

HOMEOWNERS' ASSOCIATION (HOA) RULES

1. **As used in these rules, an "Adult" is a Resident or Homeowner with a valid Bretton Woods HOA Recreation Pass (Pass) who is at least 16 years old.**
2. New Residents wishing to obtain Passes must complete an application that may be obtained at the Reception Desk. The landlord or renter must pay an administrative charge before passes will be issued to renters.
3. The maximum number of Passes that may be issued to any unit is 8 (four adults and four children). The maximum number of occupants, as well as their relationships, is specified in the prospectus.
4. The replacement cost of an ID card is \$5.00 for 1st replacement and will increase \$5.00 for each additional replacement. Bar code vehicle stickers will be replaced at \$5.00 each.
5. Each unit is entitled to one free Guest Pass covering thirty recreational uses per year. This does not include use of the golf course. The pass is valid from June 1st to May 31st of the following year. Additional Guest Passes (15 uses) may be obtained for \$30.00.
6. A Resident must have a Pass in his/her possession and abide by all rules to use the HOA facilities.
7. An Adult living alone may be issued a "One Other" Pass valid for one free guest.
8. An Adult must accompany guests in the Clubhouse. Outside the Clubhouse, if not in the company of an Adult, guests must have a Resident's Pass to use the facilities. Once "punched" the Guest Pass permits the guest(s) to use any recreation facility, except golf, for the entire day.
9. Each resident is limited to a maximum of six (6) guests using the facilities at any one time with the exception of the restaurant.
10. A babysitter or mother's helper must use a Guest Pass when using the facilities.
11. Unless otherwise noted, children under the age of 14 are not permitted to use HOA facilities or be in the Clubhouse unless accompanied by an Adult.
12. Pets are not permitted in any HOA recreation area.
13. Additional fees apply to requests for personal HOA services, i.e. Administrative support, Maintenance, etc.

CLUBHOUSE

1. There is NO SMOKING in the Clubhouse., balcony, pool deck or within 50 feet of any entrance/ exit doors of the clubhouse
2. Guests must have a current Guest Pass and be accompanied by the Resident.
3. Residents and Guests must register at the Reception Desk and leave their Passes when issued any HOA/Condo equipment or keys. Any equipment damage will be charged to the Resident/Homeowner.
4. Swimming attire, bare feet and stocking feet are not permitted in the Clubhouse. Golf shoes are not permitted on the upper level.
5. Eating is not permitted in the Rotunda except for Club functions and permission is granted.
6. Clubs and/or Private Parties must clean Rainbow Room and not leave room in disarray after a meal or party.
7. The following are not permitted and will result in immediate expulsion from the Clubhouse and/or surrounding area:
 - Damaging any HOA or personal property
 - Any activity that blocks entrance to, egress from, or movement within the facility
 - Any behavior that could result in personal injury or damage to HOA or personal property
 - Foul, abusive and/or excessively loud language
 - Excessively overt displays of affection.
 - Lying on furniture
 - Placing feet on furniture
 - Running, pushing, and other forms of horseplay
 - Raising volume on the TV to a level that is objectionable