, marijuana and other legal or illegal substances is not permitted in any part of the public areas of the buildings, in hallways or on balconies.
- (11) Disposal of cigarette butts is not allowed in any part of the public areas of the buildings, the common areas or the grounds.
- (12) All nonresident owners are responsible for their tenants' and their tenants' guests or visitors' compliance with these rules. All residents are responsible for their family, visitors, occupants and guests or the like. A current lease addendum is required be on file for any non-owner occupied units.

ARTICLE VIII

INDIVIDUAL UNIT AND LIMITED COMMON AREAS

- (1) Charcoal, gas and electric barbecues may not be used within thirty (30) feet (or current fire code) of any building and may not be stored on balconies or patios or in storage areas.
- (2) No laundry, clothing, or other similar items are to be hung on or upon the exterior of any building, including balconies, patios and windows. No awnings or screens are to be hung from the exterior of the buildings, balconies and patios. Nothing can be attached to exterior foundation, i.e., balcony railings, window ledges, roofs, overhang or outside shrubbery/trees, etc. Only collapsible drying racks are permitted to be used on decks/patios from dawn to dusk. Racks must be removed while not in use. First Floor or Basement units—clotheslines can be attached to the inside of the privacy fence but cannot be taller than the fence. (clothesline rules were approved 2/1/11) There shall be no throwing, disposal of cigarette butts, shaking of mops, dust mops, brooms or other cleaning materials out of the windows, doors, or off balconies or patios.
- (3) All window and patio or balcony door drapes, blinds or shades must be white or off-white when seen from the common areas. They must also be properly hung and in good condition.
- (4) No items or devices (e.g., plant boxes, birdfeeders, TV or radio antenna) are to be attached to the exterior of any building, outside or in any window, or on the outside of the balcony/patio railings.
- (5) Balconies or patios are not to be used for storage of bicycles, motorcycles, motorbikes, tires, excess furniture, or other items deemed unsightly.
- (6) Homeowners may have one (1) set of outdoor furniture on the balcony/patio. (Example of set: 4 chairs and table, 2 chairs and love seat.) Outdoor furniture is defined as furniture constructed to be outdoors and is made of a material that will not rust, weather, or deteriorate. No umbrellas are permitted. The outdoor furniture must be maintained and in good repair. No upholstered furniture, or furniture designed for indoor use, is permitted. Furniture that is unsightly, unsecured, or unkempt may be a violation.
- (7) All garbage and trash must be in bags or containers securely tied or closed and placed in the appropriate waste container (trash or recycling) . Cardboard boxes must be broken down before placing them in the proper receptacle.
- (8) Bicycles, baby carriages, or similar vehicles or toys, or other personal articles shall not be left unattended in the parking areas, sidewalks or lawns.
- (9) Any damage to the buildings, recreation areas, facilities or other common areas or equipment caused by

an owner or other occupant, his/her families, guests, invitees, licensees, tenants, or pets shall be repaired at the expense of the owner.

- (10) Each unit must have a functioning smoke detector and fire extinguisher.
- (11) All owners with fireplaces are responsible for the annual cleaning of their fireplace flue.
- (12) The maintenance and upkeep of the unit is the sole responsibility of the owner of the unit. Each owner shall keep his or her unit in a good state of preservation, repair and cleanliness.
- (13) All areas designated on the condominium plat as limited common elements are reserved for the exclusive use of the owners of the unit or units to which they are adjacent or to which they are declared to be appurtenant by appropriate designation on the condominium plat subject to the rules and regulations adopted and the provisions of the existing governing documents. The unit owner shall at his own expense maintain the space inside the railing of any balcony or inside the fencing of any patio adjacent to his unit. Trees taller than five feet, or higher than the height of the fence (whichever is less) or otherwise considered unsightly or unkempt, will not be allowed on balconies and inside patio enclosures and must be pruned or removed. The Association may remove any tree exceeding these requirements at the expense of the Owner.

ARTICLE IX

MISCELLANEOUS

(1) Entry into units:

- (a) The Association or the Managing Agent shall have the right to gain entry to any unit if such entry is deemed necessary or an emergency including, but not limited to, of fire, flood or any other urgent condition which may affect the Common Elements or other units. Owners are encouraged to furnish the on-site office with a key.
- (b) The Agents of the Board of Directors or the Managing Agent, and any contractor or worker authorized by the Board or the Managing Agent, may enter any room or unit at any reasonable hour of the day after reasonable effort to give notice to owners for purpose of repair (except in the case of an emergency in which case entry may be immediate and without notification) for the purpose of exercising and discharging their respective duties and responsibilities. Please refer to Article IV, Section 3 of the Declaration and Article VI, Section 3 of the Bylaws and §11-125 of the Maryland Condominium Act.
- (c) Employees and agents of the Association are not authorized to accept packages, keys, or articles of any kind on behalf of the Owners or residents.

(2) Storage:

- (a) There shall be no obstruction of the Common Elements. Nothing shall be stored in the Common Elements without the prior consent of the Board of Directors except as herein provided or as expressly provided in the Bylaws.
- (b) Storage areas if designated by the Board of Directors are for the use by Owners and their tenants only. Areas designated as bike storage areas are for bicycles only. While every effort is made to safeguard property, management and the Association assumes no responsibility for loss or damage to the articles stored. Gasoline, paint, or other flammable, dangerous, or environmental hazards or materials shall not be kept in these storage areas. The contents shall not be piled or stored in such away as to cause a danger and shall no contents shall make contact with any pipes or common elements. Storage areas are subject to inspection by City and County officials and if citations for corrections are issued, the Association may take immediate action including emptying the storage bin without notice to the resident.

(3) Recreation Facilities:

All persons using any of the recreational facilities do so at their own risk. The Association does not assume responsibility for any occurrence, accident or injury in connection with such use. No Owner shall make any claim against the Association, its agents or employees, for or on account of any loss or damage to life, limb or property sustained as a result of or in connection with any such use of any of the recreational facilities.

Each Owner shall hold the Association harmless from any and all liabilities and action of whatever nature by any tenants, guests, invitees or licensees of such Owner growing out of the use of the recreational facilities except where such loss, injury or damage is clearly demonstrated and can be proved to have resulted from and

been proximately caused by the direct negligence of the Association, or its agents or employees in the operation, care or maintenance of such facilities. Health and safety rules will be posted at the recreational facilities.

(4) Storage Pods:

As adopted and approved by the Board of Directors on March 23, 2017

- (a) All residents must submit a written request for approval to place a storage pod on the property.
- (b) Management is authorized to approve the request and will note where the pod is to be placed, i.e., only in certain specified areas of the parking lots. No placing storage pods in grassy areas. No Permit A spaces may be used.
- (c) Pods may remain on the parking lot for a maximum of 48 hours (although discouraged, if a pod must arrive on Friday, it may remain until Monday).
- (d) Pods will be parked on the parking lot at the pod renter's risk. The association will not be responsible for any damage to, vandalism to or theft of the pod or its contents.
- (e) If a pod remains longer than the 48 hours approved, it will be towed and the unit owner that the pod was provided to will be charged the towing expense.
- (f) If a pod appears on the parking lot with no authorization, it will be towed from the property. Once pod renter determined, the owner of the home that the pod was provided to will be charged the towing expense.
- (g) If a pod damages the parking lot in any way, the owner of the home that the pod was provided to, will be charged to all repairs.
- (h) If a pod needs to remain on the parking lot longer than 48 hours, another request must be submitted in writing for approval of the additional time. In no case shall a pod remain longer than one week.
- (i) The Board may at any time change or establish specific areas for the placement of the storage pods.

(5) Installation of Antennas/Satellite Dishes:

Description:

Any phone/cable/TV/internet service that requires hard wired installation from the exterior/grounds to the unit interior.

All wiring from the grounds/exterior main service boxes into each unit must be:

- (a) Run underground from the main supply box to the building exterior wall
- (b) All wiring must be installed and run in the existing exterior conduit that is provided and attached to all tiers and adjacent to the balcony.
- (c) Wire may only be run through the access panel installed on the patio/balcony, which is affixed to the brick walls on your patio/balcony.
- (d) Owners shall notify installers of the requirements for the installation and will be held responsible for any and all deviation from the guidelines.

ARTICLE X

PET RULES

- (1) All cats and dogs and other pets must be registered and inoculated as required by the City of Greenbelt and/or the Prince George's County Codes.
- (2) Pet Owners shall be responsible for walking and maintaining their pets on a leash. All excrement must be bagged and placed in the appropriate containers.
- (3) Pets must be leashed and under the Pet Owners control at all times.
- (4) Pets must be cared for so that they are not a nuisance to other residents. Residents may be cited for this violation if the pets are noisy, disturbing to residents, harmful to other people or animals, destructive to common elements or personal property, have an offensive odor or are otherwise considered a nuisance. Residents may also be cited for failure to remove pet excrement promptly.
- (5) The Board of Directors may provide limitations regarding the number and type of pets permitted per unit.

Common household pets may be kept by owners or their assignees and are limited to dogs, cats, birds, hamsters, gerbils and fish.

- (6) No pets shall be confined or curbed on or in any patio, balcony, stairwell, tennis court, sidewalks, or any other area so designated by the Board of Directors.

ARTICLE XI

PARKING RULES AND REGULATIONS

Approved by the Board of Directors on June 23, 2010. Amended October, 2017, Amended March, 2019

The following Rules and Regulations govern the parking and use of motorized vehicles of all types anywhere on Hunting Ridge property. These Rules and Regulations have been adopted by the Board of Directors to provide fair and equitable parking for all residents and their guests, and to preserve the appearance and value of the property.

A. PARKING PROVISIONS

A-1 The Board of Directors and their designated agents and employees assume no responsibility or liability whatsoever for the loss or damage to any vehicle which is parked or operated on the premises.

A-2 All nonresident owners are responsible for their tenants' compliance with these rules. All residents are responsible for their family and guests. A current lease addendum must be on file for all non-owner occupied units.

A-3 A maximum speed of 20 miles per hour may not be exceeded within the Hunting Ridge property.

A-4 The parking area at Hunting Ridge is solely for the use of Hunting Ridge owners, Hunting Ridge tenants with current Leases on file and authorized guests or visitors of the owners or tenants. All other vehicles on Hunting Ridge property are subject to towing from the property without notice, at vehicle owner's sole expense.

B. PERMITS

B-1 EACH UNIT WILL BE ISSUED ONE PERMIT "A" PARKING PERMIT AND TWO PARKING PERMITS. The permits may not be used for any Hunting Ridge Unit other than the one to which they were issued. Exceptions are covered in "Section E. Commercial, Recreational and other vehicles".

- a) The permit "A" parking permit will allow the vehicle on which the permit is displayed to park in a "Permit A" space, or any other available parking space.
- b) The two parking permits will allow vehicles to park in any open space.

Special GREEN permit required spaces may be marked at the Board's sole discretion. Any vehicle parking in the green spaces must have a permit "A" parking permit or a "Green Permit" displayed on them twenty-four (24) hours a day. Vehicles parked without a permit are subject to immediate towing without notice.

Permits must be displayed so that they are easily visible from the outside of a vehicle, by suspending the permit from the rear-view mirror with the permit number facing the windshield. Covered cars must have a sight window which visibly displays the Hunting Ridge parking permit.

B-2 If a permit is lost, damaged or stolen the unit owner must write to the Board of Directors requesting a new permit. The Board will decide on a case by case basis whether to issue a new permit. There will be a charge for a replacement permit to be determined by the Board of Directors.

C. ENFORCEMENT

C-1 Vehicles parked without a valid permit in the proper location and during the enforcement times noted below are subject to towing at the owner's expense without notice. All towing costs are the responsibility of the vehicle owner.

C-2 HOURS OF ENFORCEMENT WILL BE:

- a) Permit "A" - 7 p.m. to 6 a.m. on Monday through Friday &
24 hours a day on Saturday, Sunday and designated Holidays.
- b) Parking Permits – 1 a.m. to 6 a.m. seven days a week.

C-3 Towing charges will be set by the towing company in accordance with County laws.

C-4 These are days starting at 1:01 am where no permit enforcement towing will be done on the unmarked parking spaces. Note: Towing will still be enforced on "Permit A" spaces during the times noted below. Other towing for dead tags, no tags, vehicles on the grass, vehicles blocking other vehicles and fire lane enforcement will not be stopped.

Super Bowl Sunday – Sunday 1:01 am to Monday 1:01 am

Easter Weekend – Saturday 1:01am to Monday 1:01 am

Mother's Day Weekend – Saturday 1:01am to Monday 1:01
am Memorial Day Weekend – Saturday 1:01 am to Tuesday

1:01a.m. Father's Day Weekend – Saturday 1:01am to

Monday 1:01 am Independence Day – July 3rd 1:01 am to

July 6th 1:01 am

Labor Day Weekend – Saturday 1:01 am to Tuesday

1:01a.m.

Thanksgiving Weekend – Wednesday 1:01 am to Monday 1:01a.m.

Christmas and New Years – December 23rd 1:01 am to January 3rd 1:01a.m.

D. OTHER PROVISIONS

D-1 Resident's motorcycles are allowed to park only in areas that are designated by the Board of Directors. The operation of unlicensed motorized dirt bikes is not permitted within Hunting Ridge. Motorcycles will not be required to display a parking permit.

D-2 Any vehicle with altered, expired, or missing tags is not allowed on the property and will be towed without notice.

D-3 Vehicles shall be parked in the spaces provided and shall not be parked in more than one space, or parked in a manner that prevents ready access to any other space.

D-4 Parking is prohibited in the following areas: (a) fire lanes, (b) in front of dumpsters, (c) on sidewalks. (d) on any grass areas. In the event of a violation of this rule the vehicle will be towed and the owner of the vehicle involved will be assessed the full cost of any repairs and/or charges.

D-5 The storing of vehicles on common property is prohibited. Any vehicle that is not moved for fifteen (15) days is considered a stored vehicle and can be towed at the owner's expense. If a resident will be away for more than fifteen (15) days he/she should notify the on-site office.

D-6 The parking of vehicles without current tags, junk or inoperable vehicles, vehicles with broken windows, flat tires, etc. is strictly prohibited. Any such vehicle parked on the premises for a period exceeding forty-eight (48) hours can be towed at the vehicle owner's expense.

D-7 Only minor emergency repairs will be permitted in front of buildings, (i.e. flat tires, batteries). Minor maintenance of vehicles, (oil changes, etc.) are restricted to the parking lot behind the Central Plant near the car wash area.

D-8 The washing of cars with hoses is permitted only in the special area at the Central Plant provided for this purpose. A one time fee of \$25.00 per key to open faucet box is required, which is available from the Hunting

Ridge office.

D-9 If an owner or tenant has more than three vehicles, the owner of the home may request an additional permit/s for full time residents of the home. The written request must be submitted to the Board of Directors with an explanation of the circumstances for the request. The application must include a copy of the vehicle registration of each vehicle being used. If the registration does not have a Hunting Ridge address, a copy of the driver's license of all persons residing in the home must be provided. Since they are permanent residents, these documents must show they reside at that address in Hunting Ridge. The Board will decide whether to approve the request. If approved, a "Green Permit" may be issued which will allow a vehicle to park in the green spaces only. (See rule B-2).

E. COMMERCIAL, RECREATIONAL AND OTHER VEHICLES

E-1 In order to obtain parking for these vehicles it is necessary to submit an application to the Board of Directors and spaces will be granted at the Board's discretion. The Board will designate where such vehicles MUST be parked. These applications must be renewed and approved by the Board of Directors annually. (Amended March, 2016)

E-2 Commercial vehicles are defined as follows:

(a) Any vehicle with visible lettering or markings on it identifying it as a business vehicle.

(b) Any vehicle that is recognizably being used to store items used by the vehicle driver in his/her work. Examples: Ladders on a pickup truck, rolls of carpet in a van, lumber in a truck bed, etc.

(c) Any vehicle with more than a ¾-ton payload, or which exceeds eighteen (18) feet in length.

E-3 Police squad cars and the truck owned by the complex and used for maintenance on the common areas will not be considered commercial vehicles. Clearly marked police cars may park in any space without a permit.

E-4 Vehicles approved to park in the commercial areas will not have to display a parking permit.

E-5 Recreational vehicles include any individual watercraft, boats, and boat/watercraft, and motorcycle trailers. These types of vehicles must be operable and boats/watercrafts must be seaworthy. A resident must submit a written request to the Board each year to park any such vehicle in the designated parking area. Vehicles and trailers parked in the designated areas must have current Maryland tags, unless an exception has been granted by the Board. Vehicles parked in the designated area will not be required to display a permit. Vehicles must be securely chocked; trailer hitches must be blocked to prevent damage to asphalt. Trailers must have current Maryland tags. There are eight (8) parking spots available and are on a first come, first serve basis. A waiting list will be created and maintained if needed. Resident must have previously acquired Board of Directors' approval prior to parking in these special parking spaces.

F. TEMPORARY PARKING PERMITS

F-1. Effective January 1, 2015, the following has been approved to allow owners the use of temporary parking permits on the Hunting Ridge property for occasions where guests will be visiting over night for a limited period of time. (i.e. owner is having a small party with guests staying later; owner has family visiting in town for a few days) Below are rules regarding applying for and using temporary permits:

F-2. Owners may apply for up to 5 permits for a \$100.00 deposit (money order or certified check only) or submit another \$100.00 deposit for an additional 5 permits. No more than 10 permits may be requested.

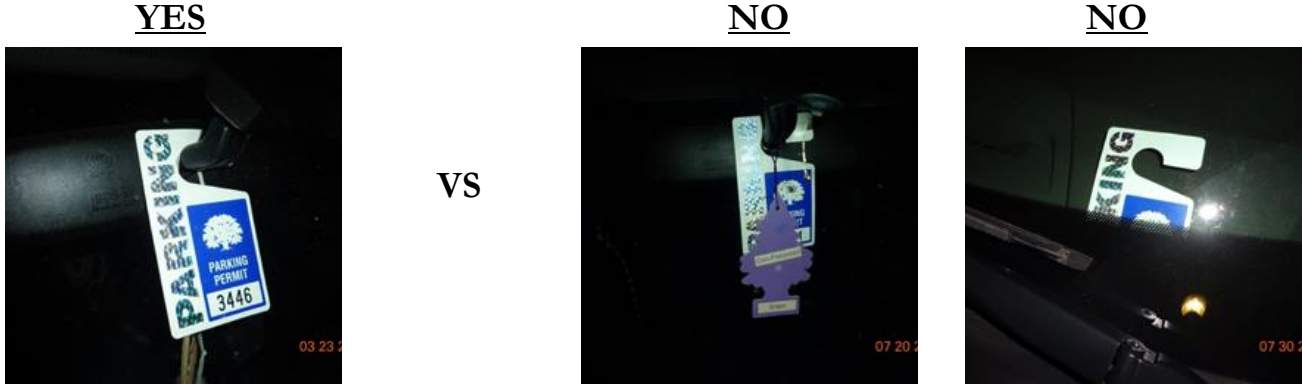
F-3. The request for permits must be made to the Hunting Ridge onsite office and picked up during regular business hours. The request must be made by the Owner Once the request is made, the processing time to approve the request will be two (2) business days.

F-4. There will be a designated area where the temporary permits can be used. That will be located in the Commercial Parking area located next to the Central Plant. These spaces will be painted with "hash marks". The temporary permits may not be used anywhere else on the property or they are subject to being towed.

F-5. The permits must be returned to the Hunting Ridge onsite office within five (5) business days in order for the deposit to be refunded to the Owner. If the permits are not returned within five (5) business days, the deposit will be rescinded and the permits will be permanently invalidated and added to the tow list.

G. PROPER PERMIT DISPLAY

G-1. Below is how to properly display your parking permit. Please note that the permit number must be visible at all times.



H. PARKING COMMITTEE

H-1. The Board of Directors at its discretion may establish a “parking committee”. The parking committee will aid in enforcing the published rules and follow the criteria set in the approved parking committee charter.

ARTICLE XII

SWIMMING POOL RULES

The following rules and regulations are for the protection and benefit of all to ensure safe and sanitary operation of the pool facilities. If a rule is not followed or enforced, that shall not be considered a waiver of the right to enforce those rules at a later time. Furthermore, the rules enumerated herein shall be independently enforceable and severable so that a failure to enforce a rule or violations shall not waive the other rules including, but not limited to, the rules enumerated in paragraphs 1-6 below. Parents must instruct and require their children to observe all rules and regulations and obey instructions of all personnel.

Any failure to comply with these rules shall be considered sufficient cause for any action deemed necessary by the Board of Directors/Management including, but not limited to, restricting violators from the use of the pool area.

The pool may be in the charge of a qualified head lifeguard and on occasion his/her assistant who will be under the control, subject to the contractual rights of the pool company, of the Board of Directors/Management. All persons using the pool may be required to register with the attendant using a proper pass. The attendant will check valid passes when entering the pool area, bath house, main pool wading pool and grassy area.

- (1) **All persons using the pool or pool area do so at their own risk and sole responsibility. The Association, its Board of Directors officers, members, and agents or contractors (collectively the “Association”) do not assume responsibility for any accident or injury of any kind in connection with such use.** The Resident/Owner’s covenants and agrees with the Association for and in consideration of the use of the pool as an added facility and under good and valuable consideration to make no claim against the Association for or on account of any loss or damage of life, limb, or property sustained.
- (2) The Owner/Resident agrees to save, indemnify, and hold harmless the Association for any and all liabilities and action of whatsoever nature by any Owner/Resident or guest(s) arising out of the use or occupancy of the swimming pool or pool area. The indemnification of the Association shall include the obligation to pay its attorney fees and costs.
- (3) Owners/Residents will be responsible for all actions of their guests.
- (4) The cost of any property damage will be charged to the responsible party.
- (5) The Association will not be responsible for loss or damage to any personal property of any kind.
- (6) The pool may be closed at any time due to either breakdown or other operational difficulties at the discretion

- of the head lifeguard or, if necessary, the Association
- (7) All bathers must shower before entering the pool.
 - (8) (a) Children under 12 years of age must be accompanied by an adult at all times (someone at least 18 years of age.)
(b) All adult guests 18 years of age or over must be certified upon admittance as the guest of a resident. Subject to the Board of Directors discretion, guests may remain at the pool for reasonable durations without the resident present.
 - (9) No one will be permitted to use enter pool unless they comply with the minimum standards (i.e. swim and safety test) for water safety as determined by the head lifeguard.
 - (10) Children under 6 years of age may use the wading pool only when accompanied by an adult.
 - (11) Running, pushing, wrestling, or causing undue disturbance in the pool area will not be tolerated.
 - (12) Life preservers, innertubes, water wings or play equipment may be used in the pool, except at the discretion of the head lifeguard. (This does not include instructional devices used in conjunction with training under the direction of qualified pool attendants.)
 - (13) Glass containers are not permitted in the pool area.
 - (14) No pets are allowed in the pool area.
 - (15) Wheelchairs and baby strollers are allowed in the pool area. No other wheeled vehicles will be permitted.
 - (16) Admission of persons into the pool area with infectious diseases, inflammations, nasal or ear discharges, open sores, or bandages is discouraged. These persons will not be permitted to use the pool.
 - (17) Spouting of water and similar unhygienic actions will not be permitted in the pool.
 - (18) It is requested that persons wear a covering over their bathing suits to and from the pool area. This would constitute a tee shirt, shorts, or robe.

Addendum to Hunting Ridge Pool Rules (Adopted June 23, 2010)

- * **Proper swimming attire is required. Street clothes are prohibited in the pool itself. T-shirts are allowed over the bathing suit to prevent sun burns.**
- (19) Any persons may be barred from the pool or pool area at the discretion of the head lifeguard or the Board of Directors. The head lifeguard has authorization to temporarily deprive any owner or guest of this facility. A written statement is to be filed with Management within 24 hours if such action is taken.
 - (20) The head lifeguard is responsible for the strict enforcement of the rules.
 - (21) The playing of radios/TVs must be kept at a volume not to disturb or intrude upon others. No breach of the peace will be tolerated.
 - (22) No alcoholic beverages will be permitted and/or consumed in the pool area. Intoxicated persons are not permitted to use the pool areas and anyone who appears to be intoxicated by any substance may be removed at the discretion of the head lifeguard or the Board of Directors.

ARTICLE XIII

PARTY ROOM AND FIREPLACE RULES

- (1) Fire regulations limit the occupancy to 70 persons and require that the two main doors remain unlocked at all times.
- (2) Use of the party room is permitted with a signed contract only by owners/residents of Hunting Ridge Condominium.
- (3) Use of the party room facilities is expressly limited to that room only, including the kitchen and restrooms.
- (4) No smoking is allowed in any part of the community building.
- (5) No loud or disruptive behavior shall be permitted at any time.
- (6) Any Lessee of the party room shall be held responsible for their guests while in the clubhouse or on community grounds.
- (7) Decorations cannot be attached to any hanging lights or painted walls. All decorations must be removed before the premises is vacated.
- (8) Any furniture that is moved must be returned to its original location.
- (9) Music is permitted, however, the volume must be low enough so that neighboring residents are not disturbed.
- (10) An inventory of all items will be made in your presence. Any items missing or damaged must be replaced or repaired at your expense. In the event damages exceed the deposit you will be billed and payment is due at the time the bill is rendered.
- (11) Cleaning is to be done before you leave the building using your own supplies and equipment. The premises must be returned to its original condition.
- (12) All trash must be placed in the designated dumpsters across from Building 6948
- (13) Carpets must be vacuumed. If shampooing of furniture or carpet is necessary the cost will be charged to you.

- (14) Hunting Ridge Condominium assumes no responsibility for any items that are not removed at the end of your contract.
- (15) Smoking of any kind is prohibited.
- (16) If the above Rules and Regulations are not followed future use of the party room may be denied.
- (17) The party room must be promptly vacated at the end of the rental period and in no case later than 12:00 midnight. You must not leave the building until a Hunting Ridge representative arrives to lock the main door.
- (18) Call the AFTER HOURS SERVICE AT (301) 596-2086 thirty minutes prior to the end of your rental and ask for the Hunting Ridge representative to meet you at the clubhouse at a specific time. For all emergencies call the AFTER HOURS SERVICE
- (19) The emergency exit door is to be used only in the case of an emergency.

The party room fireplace may not be used.

The fireplace is for decoration purposes only. The use of the party room fireplace is strictly prohibited.

These Rules & Regulations supersede all prior Rules & Regulations previously adopted by the Board of Directors.

These Rules & Regulations became effective March 13, 2019.