

ACCESS AND SAFETY POLICY
OF
BROOK HOLLOW ESTATES PROPERTY OWNER'S ASSOCIATION, INC.

WHEREAS, the Covenants of the Brook Hollow Estates Property Owner's Association (hereinafter, "BHEPOA"), as well as the North Carolina Planned Community Act (hereinafter, the "Act"), authorizes the Association to set guidelines for community access and safety, as well as collect fines for violations of the community Covenants and policies; and

WHEREAS, pursuant to the authority given the BHEPOA by the Act, specifically N.C. Gen. Stat. § 47F-3-102, the Board of Directors (hereinafter, "BOD") is desirous of adopting the following access and safety policy:

"ACCESS AND SAFETY POLICY"

1. Access to Brook Hollow Estates (hereinafter, "BHE") is restricted to:
 - a. Home/Property owners (hereinafter, "Owners");
 - b. Owners' guests, to include bona fide/registered renters;
 - c. Property managers retained by Owners;
 - d. Real Estate agents/companies (NOTE: prospective buyers will not be granted access to BHE without being accompanied by the Owner or a Real Estate Agent);
 - e. Contractors, property maintenance companies, and home builders;
 - f. Delivery companies executing deliveries on behalf of the BHEPOA and Owners;
 - g. Police, fire, rescue, utility emergency vehicles.

All others seeking access to the community must seek approval from the BOD.

2. Gate Access. Following entry of the appropriate keypad access code, or "click" of a remote control, one vehicle at-a-time is permitted to pass through the community front gate. That is, a code must be keyed, or remote "clicked," for each vehicle entering BHE. All drivers must wait for a full cycle of the gate to open/close prior to transiting the gate. Owners must be vigilant regarding vehicle access and report violations to the BOD (e.g., "tail-gating"). Owners expecting visitors/guests/renters must inform the same regarding the acceptable manner to transit the BHE front gate.

3. Gate Access Codes. Three gate codes will be issued on a community-wide basis – i.e. the same three codes for all BHE Owners. One is for the Owner's use; one is for use by authorized visitors/guests of the Owner (to include their renters); and one is for contractor/delivery/etc. use. These codes will be changed periodically as directed by the BOD.

4. Vehicle Passes for Renters. Owners will issue their renters vehicle passes. Owners are responsible for ensuring that their renters display the pass at all times while in BHE. This applies regardless of the length of time of the rental. Upon renting the property, the Owner will make a request to the BOD for the current vehicle pass template. Owners will then produce/fill-out and issue the pass to their renter - either directly, or through the Owner's Property Management company if applicable. The pass will be placed on the driver's side dashboard with clear visibility from outside of the vehicle.

5. Owners' Responsibility For Property Rental. Owners are responsible for the actions of all renters on their property/within BHE. Owners will obtain (and retain for a minimum of six (6) months following conclusion of the rental period) the following information from each rental party:

- 1) Full name and home address of the primary contracted renter;
- 2) Total number of people in the rental party to include ages and full names;
- 3) Total number of vehicles and full vehicle identification (e.g., tag number, vehicle type and vehicle color);
- 4) Dates of the rental agreement.

Owners will inform all renters of the rules of the community emphasizing the following points:

a. Traffic Regulations. All vehicles within BHE will abide by all traffic regulations with a special emphasis on obeying the posted speed limit and all traffic signs. The speed limit throughout BHE is 25 miles per hour unless otherwise posted (Note: this is especially important on curves where visibility of on-coming vehicles, ATVs, utility vehicles, walkers, bikers, runners, and wildlife is extremely limited).

b. Parking. Renters and guests will park their vehicles only in designated areas on the sponsoring Owners' property. Vehicles will not be parked on paved surface streets nor on the side of paved surface streets unless a waiver is granted by the BOD.

c. Off-Road Vehicles. Utility and off-road vehicles operated in BHE (e.g., "Gators," "ATV's," "dirt-bikes," etc.) will be operated subject to posted BHE speed limits and traffic regulations. Riders will be of appropriate age for the vehicle type operated as designated by applicable North Carolina vehicle laws. Any and all liability for off-road vehicle operation, accidents and violations of age restrictions, etc., is the sole responsibility/liability of the property Owner.

d. Trespassing. As BHE is a private residential community, all property within BHE "belongs" to someone. Renters and guests will confine their activities to the rental property and not trespass onto the property of another BHE Owner without express permission. This includes the operation of off-road vehicles, all hiking, off-road bicycling, trail running, and camping, etc.

e. Fires. Renters and guests must be informed by the Owner regarding current fire conditions within the region and immediate area. Additionally, Owners are responsible for educating renters and guests regarding the appropriate construct, size, and management of fires to include the effects of weather (wind) and how to properly extinguish a fire. Owners must provide a source of adequate and appropriate extinguishing material (e.g., water, dirt, sand, etc.) immediately adjacent to the fire area and instruct renters regarding how to apply the provided material to completely extinguish the

fire. Additionally, Owners will instruct contractors/home builders/landscape companies not to burn construction debris/brush/wood/ trees/etc., during “Red Flag” conditions. Under no circumstances will a fire of any kind be left unattended at any time in BHE – and the fire must be completely extinguished and checked prior to the responsible party vacating the area. Renters/contractors/home builders/etc. must abide by all regulations concerning out-door fires of any type or risk immediate ejection from BHE.

e. Noise. Owners must remind renters and guests that BHE is a residential community and appropriate decorum must be maintained at all times while in the community. Both inside and outside activities must be tempered in consideration of neighbors. BHE “quiet hours” are from 10:00pm to 8:00am daily.

f. Refuse Management. In consideration of health concerns and wild-life management concerns, renters will place all trash and garbage in approved containers. Owners will provide these containers and develop, with the renter, a plan for removal of all trash and garbage from the rental property and adjacent grounds either periodically during the term of the rental or upon conclusion of the term of the rental. Per the BHE CC&Rs, no garbage will be left outdoors at any time.

g. General conduct. Owners must remind renters and guests that while in BHE, they must conduct themselves per all local, state, and federal laws. Violation will risk immediate ejection from BHE.

h. Acknowledgement. Renters will sign an acknowledgement of receipt (provided by the Owner) for the above guidelines, policies and restrictions. Owners will acknowledge and accept that they are responsible for all actions of their renters to include any/all violations/infractions of HOA CC&Rs, Bylaws, State Laws and Federal Laws.

6. Fines. Owners will incur fines for renter violations of all applicable CC&R policies, as well as the stipulations outlined in paragraph (5) above per the provisions of the BHE Fine Policy.

NOW THEREFORE, BE IT RESOLVED, that the undersigned, being the 2022-2023 Brook Hollow Estates Property Owner’s Association, Inc. Board of Directors, have approved, ratified, and adopted the above Access and Safety Policy this 7th

Day of May, 2022.

Beth E. Maida
Beth E. Maida, President

Tana Baker
Tana Baker, Secretary

Owen W. Englander
Owen W. Englander, Director

Effective Dates:

_____ to _____

Vehicle Description: _____

Vehicle Tag #: _____

Vehicle Location: _____

Visitor Name: _____

Sponsor Name: _____

Sponsor Tel#: _____