



An Audubon Cooperative Sanctuary

Sherwood Forest Homeowners Association, Inc.



# **REGULATIONS & COMMUNITY STANDARDS**

EFFECTIVE SEPTEMBER 20, 2018

## SHERWOOD FOREST

# FRAMEWORK OF PRINCIPLES

### SHERWOOD FOREST

The Sherwood Forest development is a thousand acre residential community in the western North Carolina mountains. It is managed by the Sherwood Forest Homeowners Association. These principles were formulated by members of the Association to describe the values and structure of this community.

### COMMITMENT TO THE NATURAL ENVIRONMENT

Sherwood Forest's uniqueness derives from the community's commitment to enjoying and protecting the natural environment of this mountain ecosystem. We strive to live in harmony with our natural surroundings by maintaining a sustainable balance between nature and the human presence.

The Homeowners Association maintains approximately 300 acres of protected woodland, five lakes, numerous streams, and about 20 miles of hiking trails. Amenities—which include a golf course, tennis courts, a swimming pool, and community buildings—complement the development's natural resources. The necessary infrastructure, such as roads and utilities, is managed to minimize the impact on the environment. Regulations developed by the Homeowners Association specify that lots be left wooded and that buildings be designed to blend into the forest with minimal intrusion on the environment.

### RELATIONSHIPS AMONG PEOPLE

Our community thrives on the spirit of cooperation and volunteerism among its members. We also respect each other's privacy and freedom, and we strive to create an environment that is tolerant and accepting of individual differences.

A variety of activities bind us together; we tend trails, supervise the pool, maintain the roads and dams and manage the community's finances.

Sherwood Forest is truly sustained by the volunteer work of the property owners. A number of social groups have evolved out of the talents and interest of the residents, among them a lecture series, a women's organization and a group dedicated to learning about the forest environment.

### GOVERNANCE

The Homeowners Association, a non-profit organization registered under the laws of the State of North Carolina, elects from the membership a seven-person Board of Directors for two-year terms. Twenty-four standing committees work to maintain the community. Many of these committees—such as golf, pool, trails and hospitality—are dedicated to the enhancement of our social and physical environment. Others—such as the Architectural and Environmental Review Committee and Financial Review—make regulations that structure our community relationships.

We have attempted to create a system where there is low concentration of centralized power and a strong personal ethic to live within the standards of the community. While some decisions require formal voting, where possible decisions are made through community consensus. We are committed to cooperatively negotiated solutions to conflicts.

### FUTURE OUTLOOK

Although recognizing that change is inevitable over time, the Sherwood Forest Homeowners Association is committed to sustaining the community's rich natural resources and its amenities. The future growth of the community will be managed in a way that respects the integrity of the natural environment and that responds to the expressed needs and interests of its members.

Adopted by SFHA 1997  
Affirmed December 2008 and October 15, 2015



An Audubon Cooperative Community

# REGULATIONS & COMMUNITY STANDARDS

The following is a compilation of Sherwood Forest Homeowners Association Regulations and Community Standards. They were created to define and clarify shared community and environmental values for the purpose of enhancing the quality of life for all residents. Specific property use restrictions are spelled out in detail in the Architectural & Environmental Review Committee’s (AERC) Booklet, *Regulations and Design Standards*.

Article IX of the SFHA Bylaws sets forth the “Procedures for establishing Regulations and Community Standards.” A **Regulation** is mandatory and refers to conduct that is considered both reasonable and necessary to preserve, protect and enhance the community’s values and assets, promote harmonious living, and ensure that residents can use and enjoy the Common Elements. **Community Standards** maintain or enhance the quality of life for the community as a whole. All users of the Common Elements are expected to adhere to the published Standards.

The violation of a regulation can result in an enforcement activity and penalties. Article V and Article VI of the SFHA Covenants describe Enforcement Authority and Enforcement Procedures used by the Association in the event of a violation of a Regulation.

## INDEX

General Regulations.....	2
Road Regulations.....	3
Regulations Regarding Use of Private Golf Carts on SFHA Roads.....	3
Regulation of Firearms and Fireworks.....	4
Regulation of Open Burning on Common Areas.....	4
Regulations for Mailboxes.....	4
Community Standards for Mailbox Bulletin Boards.....	4
Child Safety Regulation.....	5
Regulations for Use of Lakes and Storage of Boats.....	5
Regulations for the Use of Robin Hood Centre and Robin Hood Barn.....	7
Parking Regulations.....	7
Regulations and Community Standards for the Use of Trails.....	8
Regulations for Use of the Swimming Pool.....	8
Regulations for Use of the Tennis Courts.....	9
Standards for the Use of SFHA Garden Plots and Garden Shed.....	9
Regulations for Pet Control.....	10
Standards for the Feeding of Wild Animals.....	10
Rental and Guest Regulations.....	10
Violations of Regulations.....	12

## GENERAL REGULATIONS

1. All owners and other persons (i.e. guests, renters) are subject to all restrictions in Sherwood Forest Homeowners Association Inc. (SFHA) official documents (Bylaws, Covenants and these Regulations and Community Standards).
2. All private properties are restricted to residential use.
3. There may be no businesses, no endangerment of health or unreasonable disturbances, nor any activities which will increase insurance rates for SFHA or its property owners.
4. No person may do any of the following on SFHA Common Elements (Roads, Green Areas, all Association Property) unless authorized by SFHA Board of Directors; place any construction, or make any modification, store or place vehicles or obstruct roadways.
5. No one may create a nuisance or a fire hazard or accumulate trash or garbage on private property or Common Elements, nor may any person engage in activities or create conditions which despoil, or tend to despoil, the appearance of the Community. This includes the pollution or alteration of water bodies or wetlands.
6. Property must be maintained so as not to be unsightly or unsanitary or become a health or fire hazard. No owner is permitted to accumulate or exhibit on his/her lot or lots any appliances, or any object including statuary or decorative item not compatible with the natural environment of Sherwood Forest. If an improved or unimproved lot becomes an eyesore or hazard, AERC will notify and instruct the owner to rectify the problem.
7. No livestock or fowl shall be placed or maintained on private property.
8. All garbage, trash and refuse shall be disposed of at local facilities. Burning or burying refuse or garbage is prohibited.
9. No signs other than a small house sign shall be erected on any lot. Exception: a FOR SALE sign (*2 ft. x 2 ft. maximum size*) by the owner or real estate company. No signs, including real estate signs, shall be placed on any portions of the Common Elements without permission from the SFHA Board of Directors.
10. Outdoor lighting must not annoy neighbors and should not be routinely left on all night.
11. No building may be constructed, any building exterior modified, nor any landscaping modified without the approval of the Architectural & Environmental Review Committee (AERC). Complete AERC Regulations and Design Standards are can be found in *AERC Regulations & Design Standards*, copies of which are in the Robin Hood Centre and at [members.sherwoodforestnc.com](http://members.sherwoodforestnc.com).
12. AERC must approve the removal of all trees which are 6 inches in diameter or more, measured at 4-1/2 feet above ground, and located more than 30 feet from a house.
13. No hunting is permitted within Sherwood Forest without the approval of the SFHA Board of Directors.

14. Sherwood Forest amenities (trails, swimming pool, tennis courts, lakes, etc.) are for use by SFHA members who have paid their assessments, and registered renters of SFHA homes. Immediate family members and overnight houseguests of SFHA members may also use the amenities. SFHA members should accompany local guests when the guests are using Sherwood Forest amenities. It is not acceptable for members to allow local friends to use the amenities on a frequent basis.
15. Tarps or covers used on woodpiles should be dark gray, brown or dark green.
16. No yard sales are permitted. However, a homeowner who is moving may request approval for a one-time moving sale.
17. No large trailer, boat, RV or camper van (unless garaged), or other towed vehicle will be allowed on any property unit for more than 7 days without AERC approval.
18. No tents or temporary structures are allowed on any property in Sherwood Forest. Camping is not permitted.
19. For Sale signs may not be displayed on vehicles parked on Common Areas.
20. Smoking is prohibited in all Common Areas, except as may be expressly allowed by the Board.

#### **ROAD REGULATIONS**

1. The speed limit on all Sherwood Forest roads is 20 miles per hour.
2. Most roads in Sherwood Forest are very narrow. Drivers must stay in their lane at all times, and assume that another vehicle could be coming around a blind curve or over a hill.
3. All members, renters and their guests must display the required identification (an SFHA decal, hanging tag or guest tag) on their vehicles when in Sherwood Forest.

#### **REGULATIONS ON USE OF PRIVATE GOLF CARTS ON SFHA ROADS**

1. Golf carts must be of four-wheel construction. Carts must be stored and consistently maintained in a safe operating condition by Owner, at the sole expense of Owner. An orange colored, triangular "Slow Vehicle" sign must be displayed on the rear of the vehicle.
2. Any person who operates a golf cart is responsible for all liability associated with operation of the vehicle and must have liability insurance coverage which will cover the use of a golf cart in an amount not less than required by North Carolina law for motor vehicles.
3. Only the Owner and Spouse or Domestic Partner, and members of their immediate family who are at least 16 years of age, may operate the cart on SFHA property. Occupancy is limited to that for which the cart was designed.

## **REGULATION OF FIREARMS AND FIREWORKS**

1. The discharge or carrying of any firearm within the Community is prohibited, with the following exceptions:
  - a. Discharge – only by persons authorized by the SFHA Board of Directors
  - b. Carrying – a firearm may be carried when transporting the firearm to or from the community in the trunk of a car or in a closed case in the back seat or on the floor of a vehicle which does not have a trunk.
2. Firecrackers and fireworks are not permitted.

## **REGULATION OF OPEN BURNING ON COMMON AREAS**

*As a general rule, no open fire burning is allowed in Common Areas or on Private Property in Sherwood Forest. Permission must be obtained from the Board for open fire burning on SFHA Common Area. A burn permit must be obtained before requesting permission from the Board.*

## **REGULATIONS FOR MAILBOXES**

1. Postal and package boxes are regulated by the U.S. Postal Service. Notices or advertising cannot be placed on the outside of mail boxes.
2. A lost mailbox key can be replaced for \$20. For key replacement, contact the Mailbox Coordinator.

## **REGULATIONS AND COMMUNITY STANDARDS FOR MAILBOX BULLETIN BOARDS**

### **A. Regulations**

1. Bulletin boards are available for member use only. All notices must be signed and dated. Notices should be attached with thumb tacks or push pins, not tape or staples.
2. Appropriate postings include SFHA announcements, meeting and event notices, SFHA committee-sponsored and community-wide social events, lost and found items/pets, and advertising for items offered by members for sale to the community.
3. Notices should be removed within 48 hours after an event; announcements and other postings should be removed after a reasonable amount of time (about a week).
4. Political, religious or inspirational statements or materials, business cards, commercial advertising, and personal communications are not appropriate.

### **B. Community Standards**

1. The purpose of the bulletin boards is to promote and enhance harmonious living within the community by sharing materials that inform members and enable them to participate fully in SFHA activities.
2. Personal communications to other members should be placed in the SF Member boxes at each postal kiosk location.

## **CHILD SAFETY REGULATION**

Children under 13 years of age must be accompanied by an adult 18 years of age or over when using the pool, tennis courts, basketball court, playgrounds, trails, lakes and golf course.

### **REGULATIONS FOR USE OF LAKES AND STORAGE OF BOATS**

There are five lakes in Sherwood Forest, each of which is abutted in part by private property, Green Areas, Dams and/or Association parking areas. The five lakes are part of our Amenities and are defined as Common Elements. Four of the lakes have limited Association-owned dock facilities and boat storage racks. All five lakes have an SFHA-owned boat for community and guest use (see guidelines below). At the present time, Tar Heel Lake is accessible via the Goose Point easement trail and Mary Lib's Path. There is currently no Association Dock or Boat Storage Rack on Tar Heel.

#### **A. General Lake-Use Regulations**

1. The five Association lakes are for the exclusive use of Association Members, house guests of SFHA members, local guests of SFHA members when accompanied by an SFHA member, eligible children under 13 and ONLY when supervised by an adult aged 18 or over, and renters of property owned by an SFHA member.
2. Boaters should equip their boats with appropriate paddles/oars and one Personal Flotation Device (PFD) for each boat occupant.
3. No boat is to be left in the water overnight.
4. Muscle-powered boats are approved for use on our lakes. Gasoline or electric boats are not permitted on any lake. Only canoes, kayaks, paddle boards, and small rowboats/jon boats are approved for lakeside storage.
5. Any approved boat may be stored on the shore of a common element for no more than 7 days.
6. Paddle boats and boats over forty-eight inches (48") wide at the widest part are not approved for storage on any Common Element boat rack at any time. They are not to be left overnight at Common Element shores, docks or beaches.
7. The Association has developed an annual lottery method for allocating storage space on existing boat racks for member use. (See The Lottery Method for Assigning Annual Boat Rack Storage Space in a following section.)
8. Any registered or unregistered boats left on a Common Element rack for a period exceeding 7 days, without benefit of the annual Lottery storage space assignment, as determined by the Lakes and Dams Committee, will be removed and secured in or adjacent to the Robin Hood Barn. A fee of \$25.00, in addition to any fines that may have been accrued, will be required to reclaim the boat.
9. Valves, drains, pipes and related equipment on the lakes should not be disturbed. Faces of dams should also not be disturbed, and walkway barriers at Trout Lake should not be breached.

#### **B. Regulations Regarding the Storage of Boats (row boats, canoes, kayaks, paddle boards)**

The purpose of these regulations is to govern the number of annually stored boats at each lake and to provide a mechanism whereby Association Members are fairly provided the opportunity to conveniently store a boat on a SFHA lake. Storage regulations and limitations were formulated in response to concerns

about the clutter caused by long-unused boats in these storage areas. The right to store boats on the lakes is determined by the use of an annual lottery.

1. All boats annually stored on SFHA boat racks must be registered. To register your boat, send a check for \$5.00 payable to SFHA and sent to Chair, Lakes and Dams Committee, SFHA, 70 Robin Hood Road, Brevard, NC 28712. Your check covers the cost of the decal that will be issued. If you are not a full-time resident of Sherwood Forest, the Committee will mail the decal to you. This decal makes you eligible to participate in the Annual Boat Rack Storage Space Assignment Lottery. Requests for a registration decal may be submitted throughout the year.
2. Violation of any of these lake-use regulations may result in the removal of a boat from SFHA Common Elements boat racks, docks or beaches. A recovery fee of \$25.00 will be assessed. Fines for inappropriate use of Lake Common Elements will be assessed according to the procedures outlined in the SFHA Declaration of Covenants.
3. A limited number of boat/canoe annual storage racks are provided on the Common Elements of Trout, Betty Kay, Arrowhead and Boot Lakes for the use of residents and long-term renters. To qualify for annual storage on a rack, a boat must have successfully participated in the annual storage space lottery, a boat must be registered and must display an SFHA-issued decal affixed to it. The decal must be affixed when the boat is placed on the storage rack. Only one registered boat per improved unit is eligible for the annual rack storage. Association Members with lake-front improved units are not eligible for storage rack privileges.

#### **C. The Lottery Method for Assigning Annual Boat Rack Storage Space**

Lakeside rack space for a storage-approved and registered boat is for a period of one year if the applicant wins a spot in the annual lottery. At the end of that year, the applicant may seek an additional year of storage space by again entering the lottery. Entering the lottery, however, does not guarantee a storage space, but only the chance for one of the limited available spots.

1. Notice of the annual Lottery and an Application to participate in the lottery will be distributed to Association Members via email in early April and in the SFHA Newsletter. Lottery Applications should be received by the Lakes and Dams Coordinator of the Lottery by May 1. All applicants will be notified by email, mail, or phone (local) of the results of the Lottery held no later than May 31. The Lottery will determine the rack space assignment at each specific lake. Annual Assigned Storage Rack Rights run from June 1 to May 31.
2. Following the Lottery and the communication of the results of the Lottery, registered boats which have not secured a boat rack storage space assignment must be removed from the Common Elements. The change-over period will run from June 1 through June 14. Upon request on the Lottery Application Form, boats will be removed from the racks and returned to the Association Member's SFHA property by the Lakes and Dams Committee or their designee.
3. Association Members may take their boat to the available rack space any time after receiving notification of the Lottery results.

#### **D. Use of SFHA-Owned Boats**

SFHA provides boats at the lakes for use by Association Members, house guests of SFHA members, local guests of SFHA members when accompanied by a SFHA member, eligible children under 13 if they are supervised by an adult aged 18 or over, and renters of property owned by an SFHA member. Those who wish to use an SFHA-owned boat on any of our lakes must become an Authorized User. Forms to become an Authorized User may be found on SFHA website.

Users of SFHA-owned boats must abide by the following regulations:



1. Each person in the boat must have one U. S. Coast Guard approved Personal Flotation Device (PFD) in good condition. The size of the PFD must be appropriate for the size of the intended user. Children under the age of 13 must wear a PFD while in the boat. All persons under the age of 18 must be accompanied by an adult when using an SFHA boat. It is recommended that all non-swimmers wear a PFD while in the boat.
2. Users must provide their own PFDs and paddles or oars. These items are not provided by SFHA.
3. After use, the boat must be returned in clean condition and placed bottom-side up on the designated boat storage rack and secured in place with the provided chain and lock.
4. The lock combination for use of the boat is provided to an Authorized User after the form is completed and returned to the Lakes and Dams Committee (members or guests) or to the Rental Committee (renters).
5. Users may not share the lock combination with others.

### **REGULATIONS FOR THE USE OF THE ROBIN HOOD CENTRE AND ROBIN HOOD BARN**

The Facilities Management Committee is responsible for the use and care of the Robin Hood Centre and the Robin Hood Barn. Policies have been established governing the use of the two properties. These policies and regulations are detailed at [members.sherwoodforestnc.com](http://members.sherwoodforestnc.com). Any questions about the policy and regulations should be directed to the Chair of the Facilities Management Committee. Regulations that are paramount are:

1. No smoking is permitted in the Centre or the Barn.
2. No open flames (e.g. candles, oil lamps, torches, sparklers, luminarias, fireworks, etc.) are allowed inside or outside the Robin Hood Centre, Robin Hood Barn or anywhere on Sherwood Forest Common Areas.

### **PARKING REGULATIONS**

1. Trucks or construction equipment may not be parked overnight in the Barn parking lot without the approval of the Facilities Management Committee.
2. RVs or Travel Trailers may not be parked overnight at the Centre or Barn parking lots without express permission from the Facilities Management Committee.
3. No overnight parking is allowed in any common area, except as provided in paragraphs 1 and 2 above.
4. Overnight camping is prohibited in Sherwood Forest.

## **REGULATIONS AND COMMUNITY STANDARDS FOR THE USE OF TRAILS**

### **A. Regulations**

1. No snowmobiles, trail bikes, motorbikes, all-terrain vehicles or other vehicles on wheels or tracks (except for the handicapped) are allowed on Sherwood Forest trails.
2. Do not cut, pick or dig plants.
3. Smoking is prohibited on all SFHA trails.
4. Only leashed dogs are allowed on SFHA trails.

### **B. Community Standards**

1. Stay on paths, and take care to respect the rights and privacy of residents who permit trails on their property.
2. Do not litter.

## **REGULATIONS FOR USE OF THE SWIMMING POOL**

The door to the pool complex is locked. Member access is gained through key cards issued by the Pool Committee. **There is *NO* Lifeguard on duty at any time!**

1. The pool may only be used by the following persons:
  - a. SFHA members in good standing.
  - b. Houseguests of SFHA members.
  - c. Local guests of SFHA members when accompanied by an SFHA member.
  - d. Eligible children under 13 only when supervised by an adult 18 or over.
  - e. Renters of property owned by an eligible SFHA member.
2. Swimmer (or group host) must sign in, indicating the name of the SFHA member and number of persons in the group. Renters must sign in, giving their names and the name of the rental unit owner and address of the rental unit.
3. Users of the pool must observe the following sanitation regulations:
  - a. Use the shower in the pool house before entering the pool.
  - b. Wear appropriate swimwear, and bind up long hair.
  - c. Do not bring pets inside the pool area.
4. Users of the pool must observe safety regulations, including:
  - a. Clear the pool and seek shelter if a storm approaches.
  - b. No running or horseplay of any kind.
  - c. No glass containers within the pool area.
  - d. No playing on or with safety equipment such as ropes or life preservers.
  - e. No alcoholic beverages during general use hours.
  - f. No bikes, skateboards, roller skates, or roller shoes may be used in the pool area.
5. Users of the pool must observe common courtesy, including not playing radios or other sound devices too loudly.
6. Smoking is prohibited in all areas of the swimming pool complex.

## **REGULATIONS FOR USE OF THE TENNIS COURTS**

The gates to the tennis courts are locked. Contact a member of the Tennis Committee to obtain the gate lock combination.

1. Only SFHA members, their guests and renters may use the courts.
2. Tennis courts are to be used exclusively for tennis. No skateboarding, roller blading, roller skating, bike riding or other non-tennis activities are allowed.
3. Only tennis shoes may be worn on the court. Black soles are not allowed unless they are non-marking.
4. No animals are allowed on the inside of the tennis court fence.
5. Leave no trash behind, and lock the gate upon exiting.

## **STANDARDS FOR USE OF SFHA GARDEN PLOTS AND GARDEN SHED**

In order to promote a well-functioning and harmonious community garden, a series of standards have been established:

1. Plots are assigned by the garden chair based on availability. A waiting list may be needed. If a plot is given up, the Garden Committee Chair should be notified.
2. Gardeners are responsible for the upkeep of their plots and are strongly encouraged to contribute to the maintenance of adjacent paths.
3. Trespassing, harvesting, or taking materials from others' plots requires their permission.
4. Water is turned on in April and off in November. A gardener who turns on the master valve is responsible for turning it off or passing on that responsibility. Hose faucets should be turned off when not in use.
5. It is expected that gardeners make every effort to use organic pesticides, herbicides, or fungicides.
6. Personal items kept in the shed should be limited and clearly labeled. These are not protected by SFHA insurance and are stored at one's own risk. SFHA is not responsible for loss or damage to any personal property in the shed or gardens. Unlabeled items and tools can be borrowed and then returned when finished using. No chemicals or fuel is stored in the shed. The cleanliness of the shed and the porch is a shared responsibility.
7. Children should not roam freely or trespass in other's plots. Appropriate shoes must be worn at all times. Suspicious vehicles/persons should be reported to Neighborhood Safety.
8. Dogs must be on-leash when in the garden.
9. As a gardening community we rely on the goodwill and cooperation of each participant.

## **REGULATIONS FOR PET CONTROL**

1. All pets, such as dogs and cats, shall be restricted to the owner's property, unless conforming to the regulations below. Any pet not under restraint, direct control or restricted to the owner's property may be considered feral, and be subject to capture by the Transylvania County Animal Control authorities. Animal containment fences are prohibited.
2. All public areas in Sherwood Forest must be kept clear of excrement from pets. It is the responsibility of the owner to assure that such waste is removed from roads, trails and other thoroughfares and areas where people congregate.
3. Pets that cause a nuisance are subject to the provisions of the SFHA Declaration of Covenants, Article VII, Section 9; to the restrictions which accompany the deed of the owner (all of which in Sherwood Forest provide for injunctive relief of any nuisance); and to the provisions of the Transylvania County Animal Control Ordinance.
4. Dogs must at all times be accompanied by their owner or other caretaker.
5. Dogs must be leashed at all times when on the roads and Common Areas of Sherwood Forest, including all trails.

## **STANDARDS FOR THE FEEDING OF WILD ANIMALS**

The feeding of all wild animals, including deer, is strongly discouraged. Bird feeders are entirely appropriate.

## **RENTAL AND GUEST REGULATIONS**

Members who desire to rent their properties or allow guests to occupy them must comply with certain regulations that are set forth below governing property rentals and guest presence in Sherwood Forest. The SFHA Declaration of Covenants provides that Members are responsible for noncompliance by their renters or guests and that fines may be levied against Members for such noncompliance.

If Members desire to rent their property or allow guests onto their property, they must comply with the following regulations:

1. If they intend for renters to occupy their property, they must complete an annual *Homeowner Rental Acknowledgment Form* available from the Rental Committee or the SFHA website.
2. For each rental episode, they must complete a *Rental Registration Form* available from the Rental Committee or the SFHA website with information about the specific renter.
3. Place the *Notebook for Renters/Guests* in any property they intend for rental use or that may be occupied by guests. Require any such occupant to read and abide by the *Notebook's* contents. Assist the Rental Committee in annually updating the *Notebook*.
4. Prominently post the Member's name and contact information in their properties.
5. Prominently post the laminated *SF Rules and Regulations* in their properties.
6. Require that such occupants display *SFHA Vehicle Identification Tag(s)* in their vehicle(s) at all times while on Sherwood Forest premises.

7. As an operator of a rental property, abide by all state, local and federal laws regarding the rental of property to the public.
8. As long as the property is used as a rental property, a telephone land line must be installed in the property so that occupants may be contacted in case of problems or emergencies.
9. Members must assure that renters and guests comply with all provisions of the SFHA Covenants, Regulations and Community Standards. Specifically, renters and guests must comply with the following regulations:
  - a. Read and comply with the rules and regulations contained within the *Notebook for Renters/Guests*.
  - b. Abide by the rules and regulations highlighted on the laminated *SFHA Rules and Regulations* posted in the property.
  - c. Refrain from creating any nuisance that may endanger or unreasonably disturb other residents of the community or the natural environment.
  - d. Assure that the property occupied is kept in a clean and sanitary condition with no accumulation of garbage or debris or the creation of any fire hazard.
  - e. Display the *SFHA Identification Tag(s)* in their vehicle(s) at all times when on Sherwood Forest premises.
  - f. Observe the 20 mph speed limit posted in Sherwood Forest.
  - g. Assure that outdoor lighting does not disturb neighbors and that outdoor lights are not kept on all night.
  - h. Hunting and firearms in Sherwood Forest are prohibited.
  - i. No tents may be erected on Sherwood Forest property.
  - j. Children under 13 must be accompanied by an adult when using the pool, tennis courts, basketball court, playgrounds, trails, lakes and golf course.
  - k. Observe all boating regulations. Access to SFHA boats is available only after the occupant contacts the Rental Committee and obtains and completes the required authorized user form.
  - l. No snowmobiles, trail bikes, motorbikes, all-terrain vehicles or other vehicles on wheels or tracks (except for the handicapped) are allowed on Sherwood Forest trails.
  - m. No smoking in Sherwood Forest Common Areas, including trails.
  - n. Dogs must be on leash at all times and must be cleaned up after.

## **VIOLATIONS OF REGULATIONS**

The Sherwood Forest Homeowners Association, Inc. (“Association”) is empowered to exercise all of the powers, duties and authority vested in or delegated to it by provisions of the Amended and Restated Bylaws, Amended and Restated Articles of Incorporation and the Amended and Restated Declaration of Covenants, and other state and federal laws.

The Association may impose reasonable fines and suspend amenities privileges for violations of the Declaration of Covenants, Bylaws or Regulations of the Association.

The processing of violations of the Regulations and the imposing of fines or other penalties against Owners of Units that are in violation of the Regulations adopted pursuant to the provisions of Article IX of the Amended and Restated Bylaws of the Association will be in accordance with the provisions of Articles V and VI of the Sherwood Forest Homeowners Association, Inc., Amended and Restated Declaration of Covenants.