

# **Walnut Creek South Homes Association**

## **Rules and Regulations**

### **Section I. Walnut Creek**

#### **A. Walnut Creek Facilities**

1. The Clubhouse is located at 5502 NW Clubhouse Cove. This facility is designed to be used for private parties and meetings.
2. The Association office is located in the Clubhouse – office hours Tuesday through Friday, 3:00 pm to 6:00 pm and Saturday, 9:30 am – 12:30 pm for Association business.
3. The Clubhouse Pool is located at 5502 NW Clubhouse Cove behind the Clubhouse. It is a regulation size pool with a separate wading pool. The pool is generally open from the Saturday of Memorial Day weekend to the Monday evening of Labor Day weekend, weather permitting. The Clubhouse Pool phone is (816) 741-9903.
4. A Multipurpose Court is located at 5502 NW Clubhouse Cove below the pool. The Court is lighted for evening play. Tennis or basketball are available, but not at the same time.
5. Two Fishing Ponds are located off Seminole Drive.
6. A shelter house, sand volleyball court, baseball field, and other recreational areas are located off NW Whispering Oaks Lane.

#### **B. Walnut Creek Types of Membership**

1. Full Membership – entitles each member to all rights and privileges in the community including use of the clubhouse, swimming & wading pools, multipurpose court, fishing ponds, recreational areas, and trash pick-up.
2. Basic Membership – entitles each member to rights and privileges in the community including the use of the fishing ponds, recreational areas, and trash pick-up.
3. Type of Membership is determined by the property you own. Full Membership is established by the legal binding of your property to the Walnut Creek South Homes Association Declaration. Properties in Walnut Creek Acres #'s 4, 5, 6, 6 first addition, 6 second addition, and 6 third addition are all Full Membership properties. Properties in Walnut Creek Acres #'s 1, 2, 2 replat, and 3 may be Basic Memberships or Full Memberships depending on whether the Full Membership option was elected and executed by an owner of the property at some time in the property's history.
4. Type of Membership continues with the property regardless of change in ownership.
5. Although Full Memberships may not be changed to Basic Memberships, Basic Memberships may be upgraded to Full Memberships by electing and executing the Full Membership option. Contact the Association office for more information about this option.

#### **C. Walnut Creek Membership Dues**

1. Each year the Walnut Creek Board of Directors approves the assessment of annual membership dues for the following year.
2. Full Membership assessment dues for 2017 are \$600.00 per year or \$50.00 per month (see also section III.B.4 below regarding summer months).
3. Basic Membership assessment dues for 2017 are \$480.00 per year or \$40.00 per month.
4. Monthly membership payments are due the first day of each month. A \$5.00 service fee will be assessed on all member accounts that are in arrears after the tenth (10<sup>th</sup>) day of the month.
5. The Association may suspend the membership rights and privileges of any member for non-payment of dues until such a time that the member's account is current.
6. The Association is empowered by its Declaration to file legal liens against property for unpaid assessments and any expenses relating to the collection of unpaid assessments when any member's account is three (3) months or more in arrears.

#### D. Walnut Creek Restrictive Covenants

1. Restrictive covenants have been filed with Platte County for member properties in Walnut Acres #'s 4, 5, 6, 6 first addition, 6 second addition, and 6 third addition. Copies of the restrictive covenants may be obtained by contacting the Association Office. Restrictive covenants were not filed in earlier plats of Walnut Creek including #'s 1, 2, 2 replat, and 3.
2. Compliance with restrictive covenants that apply to a member's property is an expectation of all Walnut Creek members.
3. Violation of the restrictive covenants that apply to a member's property will be considered a violation of the rules and regulations of the Association.
4. The Board of Directors may consider suspension of the rights and privileges of any member to use the clubhouse facilities, playgrounds, fishing ponds, swimming pool, multipurpose court, and other recreational areas and facilities for a period of thirty (30) days for failure to comply with the restrictive covenants. Continued failure to comply may result in continued action by the Board of Directors.

#### E. Suspension of Membership Rights and Privileges

1. The Walnut Creek South Homes Association Declaration empowers the Board of Directors to provide for the suspension of rights and privileges of any member to use the clubhouse facilities, playgrounds, fishing ponds, swimming pool, multipurpose court, recreational areas or facilities, trash collection, and any other privileges as a member of the homes association for any period during which any dues or assessments remains unpaid, and for a period not to exceed thirty (30) days for any infraction of its published rules and regulations.

## Section II. Clubhouse

#### A. Clubhouse Access

1. Except for official Walnut Creek Association functions and other exceptions stated below, only full members and guests are entitled to enjoy the privileges of the clubhouse
2. Guests may be anyone except basic members or non-members living in Walnut Creek Acres. If a basic or non-member resident are found to be in attendance by Walnut Creek HOA or any of its board members it will be considered a violation of privilege and the full deposit of the facility reservation will be forfeited. No limit will be placed on the number of guests a full adult member may bring to the clubhouse for non-organized activities providing that other full member's rights are not infringed upon and posted safety limits are not exceeded.
3. Full member must host and be present during the entirety of said function.
4. All members may access the clubhouse during regular business hours: Tuesday through Friday, 3:00 pm to 6:00 pm and Saturday, 9:30 am – 12:30 pm.
5. Official meetings of the Walnut Creek South Homes Association, its Directors and Committees, which are held at the clubhouse, will be restricted to full and basic members of the Association and their guests.
6. Approved events sponsored by official Committees may limit participation and levy surcharges to members and their guests, as the Committee deems necessary to cover the costs of such functions.
7. Anyone other than a member who is found in the clubhouse not in the presence of an adult full member may be subject to the charge of trespassing.
8. No pets are allowed in the clubhouse at any time except for official service animals such as seeing eye dogs.
9. The member reserving the clubhouse will be held responsible for adherence to all Clubhouse Rules of Conduct, all provisions with the Clubhouse Usage Agreement, and all costs associated with damages or cleanup of the clubhouse and the surrounding area for the entire time period of the reservation.

## B. Clubhouse Reservations

1. Reservations for functions will only be granted to a full member homeowner or renter of record whose dues are in good standing and who agrees to be present for and supervise all activities pertaining to the function.
2. A reservation for use of the clubhouse on a specific date will be made only when the appropriate paperwork has been completed and all deposits have been paid.
3. Deposits may be made in the form of check or cash. If the reservation is made within two (2) weeks of the scheduled date, the deposit must be paid in cash.
4. No reservations may be made more than 12 months in advance of the date of the event.
5. No block reservations (more than one day in a row) will be permitted except for wedding activities and family reunions.
6. Only one (1) weekend day or evening reservation per member family is permitted in any calendar month. An exception may be made when the clubhouse is available for the upcoming weekend and the reservation is secured by completion of the appropriate paperwork and payment of the deposit in cash.
7. The member signing for the use of the clubhouse must be available to complete a walk through of the facility and pick up the keys to the clubhouse during regular business hours on the day of the function, or on Saturday during regular business hours for Sunday or Monday functions.
8. For any functions including persons less than 21 years of age, the member reserving the clubhouse must provide one adult chaperon for each ten (10) persons under the age of 21 in attendance.
9. The member reserving the clubhouse will be held responsible for adherence to all Clubhouse Rules of Conduct, all provisions with the Clubhouse Usage Agreement, and all costs associated with damages or cleanup of the clubhouse and the surrounding area for the entire time period of the reservation.
10. The clubhouse can be reserved for overnight functions by full HOA members only with approval by the Clubhouse Committee, completion of the Clubhouse Usage and Deposit Agreement, payment of the applicable reservation fee, and for the benefit of charitable service organizations that provide a direct service/benefit to the Walnut Creek Community.

## C. Clubhouse Reservation Deposits

1. The full member homeowner or renter of record reserving the clubhouse must pay the deposit and complete the Clubhouse Usage and Deposit Agreement to secure the reservation.
2. The clubhouse deposit is \$250.00 and must be paid at the time of the reservation.
3. A wear and tear fee of \$50.00 will be assessed and deducted from the deposit for each reservation.
4. A separate deposit must be made for each reservation.
5. Member will be responsible for any expenses related to loss of keys.
6. Member may forfeit the deposit and be responsible for any possible additional expenses incurred by the Association for failure to fulfill the clubhouse cleanup guidelines.
7. Member may forfeit the deposit and be responsible for any and all additional expenses for repair of damages to Association property incurred during or as a result of their function.
8. Refunds from deposits will be available to be picked up on the third day of business after each function.

## D. Clubhouse Reservation Cancellations

1. In the event the reservation is cancelled less than seven (7) days prior to the date of use, then the Association will retain a cancellation fee of \$25.00.

## E. Clubhouse Usage Rules of Conduct

1. Members and guests, as citizens, are expected both to be familiar and comply with existing Federal, State and Municipal laws governing civil and criminal behavior prohibited on all Association property and at Association sponsored functions. These laws include codes regarding: Civil Disobedience, Gambling, Immoral Conduct, Libel, Theft, Use and Sale of Alcoholic Beverages, Use and Sale of Narcotics, Smoking by Minors, and Vandalism. This list is not intended to be all-inclusive and does not imply that all other laws are excluded.

2. Members and guests are expected to comply with all By-Laws, Rules and Regulations, and Declarations of Walnut Creek South Homes Association. Violations will make members liable to disciplinary action by the Board of Directors as referenced in Section 3 of the Walnut Creek South Homes Association Declaration. Members will be monetarily responsible for damages or destruction of property or equipment of the Association.
3. The use of any alcoholic beverage by persons under the age of 21 in the clubhouse or on any Association property is strictly prohibited.
4. Members reserving the clubhouse for any function agree to be in attendance for the entire event (from set-up to clean-up) and will be responsible for all actions of their guests.
5. Noise level must be kept to a minimum after 12:00 midnight.
6. Use of charcoal, wood or gas grills, or cooking of any kind is not permitted on the wood decks.
7. The use of bounce houses and / or other inflatables designed for jumping or climbing are strictly prohibited on Association property.
8. No overnight parking in the clubhouse parking lot will be allowed without written permission from the Walnut Creek South Homes Association Board of Directors. Violations will be reported to the Platte County Sheriff's Office.

#### F. Clubhouse Usage Clean-Up and Damages

1. Clean-up of the clubhouse and surrounding property is to be completed by 9:00 am the following day.
2. Clean up of the clubhouse and surrounding area must be in compliance with the Clean-Up Guidelines.
3. Clean-up arrangements made between the Member reserving the clubhouse and other parties (for example, a cleaning company) are between those parties and does not involve WCSHA business office or the Board of Directors except that all guidelines and rules apply. The member is still responsible for cleaning company actions or inactions.
4. The Association will seek to immediately repair any damages resulting from a clubhouse function. The Member responsible for the function will be responsible for any and all costs for repair of damages caused during or resulting from the activity.

### Section III. Pools Operations

#### A. Pool General Information

1. Pools will generally be open from Memorial Day weekend through Labor Day weekend.
2. The schedule for operations for the pool each year will take into account the school calendar and will be published in the Walnut Creek newsletter.
3. Pool hours each year will be published in the Walnut Creek newsletter and posted at the pool.
4. Air temperature must be 70 degrees before the pools will be allowed to open.
5. In the event of any threat to the safety of members from weather or any other unsafe condition, the senior lifeguard on duty or pool management may clear the pool and/or decks, or close the pool for such a period of time as recommended for safe pool operations and instruct patrons to take appropriate precautions.

#### B. Pool Access

1. No person shall enter the pool area unless a qualified Walnut Creek lifeguard is on duty.
2. Only full members and their guests who are not basic members or non-members living in Walnut Creek may access the Clubhouse pool and wading pool. All members must be residents of Walnut Creek. The membership runs with the property itself and not with the owners.
3. Each member must present a current Walnut Creek membership identification card (pool pass) in order to gain access to the pool facilities. Identification cards will be coded to indicate adults or minors. Lost cards may be replaced for a fee of \$5.00 by contacting the Homes Association office.

4. Pool passes are prepared in April and May for the upcoming summer season. To receive pool passes:
  - The unit must have Full Member status.
  - Dues must be paid through August of the current year or be on Walnut Creek's automatic withdraw program. No exceptions made.
  - The owner or renter must return a completed Pool Pass Request and provide proof of residency for non-owner occupants. Please realize, late or special requests outside of the season-opening procedures may take up to one week to process. It is to everyone's benefit to follow the standard, season-opening procedures. For the season opening, pool passes will be mailed to those who are unable to pick them up during office hours.
5. No identification cards are to be left at the pools. Cards left at the pool will be deposited in the Walnut Creek office drop box at the close of each day. It will be the responsibility of those individuals to obtain their identification cards during office hours.
6. No child under the age of 12 shall be admitted to the pool unless accompanied and supervised by someone 18 or older. If the person providing supervision for the underage swimmer leaves, so must the underage swimmer.
7. Admission to the pools shall be refused to persons under the influence of alcohol or controlled substances.
8. A swimmer may be asked to demonstrate their swimming ability to the satisfaction of the lifeguard on duty before being allowed to swim. This test is completed by swimming twice across the pool width on their stomach. Children 6 to 12 who have yet to pass the swim test will be required to wear yellow wristband. Children 5 and under will be required to wear an orange wristband. No child 12 or under is allowed to swim in the deep end or use either diving board until the swim test is passed.
9. No person with cuts, sores, lesions, infections, obvious communicable disease or diarrhea should be in the pools.
10. Access to the guard shack, mechanical room, or chemical storage area by unauthorized persons is prohibited.

#### C. Pool Guest Policy

1. Clubhouse pool guests may be anyone except basic members, delinquent full members, and non-members living in Walnut Creek Acres.
2. An owner or renter of record may sign in up to four (4) guests per day until the household limit is reached. Other family members, adult or youth age 12 or older, are restricted to signing in two (2) guests per day. Family members under age 12 may not sign in guests. A maximum number of four (4) guests may be signed in by a household on a single day.
3. Guests must sign in and provide their name, address, and emergency contact with telephone number.
4. The sponsoring member must accompany their guest at all times and is responsible for their guest's actions.
5. All guests must adhere to the pool rules and regulations and may be subject to expulsion from the pool area and grounds for any violation.
6. Each home will be issued ten free guest passes. Ten additional passes may be purchased at the office for \$10.00 or one pass may be purchased at the pool gate for \$1.00 per guest, per day.

#### D. Pool Attire

1. Only appropriate swimwear is to be worn by swimmers. No cutoffs are allowed. They tend to fray and clog the filter system.
2. Children who are not toilet trained shall wear tight fitting plastic underwear or swim diapers that will prevent leakage. Regular diapers are forbidden in either pool as they can easily swell and burst, forcing shutdown of the pool and potential mechanical damage.
3. At the clubhouse pool, wet swimsuits are not permitted on the clubhouse upper level. Care should be taken not to track water into the lower level of the clubhouse.
4. Wearing of earrings, necklaces, and rings in the pool is discouraged.

#### E. Pool Rules of Conduct

1. Members and guests, as citizens, are expected both to comply with and be familiar with existing Federal, State, and Local laws governing civil and criminal behavior on all Association property and at Association sponsored functions. These laws include codes regarding: Civil Disobedience, Gambling, Immoral Conduct, Libel, Theft, Use and Sale of Alcoholic Beverages, Use and Sale of Narcotics, Smoking by Minors, and Vandalism. This list is not intended to be all-inclusive and does not imply that all other laws are excluded.
2. No firearms or weapons are permitted in the pool area.
3. Members and guests are expected to comply with all By-Laws, Rules and Regulations of Walnut Creek South Homes Association, and also the Walnut Creek South Homes Association Declaration. Violations will place members liable to disciplinary action by the Board of Directors as referenced in Section 3 of the WCSHA Declaration. Members will be monetarily responsible for damage or destruction of property or equipment of the Association.
4. Any malicious activities or behavior including, but not limited to, fighting, verbal abuse, profanity, or threats of any kind are strictly prohibited.
5. Children may not be left unattended within the wading pool enclosure. For safety, this area is restricted to 10 children at one time, each attended by their own parent or guardian.
6. No horseplay is allowed in or about the pool or bathroom areas. This includes, but is not limited to, running, dunking, pushing, rough play and any other dangerous behavior.
7. No glassware, glass containers, rocks, or metal objects are allowed in the pool or pool areas. All coolers strollers, and other closed containers are subject to inspection. Violation of this rule will not result in a warning, but rather immediate removal from the pool and forfeiture of pool passes. The removed party or parties will need to petition the Board of Directors Pool Committee for consideration of reinstatement of pool privileges.
8. No hanging on the rope float, diving boards, pool ladders or guard stands is allowed.
9. No diving in the 3 ft to 8 ft areas of the pool. Diving is permitted in the deepest end only.
10. Use of flotation devices and ball playing in the pool will be at the discretion of the management or senior lifeguard on duty.
11. No swimming in the diving areas unless authorized by the lifeguard.
12. No pets are allowed in the pool area except for official service animals.
13. Sound levels of personal electronic devices must be maintained at a reasonable volume as determined by the pool staff.
14. Food and beverage are not allowed within the pool or the four feet area surrounding the pool. Beyond this perimeter fountain drinks or open containers of non-alcoholic beverages are allowed (such as ice water, lemonade, soda, and so on).
15. Foul language, threats, or other inappropriate behaviors are not allowed.
16. No alcohol is allowed on the pool premises except for appropriate private parties authorized by the Board of Directors Pool Committee. All large containers (coolers, strollers, and other such items) are subject to inspection. Alcoholic items are not allowed (such as beer, wine, liquor, and so on).

#### F. Pool Diving Board Rules of Conduct

1. Anyone using the diving board must meet the requirements for swimming in the deep end of the pool as defined in these rules and regulations.
2. Only one diver will be allowed on the diving stand and board at any time.
3. Dangerous behavior on diving boards is not allowed. Handstands, cartwheels and other dangerous play are prohibited.
4. Divers are allowed one bounce per dive and must jump or dive straight off the end of the board.
5. Divers may not enter the water with another person in the diving area.
6. The pool staff may restrict members or guests from further use of the boards for any persistent violations of diving board rules of conduct.
7. No flotation devices (floaties, life jackets, etc.) may be worn while using the board. No flotation devices are allowed in the deep end of the pool except when designated by the lifeguards. A swim test may be required.
8. No "assistant" is allowed in the deep end to catch another person going off the board (this includes being in the water holding onto the side of the pool). For everyone's safety, the user of the board must be capable on their own. This rule will be strictly enforced.
9. No goggles may be worn while using the diving boards.

#### G. Pool Disciplinary Actions

1. The Board of Directors and pool management shall have full authority for enforcement of all rules and regulations and they shall have the right to dismiss anyone from the pool.
2. The following are the general guidelines for disciplinary actions:

First Offense of the season – Explanation of rules and a warning given and/or 30 minutes removal from pool. Carefully note: any later offense (of the same or a different kind, on the same or a different day) counts as a second offense. Only one warning will be given; a record will be kept.

Second Offense – Expulsion from the pool for the remainder of the day and retention of the violator's pool card. The card must be retrieved from Pool Management by an adult. Minors must request a parent to go to Management to discuss the infraction and retrieve the minor's card.

Third Offense – The pools manager will expel this person for up to one week and the pool card will be retained. The offender will need to contact the Board of Directors' Pool Committee and make an appointment to pick up the card at a time and place convenient for a Committee member. If the offender is a minor, the parent(s) must pick-up the expelled person's pool card prior to readmission.

Law Enforcement Involvement – If it becomes necessary for the Sherriff's Department to become involved, the person will forfeit their pass for the remainder of the season.

3. Any **member** possessing or using alcohol or controlled substances in the pool, or parking lot, or surrounding common areas will be expelled and forfeit their pool pass for the remainder of the season.
4. Any **guest** possessing or using alcohol or controlled substances in the pool, parking lot, or surrounding common areas will be expelled and prohibited from returning for one year from date of the offense.
5. Pool management will maintain discipline reports for any infraction resulting in expulsion and a copy will be mailed to the member's home & a copy will be provided to the Pool Committee.
6. Verbal or physical abuse of Pool Staff is strictly prohibited and will be grounds for restriction of pool use until review by the Board of Directors Pool Committee.
7. Pool management is given the right to expel from the pool any person who exhibits threatening or repeated disregard for the safety of others until a review by the Board of Directors Pool Committee.
8. Any request for appeal to decisions of the Pool Committee and/or the pool management may be made to the full Board of Directors at the regular monthly meeting.

#### H. Pool Maintenance

1. Trash receptacles are placed in the vicinity of the pool. These facilities are for the benefit of members; hence, it is the responsibility of all members and guests using the pool facilities to keep the pool areas clean. Staff have the duty to check and (if needed) to ask a member to clean up the area the member has occupied.
2. Lost and found articles will be picked up each night by the pool staff. All articles will be kept throughout the season in a convenient location that will be accessible to members with staff assistance. At the end of the season, all unclaimed items will be disposed of.

## Section IV. Pool Reservations

#### A. Reservation of Pool

1. The clubhouse pool may be reserved for functions after the normal pool hours.
2. A full member homeowner that resides in Walnut Creek or renter of record in good standing may reserve the pool by payment of appropriate deposits and completion of the pool usage agreement.
3. No reservation can be made before the first day of the year in which it will be used.
4. A household is limited to one reservation per calendar month in order to be fair to others.
5. The member signing for the use of the pool agrees to be in attendance for the entire function.

6. All Walnut Creek rules and regulations for pool usage will be enforced at all times during pool parties.
7. Any function to be held for persons under 21 years of age must be chaperoned by adults with a ratio of one adult for every ten persons under the age of 21.
8. Guests may be anyone except basic members or non-members living in Walnut Creek Acres. If a basic or non-member resident are found to be in attendance by Walnut Creek HOA or any of its board members it will be considered a violation of privilege and the full deposit of the facility reservation will be forfeited.

#### B. Pool Reservation Deposits

1. Reservations may be made by completing the following three items:
  - a. payment of a \$100.00 damage and cleanup deposit in the form of check or cash,
  - b. payment of appropriate lifeguard fees in the form of cash to the office, and
  - c. completion of the "Pool Usage and Deposit Agreement" form. The form and payments MUST be completed at the time the reservation is made. The lifeguards must be arranged through the Association Office.
2. The member or renter of record reserving the pool must pay the deposit and agrees to be responsible for any and all charges that may exceed the deposit.
3. Separate and new deposits must be made for each reservation.
4. In the event of cancellation of the function within seven (7) calendar days of the reserved date, the deposit will not be refundable. Exceptions to this rule may be made based on weather conditions or mechanical problems affecting the operation of the pool. The Pool Committee will make decisions on refunds due to extenuating circumstances.
5. A wear and tear fee of \$50.00 will be retained by Walnut Creek South Homes Association.
6. Refunds due from deposits will be available for pickup by the member or renter of record within three (3) business days after the function. The life guard monies refunds are at the discretion of the pool management.

#### C. Pool Reservation Lifeguards

1. Each pool party must have two (2) Walnut Creek lifeguards on duty for the entire function. Large parties may require more than two (2) lifeguards.
2. Lifeguards will be responsible for enforcement of all Walnut Creek rules and regulations for pool operations during pool parties.
3. Member or renter of record is responsible for payment of lifeguards. The fee is \$12.50 per hour for each lifeguard with a minimum of 2 hours per guard--total \$50.00.
4. All lifeguard fees must be provided at time of the reservation in cash. In the event of cancellation of the function within seven (7) calendar days of the reserved date, lifeguard fees will not be refundable. Exceptions to this rule may be made based on weather conditions or mechanical problems affecting the operation of the pool.

#### D. Pool Reservation Cleanup and Damages

1. Cleanup of the pool, pool area, and surrounding property is to be completed immediately following the function in accordance with the cleanup guidelines.
2. Cleanup arrangements between the member reserving the pool and other parties do not involve the WCSHA business office or Board of Directors except that all guidelines and rules still apply.
3. Member reserving the pool will be monetarily responsible for any and all expenses incurred by WCSHA for cleanup and damages to property resulting from the activity.

## Section V. Multipurpose Court

#### A. Multipurpose Court Access

1. The multipurpose court is for the exclusive use of full members, basic members, and their guests. Guests may not be non-members living in Walnut Creek Acres.



2. All guests must be sponsored by a full or basic member who is present and accepts responsibility for the actions of those guests.
3. The multipurpose court is available for use between the hours of 7:00 am and 11:00 pm daily. All play must cease by 11:00 in the evening.
4. Access is on a first come, first served basis. Users are limited to one hour when others are waiting.

#### B. Multipurpose Court Rules of Conduct

1. The multipurpose court may be used for tennis, basketball, and other appropriate sports. Rollerblading and skateboarding are not allowed.
2. Members and their guests waiting to play are requested to remain outside the court while games are in progress.
3. Members and their guests will be responsible to keep the multipurpose court area clean.
4. Members and guests, as citizens, are expected both to comply with and be familiar with existing Federal, State, and Municipal laws governing civil and criminal behavior prohibited on all Association property and at Association sponsored functions. These laws include codes regarding: Civil Disobedience, Gambling, Immoral Conduct, Libel, Theft, Use and Sale of Alcoholic Beverages, Use and Sale of Narcotics, Smoking by Minors, and Vandalism. This list of examples is not intended to be all-inclusive and does not imply that any other laws are excluded.
5. Members and guests are expected to comply with all By-Laws, Rules and Regulations of Walnut Creek South Homes Association, and also the Walnut Creek South Homes Association Declaration. Violations may result in termination of use and/or other disciplinary action by the Board of Directors as referenced in Section 3 of the WCSHA Declaration. Members will be monetarily responsible for damage or destruction of property or equipment of the Association.

## Section VI. Ponds

#### A. Ponds Access

1. The ponds are for the use of basic members and full members, and their guests.
2. Access to the ponds is from Seminole Drive.
3. Members and their guests are expected to show respect for Homes Association and other members' properties while using the ponds including removal of all trash and adherence to all rules for fishing in the ponds.

#### B. Ponds Fishing

1. Fishing is allowed anytime during the year.
2. Fishing is based on Catch and Release only.
3. All State laws pertaining to fishing must be followed.
4. Control must be exercised while fishing. Therefore, the following limits have been established: two poles per person limit, no seining or netting, and no trout or limb lines.

## Section VII. Recreational Areas – Ball Fields, Picnic Shelter, Volleyball Court, Half Basketball Court

#### A. Recreational Areas Access

1. The recreational area is for the use of all basic members and full members, and their guests.
2. The recreational area is open from sunrise until sunset each evening. No one is allowed in this area after sunset without written permission from the Homes Association Board of Directors.
3. Anyone found in the recreational area after dark will be subject to the charge of trespassing.

4. No overnight parking in the recreational areas will be allowed without written permission from the Walnut Creek South Homes Association Board of Directors. Violations will be reported to the Platte County Sheriff's Office.

#### B. Recreational Areas Rules of Conduct

1. Trash receptacles are located at the entrance to the recreational area. It is the responsibility of all members and their guests using the facilities to keep the area clean.
2. No vehicles are allowed below the dam or on grassy areas without the permission of the Homes Association Board of Directors
3. The use of bounce houses and / or other inflatables designed for jumping or climbing are strictly prohibited on Association property.
4. No hunting or discharge of weapons of any kind is permitted on Association properties – for the safety of children and other residents. This includes but is not limited to handguns, rifles, bow & arrows, etc.
5. Members and guests, as citizens, are expected both to comply with and be familiar with existing Federal, State, and Local laws governing civil and criminal behavior on all Association property and at Association sponsored functions. These laws include codes regarding: Civil Disobedience, Gambling, Immoral Conduct, Libel, Theft, Use and Sale of Alcoholic Beverages, Use and Sale of Narcotics, Smoking by Minors, and Vandalism. This list is not intended to be all-inclusive and does not imply that all other laws are excluded.
6. Members and guests are expected to comply with all By-Laws, Rules and Regulations of Walnut Creek South Homes Association, and the Walnut Creek South Homes Association Declaration. Violations will make members liable to disciplinary action by the Board of Directors as referenced in Section 3 of the WCSHA Declaration. Members will be monetarily responsible for damage or destruction of property or equipment of the Association.

#### C. Recreational Area Reservations

1. The ball field, picnic shelters, and volleyball court may be reserved by signing a usage agreement in the Homes Association office.
2. It is the responsibility of the member reserving the area for any event, function, or practice to clean up the area after the activity is completed.
3. Any expenses for damages or cleanup resulting from an activity will be the responsibility of the member reserving the area.
4. In order to make the best use of the facilities and share them with a broad range of members, the Grounds Committee will set up schedules and policies each year. These may include restrictions on multiple reservations for the same team or by one homeowner.