

QUAKER HILL COMMUNITY ASSOCIATION

POLICY RESOLUTION NO. 11

USE OF COMMON AREAS: TOT LOT

relating to Rules and Regulations for tot lot usage

WHEREAS, Article IV, Section 4.01 of the Bylaws states that "the Board of Directors may exercise all of the powers of the Association except such as are by the laws of Virginia, the Articles of Incorporation, the Declaration or these Bylaws, conferred upon or reserved to the Members;" and

WHEREAS, Article II, Section 2.01(a) and (c) of the Declaration provide that the Board of Directors has the right to "adopt, promulgate, enforce, and from time to time amend, reasonable rules and regulations pertaining to the use of the Community Facilities" and that the Board of Directors has the right to "suspend the right of any Owner or Resident to use all or any portion of the Community Facilities" for violations of the Declaration or the Board's regulations; and

WHEREAS, Article IV, Section 4.01(4) of the Bylaws provides that the Board of Directors is authorized to "adopt and amend any reasonable Rules and Regulations not inconsistent with the Association documents;" and

WHEREAS, for the health, safety, comfort and convenience of all owners and residents, the Board wishes to establish rules and regulations governing the use of the Association's tot lot ;

NOW, THEREFORE, BE IT RESOLVED THAT the following Rules and Regulations for use of the tot lot be adopted:

I. RIGHT TO USE TOT LOT

1. The children of all Members of the Association (or their designated tenants), are entitled to use the tot lot.
2. Users of the tot lot must be under the age of ten (10) years, and residents of the Quaker Hill Community or guests of residents.

3. Children under six (6) years of age must be escorted by a person who is thirteen (13) years of age or older. Guests will not be admitted to the tot lot without such escort. The conduct of guests is the responsibility of the escort.

II. RULES FOR USE OF THE TOT LOT

1. The Association is represented by the managing agent. Any conflicts shall be addressed to the managing agent, who will bring the issue to the Board of Directors if it cannot be satisfactorily resolved.
2. The managing agent has the authority to use its discretion to enforce the rules to maintain a safe and healthy environment. The managing agent has the authority to ask anyone to leave the tot lot for infractions of the rules or when safety is threatened.
3. Safety is of primary concern to the Association and its Members. All persons using the tot lot do so at their own risk and agree to abide by the rules for use of the facility. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property. Residents (Members and tenants) are responsible for the actions of their children and guests.
4. The tot lot hours of operation are 8:00 a.m. to dusk. No person shall use the tot lot unless the tot lot is officially open. Unauthorized persons found inside the tot lot enclosure when the tot lot is closed will lose their privileges for a period not to exceed sixty (60) days and risk prosecution for trespassing.
5. Smoking is not permitted in the tot lot.
6. Food may be brought into and consumed in the tot lot area. Persons who consume food in the tot lot are responsible for removing all litter. No grilling.
7. Breakable objects, to include drink containers, are not permitted in the tot lot.
8. Intoxicants are not allowed in the tot lot. Intoxicated persons are not allowed in the tot lot at any time.
9. No play equipment, play pens, wheeled vehicles (except wheelchairs, strollers, etc.) are permitted in the tot lot.
10. No pets (except seeing-eye dogs) are permitted in the tot lot.
11. No screaming, profanity, or other boisterous behavior will be permitted in the tot lot.
12. All refuse must be placed in containers provided for this purpose. Keeping the facility clean is everyone's responsibility.

13. The tot lot may be closed at the discretion of the Board of Directors or the managing agent.
14. The use of radios, televisions or similar devices is permitted only when used with headphones.

QUAKER HILL COMMUNITY ASSOCIATION

RESOLUTIONS ACTION RECORD

Resolution Type _____ Policy _____ No. 11

Pertaining to: Tot Lot Usage

Duly adopted at a meeting of the Board of Directors of Quaker Hill Community Association, held December 9, 1996.

Motion by: Mr. Serody Seconded by: Mr. Bland

OFFICER	TITLE	YES	NO	ABSTAIN	ABSENT
Maria Meredith	President	X			
Marjorie L. Stein	Vice President	X			
	Treasurer				
Gerson Serody	Secretary	X			
Edward Bland	Director	X			
Jean T. Bowman	Director	X			
	Director				

ATTEST:

_____ Secretary _____ Date

FILE:

Book of Minutes - 1996

Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective, _____