

RULES AND REGULATIONS

Bent Tree Community, Inc.

40 Little Pine Mountain Rd. #20202

Jasper, Georgia 30143

770-893-2629



Revised through September 27, 2016

AMENDMENTS TO RULES AND REGULATIONS

	AMENDMENT DATE	
#1	03/21/2004	XIII. ADMINISTRATION D. PRIVATE SWIMMING POOL POLICY
#2	04/17/2004	XIII. ADMINISTRATION
#3	05/15/2004	IV. PUBLIC SAFETY B. ENTRANCE THROUGH ELECTRONIC GATES
#4	07/24/2004	XI. GOLF F. TRAIL FEES/PRIVATE CARTS
#5	07/24/2004	IV. PUBLIC SAFETY E. OFF-STREET PARKING
#6	08/21/2004	IV. PUBLIC SAFETY F. ROAD SAFETY REGULATIONS
#7	08/21/2004	III. STANDING COMMITTEES D. HOSPITALITY & FOOD FACILITES COMMITTEE
#8	12/18/2004	XVII. BID PROCEDURE
#9	01/15/2005	IV. PUBLIC SAFETY A. ENTRANCE TO BENT TREE
#10	02/19/2005	II. ORGANIZATION AND MEMBERSHIP A. CLASSIFICATIONS OF OWNERS C. DESIGNATED MEMBERSHIP
#11	04/16/2005	II. ORGANIZATION AND MEMBERSHIP D. USE OF AMENITIES
#12	04/16/2005	XIII. ADMINISTRATION B. COMBINING LOTS
#13	07/23/2005	IV. PUBLIC SAFETY A. ENTRANCE TO BENT TREE
#14	07/23/2005	II. ORGANIZATION AND MEMBERSHIP C. DESIGNATED MEMBERSHIP
#15	11/19/2005	III. STANDING COMMITTEES D. HOSPITALITY & FOOD FACILITIES COMMITTEE

#16	03/18/2006	XIII. ADMINISTRATION D. PRIVATE SWIMMING POOL POLICY
#17	07/22/2006	IX. POOL POLICY
#18	12/16/2006	X. BOAT POLICY
#19	02/20/2007	XXIV. BURN POLICY
#20	09/18/2007	APPENDIX A. FEES AND CHARGES APPENDIX B. FINES APPENDIX C. AMENDMENTS
#21	09/18/2007	VI. CAMPGROUND POLICY
#22	12/18/2007	III. STANDING COMMITTEES J. TENNIS ADVISORY COMMITTEE
#23	12/18/2007	IV. PUBLIC SAFETY F. ROAD SAFETY REGULATIONS G. LOW SPEED UTILITY VEHICLE/GOLF CART OPERATIONS (LSUV) H. ROAD STRIPING POLICY I. TRESPASSING J. WEAPONS K. SOLICITATION L. SAFETY CONCERNS ON COMMON PROPERTY
#24	01/22/2008	XI. GOLF P. GOLF TEE TIMES
#25	03/18/2008	III. STANDING COMMITTEES I. SADDLE CLUB
#26	03/18/2008	III. STANDING COMMITTEES D. HOSPITALITY & FOOD FACILITIES COMMITTEE
#27	05/20/2008	IX. POOL POLICY
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#29	02/17/2009	III. STANDING COMMITTEES C. COMMUNICATIONS COMMITTEE
#30	02/17/2009	III. STANDING COMMITTEES I. STABLE COMMITTEE

#31	05/19/2009	III. STANDING COMMITTEES
#32	06/16/2009	III. STANDING COMMITTEES K. AMENITIES PROMOTION COMMITTEE
#33	07/21/2009	III. STANDING COMMITTEES D. HOSPITALITY & FOOD FACILITIES COMMITTEE
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#35	12/15/2009	III. STANDING COMMITTEES C. COMMUNICATIONS COMMITTEE
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I. INTRODUCTION

The Board of Directors (Board) of Bent Tree Community, Inc. (BTCI) has adopted a number of resolutions over the years setting forth the policies for the community. To keep residents and other interested parties of Bent Tree informed about all of the policies of BTCI, the Board adopted a resolution to set forth the rules and regulations and other

policies in a single document. We have organized the policies by subject matter for ease of review. These policies may be altered or amended from time to time. In the event that the policy is changed, you will be notified of the change in a regular issue of the *echo*, BTCI's official newspaper, and its web site (www.bent-tree.com).

The By-laws of the Corporation and the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) are superior to, and are not repeated in this document.

II. ORGANIZATION AND MEMBERSHIP

A. CLASSIFICATIONS OF OWNERS

There are three classifications for people who are permitted access to Bent Tree Community, and to use and enjoy our Bent Tree Common Property.

1. Property Owner - A person or persons having legal title to a lot or lots within Bent Tree (*CC&Rs, Article III, Sec 2 & 3*)
2. Member of BTCI - A person having legal title to a lot or lots within Bent Tree who has applied for and received membership in the Corporation as required by Georgia State laws. Provided, however, that only ONE person may be entitled to ONE vote without regard to the number of persons holding title to the lot(s) and only ONE vote shall be permitted to owner(s) of multiple lots.

Application for membership in BTCI shall be available at the Administration office during normal business hours.

The Board shall cause to be printed in the *echo* annually an application for membership in BTCI, together with information on how and why such application is required. This announcement shall be included in the monthly edition calling for candidates for the Board. (*By-Laws, Article I, Sec 3 & 4*)

3. Designated Membership - A person or family unit who has been named as designee of a lot by the lot owner for the purpose of granting access to and use of BTCI amenities and common properties, but who shall have no legal title to any property within BTCI and who shall have no voice or vote in the affairs of BTCI. (Refer to Section C below for more details.) If a property owner designates a member for his or her lot, the property owner relinquishes the right to obtain an

annual amenity membership under his or her name for that lot. Only one amenity member will be registered per lot.

B. EFFECTIVE DATES OF MEMBERSHIP

For purposes of determining the roll of members entitled to receive notice of the annual meeting of the members of BTCI, to vote in the election of members for the Board, and to vote in any other matter which properly comes before the members at the annual meeting, the Date of Record (date by which member applications must be received in order to participate in that year's meeting and elections) shall be AUGUST 5. A member need apply only once for such membership in BTCI unless he or she sells the property under which the membership was registered and buys another piece of property in Bent Tree, in which case the owner(s) must reapply using the new lot number. Any member can cancel his or her BTCI membership at any time by written notification to the Secretary of BTCI.

The Date of Record for all other matters for which the members are entitled to receive notice and to vote thereon shall be sixty (60) days prior to the date of such vote.

C. DESIGNATED MEMBERSHIP

Designated Members are allowed the use and enjoyment of the Bent Tree amenities and common property under the applicable provisions of CC&R's, Article III, Sections 2 and 3 on the following:

1. Designated Membership in Bent Tree may be held on an annual basis by an individual or family unit, as defined in the Bent Tree CC&R's, Article I, Section 1 (E & F).
2. Designated Membership in Bent Tree may be held by a corporate entity.
3. Each Designated Member will be required to fully comply with all applicable Rules, Regulations and Policies of BTCI, applicable provisions of the CC&R's, and all posted signs and notices.
4. The designation of amenity rights to a non-owner must be registered by the current owner with BTCI annually.

5. Each Designated Membership shall be paid on the same terms available to a property owner, either annually or on the payment plan approved by the Board of Directors for any given budget year. If payment on the account is delinquent, the member will lose all privileges. Privileges will not be reinstated until the member's account is current.

6. The fees for Designated Memberships shall be the same as those for property owners. (See Current Fee Schedule for fees.) Each guest of a Designated Member shall pay the fees or charges set for guests of lot owners. The cost of any food or drinks purchased by the club member will be the same as those paid by lot owners for such items.

D. USE OF AMENITIES

The amenity facilities are reserved for the use and enjoyment of the property owners and residents of the Bent Tree community and their authorized guests..

Hours of Use. The Bent Tree facilities are open for member/guest use during sponsored or authorized events. Except for authorized events, the buildings will be locked and off limits after 10:00 pm. Certain parts of the buildings may be locked and off limits without prior notice.

Annual Amenity Fees. In addition to the annual assessment provided for in the CC&Rs, there are annual amenity fees for use of certain facilities at Bent Tree. Examples include annual fees for golf carts, tennis, and golf. Such fees shall not be transferable.

Annual User Fees. This fee provides certain annual privileges which are transferable to the new owner through the sale of property. Examples include use of swimming pool and lower rates for tennis.

Use of Club Tamarack. The name of the main club facility is Club Tamarack. BTCI does not charge a fee for BTCI-sponsored events. Bent Tree property owners shall have the right to reserve Club Tamarack facilities by making reservations at the Administration Office. A fee shall be charged for private use of Club Tamarack to help offset maintenance and utilities. The Bent Tree Food Service Provider has right of first refusal on all catered events. The property owner shall be liable for any loss or damage to the facilities. Rules, Regulations, and Policies shall be recorded separately and are subject to change.

Reservations for private use of Bent Tree amenity facilities must be made through the Administration Office.

Use of Amenity Facilities by Contractors /Employees. The term “guest” does not include individuals who are at Bent Tree for the day for pay and/or for hire. Such individuals shall not be allowed to utilize the amenities and/or amenity facilities without being accompanied by a property owner, other than in a separate room/location at the 19th Hole Restaurant.

The amenity facilities are reserved for the use and enjoyment of the property owners and residents of the Bent Tree community and their authorized guests. The term “guest” does not include individuals who are at Bent Tree for the day for pay and/or for hire. Such individuals shall not be allowed to utilize the amenities and/or amenity facilities without being accompanied by a property owner, other than in a separate room/location at the 19th Hole Restaurant.

While authorized guests are not required to be accompanied by a property owner or resident while dining at the 19th Hole Restaurant, the Management reserves the right to require verification from a resident or property owner of any customer's status as a guest.

No alcoholic beverages may be sold to any BTCI employee, contractor or subcontractor and/or their workers during their normal business hours.

Representatives of Bent Tree Community, Inc. (BTCI) may photograph on our Common Property. By participating in BTCI sponsored events, you consent to BTCI's ownership and use thereof unless and until you provide written notice otherwise.

III. STANDING COMMITTEES

The Board has the sole authority to establish Standing Committees, as provided for in the *BTCI By-Laws, Article III, D, Sec 21*.

For each standing committee the President of the Board will annually appoint a board member to serve as a non-voting liaison. Board members will not serve as members of a Standing Committee. The sole exception being, the President of the Board will appoint a Board member to be the Chairperson of the Golf & Greens Committee. The chairperson

or co-chairperson of a committee is limited to a three-consecutive-year term and shall not serve as chairperson or co-chairperson of more than one committee at a time.

Committee members must be annually approved by the Board.

Each committee as needed will establish, maintain and publish internal procedures and/or operational guidelines to be approved annually by the Board.

The officers of each committee will be the Chair, Vice Chair (or Co-Chair), Secretary and/or Treasurer as appropriate. The secretary is responsible for providing copies of the committee's minutes to the Board Secretary.

Committee membership, except as specified in the Rules and Regulations establishing the committee, is open to all property owners and residents. Membership in a subcommittee of a standing committee is unlimited and may include persons that are neither residents nor property owners.

Each functioning standing committee shall elect one representative (and one alternate) to serve on the annual nomination/election committee.

These committees thus established are:

A. ACTIVITIES COMMITTEE (BTAC)

The mission of the Bent Tree Activities Committee is to plan and promote recreational and social activities in order to enhance the quality of life at Bent Tree.

B. ARCHITECTURAL COMMITTEE (AC)

The Architectural Committee mission is to ensure compliance with BTCI CC&R's, Article V, and with such building codes as may be imposed by law. Specific procedures for implementation of the mission are proposed to and subject to approval by the Board. Membership on the AC is limited to property owners.

C. COMMUNICATIONS COMMITTEE (CC)

The mission of the Communications Committee is to coordinate the dispersal of information between the Board and the property owners using the echo, the website and any future media approved by the Board to officially represent Bent Tree. The Communications Committee shall consist of the *echo* and the Bent Tree Website (www.bent-tree.com) committees.

The Board is responsible for publishing the *echo* and maintaining a website to further the common interest, provide information and general knowledge, encourage member participation in the affairs and activities, and promote the well-being of Bent Tree.

D. GOLF AND GREENS COMMITTEE (GG)

The mission of the Golf and Greens Standing Committee is to maintain liaison with the golfing community, the Golf Professional, the Course Superintendent, the Board, and the General Manager in all aspects of golf course operations and administration at Bent Tree. The Committee is to review, analyze, and/or propose changes in the physical golf course as well as programs affecting the operation of the course and the play thereon. Committee membership (other than the ex officio membership of BTCI officials) is open to all property owners and residents in good standing who have current golf memberships.

E. LAKE AND WILDLIFE COMMITTEE (L&W)

The mission of the Lake & Wildlife Committee is to protect and maintain our natural resources to serve the needs of the Bent Tree community. The committee will furnish leadership in preserving the natural beauty consistent with good stewardship and wise assimilation of human occupancy into the natural setting. The committee will focus on providing education to the community regarding suitable use of the forest and related ecosystems and resources they contain. Additional concentrations will be on providing recreational and service opportunities for the Bent Tree community. All residents and property owners wishing to participate may be Lake & Wildlife partners and are encouraged to become involved with and participate in the activities of the committee.

F. LAND ANALYSIS AND DEVELOPMENT COMMITTEE (LAD)

The mission of the Land Analysis and Development Committee is to review, analyze, recommend, inform and act, in concert with and under the direction of the Board, on all matters pertaining to BTCI land lots. All activities of the LAD committee shall be performed for the benefit of BTCI only. Membership on the LAD committee is limited to property owners.

G. STABLE COMMITTEE (SC)

The mission of the Stable Committee is to provide recommendations as warranted related to Stable operations. More specifically, it provides recommendations regarding, but not limited to, (1) stable master proposals to modify established policies and procedures, (2) riding trail maintenance and new trail development, and (3) stable master proposals to adjust boarding and trail riding fees.

H. TENNIS COMMITTEE (TC)

The mission of the Bent Tree Tennis Committee is to promote excellence within the tennis program at Bent Tree, to support the Tennis Professional in the performance of his/her duties, and to monitor such performance to ensure its adequacy. Committee members are chosen from those who hold a Bent Tree tennis membership.

IV. PUBLIC SAFETY

Public Safety, in conjunction with Pickens County, provides site security and first responder (fire and medical) services to Bent Tree. Mutual aid agreements also provide for assistance from other organizations as well.

BTCI is not required to provide measures or take actions which directly or indirectly improve safety on Bent Tree property. It is the responsibility of each owner to protect his or her person and property, and responsibility to provide such security shall lie with each lot owner. BTCI shall not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

A. ENTRANCE TO BENT TREE AND VEHICLE PARKING

The Bent Tree community has two entrances. The main entrance is at the Public Safety Building located at the upper end of Bent Tree Drive. Entry at the main gate can be cleared by a Public Safety Officer, or vehicles equipped with bar code decals may enter through the electronic gate. The second entrance is located on the backside of the property at the end of Pendley Drive, which runs off Grandview Road. This rear entrance is commonly called the Grandview Gate. This entrance is equipped with an electronic gate only.

1. Residents must have a valid Bent Tree vehicle decal and barcode on their vehicle(s) to enter the property. The decals are updated annually. After the

resident brings his/her account current it is affixed to the vehicle windshield by Bent Tree Public Safety personnel. In accordance with CC&Rs Article V, Section 20, Bent Tree decals and/or barcodes shall be issued only to personal use vehicles (See definition) primarily designed for passenger transportation owned by and registered to property owners. An exception may be made by the General Manager (after consultation with the Public Safety Director) for one company commercial vehicle (see definition) assigned to the property owner. Annual vehicle decals must be properly displayed no later than March 1 of each year. Public Safety staff must complete all information required in the Decal Log prior to issuing the decal(s). No barcode shall be issued or used without a decal. The Board may authorize the establishment of a preferred guest decals and barcodes program. The decal will be of a different appearance than a resident decal and must be applied for by the property owner. Applications for preferred guests are limited to three (3) per lot and are reserved for frequent guests such as housekeepers, caretakers or family members. Fees for preferred guest decals and barcodes may be established by the Board.

2. Property owners must authorize entry of guests by notice to the Public Safety Department. A telephone call to Public Safety that establishes satisfactory identification of the caller as a property owner will be sufficient. Guests will not be authorized entry for property owners who are delinquent on payments due to Bent Tree. Such delinquent payments may include assessments, fees and fines. A vehicle pass that displays the last day of authorized entry will be issued to the guest. The pass must be displayed in a way that makes it clearly visible from outside the vehicle. No permanent guest list will be maintained by Public Safety.

3. Residents may also provide Public Safety with a list of delivery or service personnel who regularly come to their homes. These "pre-authorized" service providers will be issued a dated vehicle pass.

4. Other service and repair personnel shall be allowed entry to Bent Tree on a day-to-day call basis. Residents must notify Public Safety by phone call or written note, to authorize their entrance.

5. Every Commercial Construction or Construction Delivery Vehicle is required to purchase a gate pass for entry into Bent Tree Community. This pass is only allowed entrance during normal construction hours and after the contractor (including subs and construction delivery vehicles) has been recorded at Public Safety as being authorized by a property owner to work a specific job site or sites. Passes may be purchased on a daily basis or on an annual basis. Contractors must

complete and submit the proper form detailing information such as name, tag number, and vehicle description for each contractor vehicle entering. Property owners must still advise the Public Safety Office of any contractors entering the property on their behalf.

Entities with ownership of multiple vehicles (Contractors, Concrete Companies, Building Supply Companies, etc.) may purchase additional annual passes at a discounted rate. Additional Vehicle Annual Pass is available for vehicles under the same ownership (corporate or individual) after the purchase of one Annual Pass at full price. This policy does not eliminate any of the existing notification and time limit procedures that are already enacted.

A Commercial Construction Vehicle is considered any vehicle whose use is intended for transporting workers, materials, supplies or equipment for the purposes of construction to a Bent Tree permitted construction site.

Construction Delivery Vehicles are considered any vehicles that deliver building materials or equipment to jobsites (i.e. concrete companies, material delivery, or concrete pump trucks.)

All other vehicles not associated with construction activities are not subject to an annual fee.

A pass does not allow access into Bent Tree unless a property owner has specified to Public Safety that the contractor or commercial service is authorized to work on their specific property. An annual pass does not imply annual membership. All Rules and Regulations of Bent Tree Community, Inc. apply.

A company with more than 10 vehicles has the option of purchasing a company pass, which will allow entry of all vehicles owned by that company.

6. No contractors shall be allowed to work in Bent Tree on Sundays or holidays (New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day). Contractors shall be turned away at the gate on these days. In addition, no deliveries shall be allowed in Bent Tree after 6:30 p.m. Monday through Friday and after 4:00 p.m. on Saturday. If a property owner invites a contractor as his/her guest, the contractor shall be told that he/she cannot work on a project that will create a nuisance to the neighbors. In the event Public Safety is called by a neighbor regarding a guest of an owner working, Public Safety

will fill out a report and turn it into the Manager's office the next business day for processing of the appropriate fine.

7. Non-property owners and non-guests who have made reservations to participate in a sponsored activity will be allowed on the property provided the manager of that facility or sponsor of the activity has furnished Public Safety with names or number of reservations. Public Safety will provide the appropriate dated vehicle pass to be displayed on the vehicle. Public Safety personnel will explain to the occupants of the vehicle that they are allowed use of the applicable amenity only.

8. Long-term renters may be granted vehicle decals as described in Item 1 above. A property owner who engages in a long-term rental must complete a Rental Processing Form at the Administration Office and pay the Rental Processing Fee as displayed in the current Annual Fee Schedule. Renters will not be processed for any property owner who is delinquent on any payments due to Bent Tree.

9. Short-term renters (less than 30 days) shall receive the same privileges as guests.

10. Real estate salespersons shall be allowed entrance to Bent Tree for the purpose of showing listed property only when a letter to that effect from the property owner is on file at the Public Safety office. Real estate sales personnel shall accompany prospective purchasers at all times while inside the Bent Tree community.

B. ENTRANCE THROUGH ELECTRONIC GATES

1. Purchase of barcodes and decals shall be through the Bent Tree Public Safety Office at any time or date. Purchase of all barcodes and decals requires the following:

- presentation of current vehicle registration;
- verification of ownership of Bent Tree property payment of the established barcode and decal fee.
- Public Safety shall verify and complete all information required on the Vehicle Registration/Barcode Decal Log prior to installing a barcode decal on a vehicle.

2. Vehicles equipped with Bent Tree barcodes shall be used only by the registered owner or another household resident, to enter and exit Bent Tree property. Violation of this regulation shall result in deactivation of the barcode and possible further disciplinary action. If a vehicle with a barcode is loaned to another individual for short-term use, the owner must notify Public Safety if the vehicle will enter Bent Tree property during the time it is being used. Exceptions to the issuance of barcodes for any other category of persons entering the Property may be authorized by the Board or the General Manager if so directed by the Board.

3. The owner of a vehicle with a Bent Tree barcode and decal shall immediately notify Public Safety when the vehicle is sold so the decal can be deactivated. Bent Tree Administration staff shall frequently and routinely review records of amenity memberships and sales of property, and notify Public Safety to deactivate barcode decals that are no longer valid. In addition, Public Safety shall routinely compare vehicles with barcode decals against their approved and registered inventories for any discrepancies and deactivate those vehicle stickers that are no longer current or active, or correct any other identified discrepancies.

4. The Grandview Gate is electronic only, requiring the vehicle to have an authorized barcode decal pass affixed to the vehicle by a Public Safety Officer. A CCTV system is used to monitor gate activity. Unauthorized use of the barcode decal pass will result in deactivation of the pass and can be interpreted as a trespass onto Bent Tree property.

5. Guest Entrance Through Grandview Gate - To be added when approved by Board.

C. EMERGENCY CALLS

The telephone number for notification of fire or other emergencies is 911 or 770-893-2628. Public Safety personnel will get the individual's name, phone number, and address along with the nature of the call. Other appropriate emergency agencies shall be notified immediately.

D. SNOW POLICY

Because of limited equipment and manpower, it shall be the prime concern of all Bent Tree employees to help in emergency situations during periods of bad weather.

The primary effort will be to open Little Pine Mountain Road from the gate to the 19th Hole Restaurant for fire, medical, and Public Safety use and to keep the Bent Tree water system functioning.

The secondary function will be to open up other roadways for owners and residents to travel upon.

If snow and ice continue for a lengthy period, Public Safety will, as time permits, attempt to assist owners and residents in obtaining food, medical, and other necessary supplies.

The Bent Tree Public Safety Director or the General Manager shall have the discretion to determine whether Bent Tree will tow a vehicle out of a ditch with Bent Tree equipment. If Bent Tree equipment is used, BTCI shall have no liability for any damage to the vehicle. Generally, Bent Tree personnel will inform the member or guest regarding professional towing services.

E. OFF-STREET PARKING

1. There shall be no off-street parking on the Bent Tree right-of-way by owners or their guests and no overnight parking is allowed unless approved by the Association. However, if an owner has guests for a single event and there is not adequate parking on the owner's property, vehicles may park on the right-of-way as long as the road is not blocked. Permission must be granted by Public Safety in these instances. Temporary parking in the right of way, not to exceed one hour, is allowed to accommodate deliveries or pickups. Exception to the above restrictions is made for approved and licensed parking pads within or partially within the right-of-way using approved parking surfaces. Some examples of typical parking surfaces which may be approved are: concrete, asphalt, gravel, "crush 'n run" or pavers, including grass block pavers. Neither stored vehicles nor other property stored within a parking garage is allowed to gain approvals (temporary or otherwise) for parking in non-designated parking areas within the private lot or anywhere on the common area.

2. In no instance shall right of way parking be allowed to impede traffic or to occupy any space on or above the paved road surface. Impeding traffic is a serious safety violation and may result in a ticket, fine, towing at the vehicle owner's expense or the installation of a vehicle immobilization boot. Removal of a boot shall require prior payment by personal check, cashier's check or money order

made out to "Bent Tree Community, Inc. "Payment in cash is allowed at the administration office during office hours.

3. Parking on private property is limited to approved parking surfaces only such as parking garages, parking pads and driveways. Vehicle storage on private property is not permitted except within a closed garage. If a vehicle is not safely driveable or if it is not street legal or if it is not properly displaying current Bent Tree registration, it is deemed being stored.

4. In the parking areas around the Villa's, there are certain spaces designated and marked for individual Units. Parking in these areas without the permission of the unit owner is prohibited.

F. ROAD SAFETY REGULATIONS

1. The speed limit throughout Bent Tree is 20 miles per hour unless posted otherwise.

2. There shall be no parking on any road or shoulder that will impede the normal traffic flow.

3. Except on Little Pine Mountain Road, there shall be no vehicle, trailer, or combination thereof that exceeds 8 feet in width, 45 feet in length, and/or 13.6 feet in height.

4. No parking within 25 feet of a fire hydrant.

5. Owners of disabled vehicles left on the roadside must notify Public Safety immediately or the vehicle may be towed at the owner's expense.

6. Construction material may be stored in the right-of-way for no more than 30 days, and then only when adjacent excessive lot slopes prevent storage on private property. Flasher guards are to be placed 50 feet beyond each end of the stored material. Under no circumstances can the material impede the normal flow of traffic.

G. LOW SPEED UTILITY VEHICLE/GOLF CART OPERATIONS (LSUV)

This paragraph covers the operation of Low Speed Utility Vehicles such as mules, gators, maintenance equipment, and golf carts on Bent Tree roads. Low Speed Utility Vehicles are defined as any small utility vehicle that has a steering wheel and utilizes foot controls for acceleration and braking. Three or four wheeled All Terrain Vehicle operation is prohibited within Bent Tree.

1. LSUV must be equipped with rear view mirrors.

2. LSUV must be equipped and use headlights and taillights at night.
3. LSUV must move to safe side of road shoulder and allow cars to pass.
4. Owners of LSUV must carry liability insurance permitting on-street operation. Failure to provide liability insurance will result in the same penalties as failing to have insurance on your car.
5. Operators of LSUVs must be at least 16 years old and possess a valid driver's license.
6. Within Bent Tree, LSUVs may only be driven on paved Bent Tree roads or owner's property. Golf carts with paid trail fees may be driven on golf course.
7. All LSUV vehicles operating on Bent Tree roads must be registered with Bent Tree.
8. Strictly prohibited from operation on Bent Tree roads are go-carts and motorized play vehicles, such as coasters, scooters and pocket bikes.

* LSUV owners can be held criminally and civilly liable for acts committed involving their carts. Violations on an LSUV can affect the driver's motor vehicle license.

Bent Tree is not liable for any damage or bodily injury from operating an LSUV in an unsafe manner.

H. ROAD STRIPING POLICY

BTCI will maintain road striping on the four roads providing primary access to residences, amenities, utilities, etc. within the community. Those roads are: Little Pine Mountain Road, Tamarack Drive, Little Hendricks Mountain Road and Mulligan Way. The striping for these roads will be centerline and along edges where possible, applied professionally. BTCI will not be responsible for maintaining striping on roads other than on the four roads named above.

It shall be the duty of the General Manager to determine if striping is required on roads other than above, and when operating funds are available. All requests that will contribute to the safety and convenience of BTCI, shall be submitted to the General Manager for consideration. All appeals will be referred to the Board of Directors.

I. TRESPASSING

Any person other than an employee or agent of BTCI who is found to be in the clubhouse or other facilities located on the common properties of Bent Tree during

hours when such facilities are closed shall be considered trespassing upon such property and the Board shall have the right to pursue all available legal remedies against the trespassing person(s).

Contractors and employees of builders are guests and should be on the property only between the job site and the gate. Contractors may pick up food from the 19th Hole Restaurant. Any contractor, sub-contractor, or their employees found away from the job site and not en route to the gate or the 19th Hole must show cause as to why he/she is not trespassing.

J. WEAPONS

No person within the confines or property limits of BTCI common property shall display visibly, shoot or discharge any firearm, pistol, rifle, shotgun, air gun, or like instrument except with the permission of the Public Safety Director.

K. SOLICITATION

There shall be no soliciting within Bent Tree, except at such locations and in such publications as may be authorized by the Board.

L. SAFETY CONCERNS ON COMMON PROPERTY

There shall be no jumping and/or diving into the small pool of water below the spillway on common property. It shall also be against the Rules, Regulations, and Policies to rappel from any cliffs that are found on common property of BTCI.

M. FIREWORKS

The use of fireworks within Bent Tree is prohibited by anyone other than BTCI, or others contracted by BTCI, to display fireworks.

V. COMMON PROPERTY POLICY

The common properties are all properties owned by BTCI which include, but are not limited to, all amenities, greenbelts, roads and right-of-ways, pools, beach and recreation areas, food service establishments, play fields, spillway area, waterfalls, and trail systems.

A. ENCROACHMENTS ON COMMON PROPERTY

The Architectural Committee will accept and act on applications for minor encroachments on Common Property including standard driveway and culvert construction approved as a part of the construction plans. Applications for major encroachments, as determined by the AC and General Manager, will be referred to the Bent Tree Board of Directors for approval or disapproval. Encroachments include, but are not limited to, cutting or trimming trees or bushes, building or placing permanent structures, alteration of a water course, placement or removal of natural materials, storage of materials and placement or removal of plant materials.

The General Manager may approve minor modifications, normal repairs and maintenance to Common Property.

Architectural Committee input may be requested by the Board of Directors or General Manager for any alterations to Common Property.

B. RULES OF CONDUCT FOR THE COMMON PROPERTIES

1. Purpose: These rules and regulations pertain to the expected conduct of property owners and guests when they are on any part of the common properties of Bent Tree.

2. Applicability: These rules and regulations apply throughout the common properties, and they are in addition to any rules that have been established for specific individual amenities or other individual parts on the common properties (i.e., golf course, tennis courts, road traffic rules, etc.).

3. General Expectations: All persons shall conduct themselves so as not to jeopardize or interfere with the rights and privileges of others. All persons shall avoid any noxious or offensive activity that might cause embarrassment, discomfort, annoyance, or constitute a nuisance to others. All persons shall follow rules established for individual amenities and other individual parts of the common properties. All persons shall follow established safety rules, and otherwise avoid any actions that endanger the health or safety of others. All persons shall avoid interfering with, and shall follow instructions given by Bent Tree employees and amenity contractors (e.g., food service, stables, golf, tennis contractors) engaged in the performance of their duties. Any comments or

complaints regarding employees or amenity contractors should be reported to the General Manager.

4. Responsibilities: Property owners are responsible for their own conduct and for the conduct of family members, tenants, and guests. Guests should be accompanied by a property owner at all times when using amenities, facilities, and common properties.

5. Enforcement: If unacceptable behavior or conduct occurs, Bent Tree staff and event leaders have the authority to request individuals or groups to conduct themselves in accordance with the General Expectations above. If unacceptable behavior or conduct continues, Public Safety will be called to intervene and/or the Pickens County Sheriff may be called for assistance to correct the situation.

Violations of the provisions of these rules and regulations will subject the appropriate owner to fines and sanctions. In addition, the appropriate property owner will be responsible for the costs of repair for damage to Bent Tree property. Guests who engage in misconduct as defined in these rules may be subject to loss of rights to enter Bent Tree.

6. In accordance with CC&R's Article III, Section 1 and Article IX Section 3: Subsequent to notification using standard means of communication, property owners or guests impeding or interfering with actions contracted by BTCI may be held liable for a sum less than or equal to the full monetary value of said contract.

VI. CAMPGROUND POLICY

Reserved for future use.

VII. PAVILION POLICY

Use of the Bent Tree Pavilion may be scheduled in the following order of priority: (1) for BTCI-sponsored events; (2) by residents and their guests; (3) by outside groups. The Pavilion can be scheduled through the BTCI Administration office for a given day or evening. All lights must be turned off at the end of the gathering.

Guest groups who are scheduled to use the Pavilion shall be advised that this privilege is granted only for the use of the Pavilion and beach facilities.

The general curfew at the pavilion is 11:00 p.m. except for BTCI-sponsored events. The General Manager must approve the use of live bands or disc jockeys at the Pavilion and shall determine the time for ending the event.

VIII. BEACH POLICY

The Bent Tree beach exists for the pleasure of the members and their guests. The facilities must be used in a safe manner that is considerate of other people.

Swimming is the priority activity in the beach area. No fishing is allowed within the roped-off area. When fishing from the dock, the person fishing must keep fish hooks and other sharp instruments in a tackle box or other container that offers reasonable protection from injury to the bare feet of the swimmers. Persons who swim do so at their own risk. BTCI assumes no liability for injury or accidents while swimming or using the beach.

There shall be no littering on the beach area. Animals shall be kept off the beach area, including play areas and pavilion/picnic areas. Glass containers are prohibited on the beach and play areas.

Public Safety personnel are authorized to remove from the beach area any person who, after reasonable warning, creates either a safety hazard or is an unreasonable nuisance.

If picnic tables are moved, they must be returned to the original location after use.

No open fires are permitted in the beach/pavilion area. Only existing BTCI grills may be used. All fires in grills must be extinguished before users leave the area.

Feeding of the geese prohibited (see Section XX, Wildlife Feeding Policy).

Members and guests may call 770-893-2629 if they have any questions or problems and 770-893-2999 if there is an emergency.

IX. POOL POLICY

- A. Admission: All property owners must provide a valid Pool Membership Card or pay the daily admittance fee. All guest(s) of property owners will be required to pay the admittance fee.
- B. NO smoking or alcoholic beverages allowed within the gates of the “Family Pool”.
- C. NO – Glass Containers – Chewing Gum – Animals.
- D. NO cut-offs or un-hemmed suits allowed in water.
- E. NO food or drink in pool.
- F. NO – horseplay – running – skateboarding.
- G. NO floating objects allowed within diving area.
- H. Only one at a time on diving board; no diving from tables or chairs.
- I. Infants must be supervised at all times in wading pool. Appropriate swim wear required. (commercial swim diapers, etc.)
- J. Children under the age of 13 must be accompanied by an adult.
- K. State Pool Regulations are posted at each pool and must be followed.
- L. Violators will be warned and Public Safety called if necessary.
- M. Anyone caught using the emergency 911 telephone for any reason other than an actual emergency could be prohibited from future admittance into the pool.

X. BOAT POLICY

A. BOAT REGISTRATION

All boats within Bent Tree must be properly registered in accordance with this policy. Registration is limited to boats that are rated for no more than six adult passengers.

- All boats must have a current decal affixed to the left front of the vessel, and must be renewed each year by April 1.
- No vessel exceeding 72 inches in width at the widest part will be registered.
- No vessel with any form of internal combustion engine is permitted on Bent Tree lakes.
- All State safety regulations for boat operations are the responsibility of the boat operator.
- Proper flotation devices for each occupant of the boat must be provided.

EXCEPTION: Boats which exceed the width limit above and which were properly registered as of September 1, 1999 may be registered and used on Bent Tree lakes for as long as the owner does not allow the registration to expire. This exception is non-transferable upon change of ownership.

B. BOAT STORAGE

Boats stored at the boat ramp area are subject to a storage fee as detailed in the Fee Schedule, and must be renewed each year by April 1. Multiple boats within one (1) storage rack will each pay the storage fee. A current decal must be affixed to the left front of the vessel.

- Storage racks for boats are located at the boat ramp area and are available on a first come, first served basis. Boats are stored at the owner's risk.
- Preference will be given to properly registered property owners or designated members who currently use the boat storage facility.
- Boats stored on the racks must be upside down.
- Boats on racks must be secured at both ends. Damage to other boats or storage racks by improperly secured boats is the responsibility of the owner of the unsecured boat.
- Boats too large to fit properly on the storage racks may be stored on a trailer in the designated area. Only trailers manufactured for the purpose of transporting boats may be used.

- No utility trailers, homemade trailers, dollies, sawhorses, or other makeshift apparatus are permitted.
- Boats not permitted in Bent Tree may be stored at the RV Storage Area, on a space available basis, after payment of proper storage fees.
- No boat shall be docked overnight in the water except by express permission of the General Manager.
- Boats stored on the owner's property must be stored in accordance with the CC&Rs, Article V, Section 20, Paragraph (n). Boats on lakefront lots must be stored completely out of the water.

C. ABANDONED BOATS

- Bent Tree Community Inc. shall have the authority to dispose of any unregistered boat on Bent Tree Community, Inc. property.

D. FEES

- Fees for boat registration, boat storage, and storage of large boats in the RV Storage areas shall be established from time to time by the Board of Directors.
- Expenses for storage or removal of delinquent or abandoned boats are the responsibility of the boat owner and will be treated as an unpaid assessment in accordance with Article IV of the Declaration of Covenants, Conditions, and Restrictions.

XI. GOLF

A. GENERAL

Maintaining a quality golf program is of paramount importance to Bent Tree and is in the best interest of all participants and property owners. Protecting the integrity of golf and ensuring a program is administered for the benefit and enjoyment of the entire community is the responsibility of the Golf Professional as supported by the Golf and Greens Committee, General Manager, and Board of Directors. Maintaining a quality program at reasonable cost to participants is dependant on utilization of the golf pro shop in conjunction with all golf activities at Bent Tree. Unless circumstances dictate otherwise as determined by the Golf Professional, organized golfing events will be structured to benefit the amenity. Recognized golf organizations at Bent Tree are the Men's Golf Association (MGA),

Ladies Golf Association (LGA-9 and -18) and the Golf Professional. Events held by these organizations are considered organized events.

Tournaments/organized events for Non-recognized groups is defined as any golf gathering of forty or more players of any group. Such events will adhere to policies set forth for Recognized golf organizations. Entry fee prize payouts for tournaments /organized events will be in the form of credits to the Bent Tree pro shop.

B. GOLF POLICY

Golf at Bent Tree will operate within the guidelines provided by the United States Golf Association (USGA) as determined by the Golf Professional.

C. SCHEDULING AND ADMINISTRATION

All scheduling, requests for group play and tournaments/ organized events as defined in paragraph A. above will be made thru the Golf Professional. The Golf Professional is authorized to review formats, rules, fee structure, and payout plans to ensure the integrity of the game is maintained and to avoid any circumvention of the Bent Tree golf program. Golf events with prize payout arrangements that are not in conformance with the policy noted in paragraph A. above are not permitted at Bent Tree. Charity and Corporate golf events are at the discretion of the Golf Professional. PGA Professionals and Non-Amateurs are not permitted to participate in any golf events at Bent Tree without approval from the Golf Professional.

D. GROUP GOLF POLICY

All parties of 16 or more people are considered a group and must adhere to the regulations set up for group play. Groups made up of Bent Tree property owners who play on a regular basis are exempt from this section.

Except for Bent Tree-sponsored events, no group will be allowed on the golf course on Saturdays, Sundays, or holidays, unless a property owner is sponsoring the group, and, in the opinion of the Golf Professional, the group can be accommodated without interfering with the normal member play. Groups cannot tee off before 1:00 p.m.

All groups must confirm the exact number of players and their exact tee time requirements forty-eight hours prior to their arrival. After this time, BTCI will bill the group for the number of players who were first registered or the number of players who participate, whichever is greater.

E. JUNIOR GOLF

The purpose of the junior golf policy is to promote the game of golf and to encourage participation by junior golfers who are relatives or guests of Bent Tree property owners who are not covered by the family membership. These individuals may play golf subject to the following conditions:

The participant must be seventeen years of age or younger. A greens fee of half the applicable daily rate will apply. Cart fee shall be paid as used.

Policy play times:

Monday-Thursday	Normal business hours.
Friday, Saturday, Sunday	November—March after 12:00 p.m. April—October after 1:00 p.m.

The junior golfer may play at any time a property owner gets a tee time, but must pay the regular rate if scheduled to play at hours different from the policy play times listed above. Junior golfers are subject to the same dress code as senior golfers (see XI, N below).

F. TRAIL FEES/PRIVATE CARTS

Private Cart must meet the following guidelines:

1. The owner shall be responsible for all maintenance and upkeep on the private cart, and shall keep his/her cart in good mechanical order. The owner of a private cart shall file an application each year.
2. The owner shall provide Bent Tree Community, Inc. with evidence of insurance for any liability that should occur as a result of the use of the private cart.
3. The owner shall be responsible for the maintenance and upkeep on the private cart. Private carts are to be kept to manufacturer's standards. Carts are to be free from oil or gas leakage, breaks within manufacturer's specifications.

4. Tires are to be of standard turf care tread, no carts will be allowed with "Mudbuster or knobby treads.
5. Only carts manufactured specifically for the purpose of carrying golfers and bags will be allowed. Carryall vehicles retrofitted to carry clubs will not be allowed.
6. Cart Bodies are to be of standard configurations made from the individual cart manufacturers. Cart bodies made by non-cart manufacturing companies, made to retrofit or replace original bodies from cart manufacturer's are not allowed on the golf course at Bent Tree. Non-conforming cart bodies registered prior to July 2004 will be allowed to remain in use by the registered owner but cannot be replaced if use is discontinued or cart is sold.
7. The cart operator shall adhere to all rules of the course.
8. The owner shall fully recognize the privilege of using a private cart and will adhere to all rules and regulations and further understand that the permit can be withdrawn and he/she will lose the afforded privilege.
9. A trail fee shall be paid prior to use of each private cart.

A storage facility is available for the storage of private carts at the golf facility. Such storage is on a space-available basis, and requires payment of appropriate fees to BTCI. Owner assumes full responsibility for proper safe storage of his/her personal cart. BTCI assumes no responsibility for loss, damage, or conditions except to properly maintain the facility. Any personal property left in stored private carts is at the risk of the owner.

G. WALKING ON THE CART PATHS

There shall be no jogging or running on the cart paths during the hours the Pro Shop is open. Walkers may walk during these hours, but only with the Golf Professional's approval. These restrictions shall not apply to a golfer walking while playing golf or persons walking with the golfers.

H. PRIVATE CART/CART FEE

A private cart owner shall pay a cart fee when riding on a BTCI cart.

I. NON-PRIVATE CART/CART FEE

A non-private cart owner, when riding on a private cart, shall pay a BTCI cart fee.

J. TRAIL FEE/DAILY CART FEE

A property owner who has paid a trail fee may ride with another property owner in his/her private cart without having to pay a daily cart fee.

K. GOLF MAINTENANCE HOURS

Tee times on Monday through Friday will not begin before 9:00 a.m. so that staff may keep the course in proper condition.

Tee times on Saturday and Sunday are not before 8:00 a.m., provided, however, the Golf Course Superintendent and Golf Professional shall have the discretion to adjust the starting tee time.

L. NO COMMERCIAL GOLF BALL RETRIEVING

No one may take any golf balls from the golf course in the greenbelt area at Bent Tree for commercial resale of the golf balls unless they have received prior written consent of the BTCI Board. Since the golf course, including the fairway and out-of-bounds areas, is part of the common area, these areas are owned and administered by BTCI.

M. FOOD

No member or guest shall bring any beverage on the golf course which can be purchased at the Bent Tree Pro Shop or Bent Tree 19th Hole Restaurant.

N. GOLF CLUB RULES

All players must register in the golf shop prior to play.

All play will begin on the number 1 tee unless otherwise authorized by the Golf Professional.

Each player must have his or her own golf bag.

Proper dress code is required for all golfers:

- All men using the golf course or practice areas must wear shirts with collars and sleeves. Ladies may wear shirts without collars and may also wear tailored sleeveless shirts with or without collars. Shirts must be tucked in or banded. For both men and women, shorts are to be conservative tailoring, for example,

Bermuda shorts. Women may wear slacks at any time. Skirts are expected to be no shorter than Bermuda short length.

- The following are unacceptable: athletic shorts, jams, cutoffs, jeans, dungarees, overalls, tennis or swim wear, T-shirts, tank tops, football jerseys, hunting apparel, or any type of shirt with printed phrases or slogans.
- Members are responsible for the attire of their guests.
- The Golf Professional or his/her designee will deny course and practice privileges to any individual whose attire does not conform to the dress code.
- Shoes - Types of shoes not permitted include: golf shoes with retractable metal spikes or with any length metal or ceramic spikes. No one is allowed to be on any greens, excluding practice area, except in approved golf shoes. Any player whose shoes are not in compliance with spikeless shoe policy at the time of scheduled play will not be allowed to tee off.

Additional rules include:

- No more than two people may be on a golf cart at any one time.
- No person without a valid drivers license shall be allowed to drive a golf cart on Bent Tree's golf course.
- Members are responsible for the actions of their guests.
- Littering the golf course is strictly prohibited.
- Carts may not be driven closer than thirty feet to the tees, greens or inclines, and in the rough.
- Posted cart path restrictions must be observed at all times.
- No subsequent holes shall be played above eighteen holes before re-registering at the Pro Shop.
- Children six years of age and under are not allowed on the golf course or in carts.
- Fivesomes will not be permitted to play on Saturday, Sunday, or holidays during morning tee times.
- The Golf Professional shall be allowed to pair up any twosomes where possible.

O. VIOLATIONS OF GOLF CLUB RULES:

1. First offenders will be issued a letter of warning from the Golf and Greens Committee and the letter will state the offense in question and remain in file.
2. Upon report of a second offense, the Golf and Greens Committee will assess the responsible member a fine and/or loss of golf privileges until the fine is paid.

3. Any subsequent violation occurring after the second violation will result in loss of golf privileges for an amount of time to be determined by the Golf and Greens Committee.
4. A violation may be appealed to the Board in writing no more than thirty days after notice of the offense has been received, and the Board's decision shall be final.

P. GOLF TEE TIMES

1. An individual may have no more than four tee times per day.
2. Annual golf members may make tee times 5 days in advance. For individuals who are not annual members, tee times will be taken 3 days in advance.
3. Tee times will be taken on a first-request basis. (If someone walks in and the phone is ringing, the walk-in will be recorded first, then the phone call and then rotate back and forth, as appropriate.)
4. Saturday, Sunday, and Holiday advanced tee times prior to 11:00 am are available only to annual golf members and their accompanied guests.

XII. TENNIS

The Tennis Center is open every day. Court reservations may be made Monday through Friday between 10:00 a.m. and 6:00 p.m. and Sunday between 1:00 and 6:00 p.m.

A. TENNIS COURT RULES

1. All players must sign in at the Tennis Pro Shop and pay applicable fees before taking the court.
2. Play is limited to one and a half hours for singles and two hours for doubles.
3. Tournament and club scheduled events have preference over all other play.
4. Metal rackets must have guards.
5. Proper tennis clothing, including shirts and tennis shoes, must be worn.
6. The Tennis Professional, or a designated assistant, shall be in charge of the tennis facility and have authority in the interpretation and enforcement of the rules.

B. AFTER HOURS PLAY

After-hours play may be arranged with the Tennis Professional when certain criteria are met; i.e.: annual membership is paid or court time is paid in advance. This procedure is entirely at the discretion of the Tennis Professional or designated assistant.

C. COURT FEES

Hourly court fees and annual membership rates are established annually by the Board.

XIII. ADMINISTRATION

A. SIGN REQUIREMENTS

Uniform "For Sale" signs shall be used throughout Bent Tree. All signs must be 8 inches by 10 inches in size, of a green background with white letters. There shall be only one sign per lot located on road frontage only.

Any sign displayed on a property other than previously approved by the AC or AC Coordinator will be removed by authorized Bent Tree Personnel.

B. COMBINING LOTS

Combinations shall be subject to the following rules:

1. The Board will allow the combination of adjoining lots and will consider, on a case by case basis only, the combination of lots separated by a Right-of-Way, where the sole purpose of the combination is for septic purposes, primary to the main dwelling. The lot(s) may not be used for vista pruning or the construction of permanent structures of any kind, unless approved by the Architectural Committee. Where an effluent line is installed across the Right-of-Way, the effluent pipe must be installed a minimum of 18 inches below the water main, measured from the crown of the effluent pipe. Where the effluent line is installed parallel to the water main, the effluent line must be separated from the water main by a minimum distance of 10 feet.

2. The original lots must be surveyed and platted into one lot. A lot evaluation test for the combination will be required prior to commencement of any construction.

3. The plat must meet all Georgia law and Pickens County requirements to be recorded in the county deed records and the plat must indicate the new designated lot number for the property.

4. Upon approval by the Board of such combinations of lots, the property owner and BTCI must enter into a written agreement subjecting such property to the new assessment schedule. Such agreement, together with the new plat of survey, must be recorded in the deed records of Pickens County, Georgia and subsequent conveyances of said property must specifically refer to the agreement and plat.

5. All paperwork must be properly completed and submitted prior to October 31st in order for the combination to have an effect on the assessment for the following year. The lot assessment(s) for any given year shall be paid on the status of the lot(s) as of October 31st of the immediately prior year. Required paperwork consists of:

- a. Two (2) copies of the re-platted survey showing one lot.
- b. Signed and notarized agreement to consolidate lots.
- c. A check payable to Pickens County Clerk of Court for recording fees.

6. The combination may contain one and only one single-family residence.

7. A lot which has reduced assessment because of purchase before April, 1984 shall lose that status when it becomes part of a combination. Assessment for the combination shall be computed as if all lots in the combination were purchased after April, 1984.

C. DIVISION OF LOTS

Under certain conditions, the Board may allow the division of a lot. Where two owners of lots each wish to combine part of a jointly owned lot which lies between them, the intervening lot may be divided and each part combined with their adjacent contiguous lot.

XIV. WASTE WATER CHARGE FOR VILLAS

BTCI incurs certain expenses associated with the operation of the waste water treatment facility. These fees are regulated by the Board.

XV. SMOKING/NO SMOKING

There shall be no smoking inside any enclosed area of Bent Tree including the screened porch at the 19th Hole.

It shall be against Bent Tree policy to drop cigarette/cigar butts on the common areas such as the golf course, club house grounds, tennis center, etc.

XVI. MISCELLANEOUS ADMINISTRATIVE RULES AND POLICIES

1. The fiscal year of the BTCI shall run from January 1st of each calendar year through December 31st of that calendar year.
2. All original copies of the minutes of the Board meetings shall be kept in the Administration Office of BTCI under the care of the Secretary of the Board and/or the General Manager of BTCI. Copies of the minutes of past meetings of BTCI may be purchased for a reasonable fee to cover expenses.
3. The original signed copies of all resolutions of the Board shall be filed in an appropriately labeled binder or set of binders. The binders shall be kept in a fire-resistant safe or cabinet in the Administrative Office of BTCI.
4. Each request addressed to the Board in the name of an organization (which shall refer to any of the committees and associations recognized by the Board) shall bear reasonable evidence that the request has been discussed in an open meeting of the organization and approved by a majority vote at said meeting. In the absence of such evidence, a request shall be treated as a request from the individual person presenting the request.

XVII. BID PROCEDURE

Bids will be solicited for purchases of materials, goods, equipment and services to ensure Bent Tree is receiving optimum value for money spent on such purchases. Individual purchases of equipment and/or supplies that are expected to cost \$2,500 or more must be preceded by at least three (3) documented quotes from qualified vendors. The following guidelines will apply.

A. REQUEST FOR QUOTE

1. The Request for Quote will include adequate specifications of the item or services, quantity, and special features, if any. Specifications and response date will be the same for all suppliers and will be drawn in a manner that will preclude the advantage of one vendor's products and/or services.
2. The Request for Quote will require total price to Bent Tree including taxes, shipping, handling, etc. and any price breaks for quantity.
3. The Request for Quote will include delivery schedule, terms and conditions, warranty requirements, and quality standards as applicable.
4. Requests for Quotes must be approved by Department Head or higher before being released.
5. If fewer than three (3) suppliers are contacted the file will be documented to show the reason.

B. BID REQUIREMENTS

1. At least three (3) bids are required for all purchases exceeding \$2,500. If fewer than three (3) are received the file will be documented to show the reason.
2. Purchases over \$10,000 require formal sealed bids.
3. When time is of the essence, fax or e-mail bids may be considered. The purchase file will be documented to show the nature of the urgency.
4. Telephone quotes are not permitted except in the case of an extreme emergency where time and conditions will not permit the normal bidding procedure to be followed. The purchase file will be so documented to show the nature of the emergency, supplier(s) contacted, dates and time of call, and the pricing information received.
5. All solicitations requiring formal sealed bids will be preceded by a notice posted at the Bent Tree Administration Office at least 15 days prior to the closing date for acceptance of formal bids.
6. No Bent Tree employee, Board Member or candidate for the Board, their spouses, family members, or companies that employ such individuals will be

solicited or considered for bids without full disclosure of their relationships with BTCL.

7. Components that are part of an approved project or where continuity, commonality, spares, matching, etc. are required or beneficial may be excluded from these bidding guidelines at the discretion of the General Manager and so documented.

C. AWARD SELECTION

1. All formal bids will be opened by the Controller in the presence of the Bent Tree Treasurer or other Board member.

2. Selection will be based on the information and documentation received in the bid responses and will be selected by the General Manager and the appropriate Department Head.

3. The lowest qualified bidder will generally be selected. If the lowest qualified bidder is not selected, the selection will require Bent Tree Board of Director's approval prior to award.

4. A synopsis of the bids and selection will be prepared by the Controller and a summary will be presented as part of the monthly Treasurer's Report.

5. Bids selected that exceed the approved budgeted amount for the purchase will require formal Bent Tree Board of Director's approval prior to contract award.

6. When services are a critical component of a purchase, selection of a vendor may not necessarily be based on the lowest bid. The General Manager is authorized to negotiate with one or more qualified bidders to ensure that the best quality, price, schedule and results are obtained. The bid packages for such services will contain appropriate notices that selection of a supplier is subject to negotiation.

XVIII. RECORDS POLICY – To be added

XIX. PET POLICY

A. GENERAL PET POLICY

The Pickens County, Georgia, Animal Control Ordinances apply within Bent Tree and can be enforced by the Pickens County Sheriff's Department or other appropriate

enforcement agency. The following portions of the Pickens County Animal Control Ordinance are part of the Bent Tree Rules and Regulations and are also enforced by Public Safety.

1. Duties of animal owners and citizens: It shall be the duty of every owner or custodian of an animal in the county to exercise reasonable care and take all necessary steps and precautions to protect other people and property from injuries and damage which might result from the animal's behavior, regardless of whether such behavior is motivated by playfulness, mischievousness, or ferocity.

2. Restraint: The owner or custodian shall insure that the pet is leashed, restrained or controlled so as to prevent it from chasing vehicles or chasing, menacing, or attacking persons or other animals or acting in an aggressive manner. Dogs shall always be leashed while on common or private property or within the regulations of # 8 below.

3. Identification: Owners shall ensure that their animal bears adequate identification in the form of a tag worn on a collar, subcutaneous chip, or tattoo placed on the animal for the purposes of identification, which shall, at a minimum, provide sufficient information for the contact of the owner of the animal. If a stray animal is retrieved by Public Safety or others, and cannot be properly identified, the Owner shall be fined in accordance with #9 herein.

4. Prohibited Area: Domesticated animals are prohibited in those public areas so designated by the county and Bent Tree Community Incorporated (BTCI). In Bent Tree no pet shall be allowed on the golf course or golf cart paths during pro shop hours. All pets are banned from the tennis courts, pools, and beach area (defined in XIX C.)

5. Vaccinations: It shall be unlawful for any person to own a dog or cat over three months of age within the county unless the animal is vaccinated for rabies. Vaccination shall be done by a licensed veterinary. Pet owners should be prepared to present Public Safety with the rabies tag number, upon their request.

6. Domesticated animals disturbing the peace: Any person owning or otherwise having a pet in his or her care, charge, control, custody, or possession shall not allow such animal persistently or continuously to bark, howl, or make noise common to their species or otherwise to disturb the peace and quiet of the surrounding residents. Dogs must be quartered at night within the main residence.

7. Clean-up Requirements: The owner or custodian of any domesticated animal shall be responsible for the removal of any excreta deposited by said animal upon common or private property, other than the owner's private property. Horse riders shall be responsible for removing excreta from the roadways.

8. Leash Exceptions for Dogs: Dogs are free to run and play off leash on one's personal property, and at the dog park Paw's and Play, located near the back gate. In the area on Tamarack Drive commonly known as the spillway, dogs may be allowed to play and swim off leash only when there are no other people in objection, or horses are not present. If a horse or passerby arrives, the dog shall be leashed and remain so until they leave or are given approval to unleash by the rider or passerby.

9. Fines: Any violation of this pet policy will carry a fine of \$100. For safety, these rules will be enforced with no warning given.

Public Safety will notify Pickens County dangerous dog control officer when any animal is deemed to be dangerous, vicious, or having caused bodily harm.

Note: Punishment for Pickens County ordinance violation may be up to \$1000 fine and six month imprisonment.

B. DOG PARK RULES

Daily hours of operation: Sunrise to sunset

1. All dogs must be properly vaccinated.
2. Dog owner/handler is legally and financially responsible for the actions of their dogs.
3. Use the dog park at your own risk.
4. Dogs must not be left unattended.
5. The following dogs are not allowed in the dog park:
 - Vicious, dangerous, or aggressive dogs
 - Sick dogs
 - Dogs in heat
 - Puppies under six (6) months of age
6. Children must be at least 8 years of age and accompanied by a parent or guardian to enter the dog park. At no time will children be allowed to run with or chase after dogs in the park.
7. Limit of three (3) dogs per handler, per visit.
8. Small dog off-leash area is limited to dogs weighing 30 pounds or less. Large dog off-leash area is open to dogs of all sizes.
9. Dogs must be kept on a leash until inside the double-gated entry.
10. Remove pet toys when you exit.
11. Aggressive/unruly dogs must be removed immediately.
12. Excessive barking is strongly discouraged.
13. Owners/handlers are responsible for the immediate clean up and proper disposal of waste left by their dogs and must cover any holes dug by their dogs. Waste bags are provided.
14. Other than bottled water, no food, drinks, tobacco, alcohol, or drugs allowed in the off-leash area.
15. For emergencies, call 911. All bites MUST be reported to Bent Tree Public Safety (770-893-2628) and the Pickens County Health Department.
16. Violators are subject to removal from the dog park and suspension of park privileges.

C. BEACH AREA RULES

1. The beach area is bounded on the west by the lake, on the north by the parking area fence closest to the lake and the pavilion restrooms, on the east by Tamarack Drive and on the south by the lake. It includes everything in between including the sandy beach, the adjoining parking lots and the pavilion.
2. For safety and health reasons, pets are prohibited from being in the beach area at any time.
3. This rule is strictly enforced with no warning given.

D. PRIVATE PROPERTY RULES

1. All pets are prohibited from entering the private property of others without the owner's consent.
2. For safety and private property rights, this rule is strictly enforced with no warning given.

XX. WILDLIFE FEEDING POLICY

In keeping with the "natural environment" theme of Bent Tree, this regulation is intended to prevent wildlife from proliferating beyond the means of nature to sustain it, and to prevent wildlife from becoming nuisances or threats to property owners or their guests. Bent Tree's natural environment and its surroundings provide an excellent habitat for all types of wildlife. Human feeding of any wildlife creates an unnatural dependence by the wildlife. This can lead to wildlife nuisance problems, instances of property damage, a threat to pets, and even threat to human life. Property owners who do not have a concern for their own welfare or safety should be considerate of their neighbors' concerns.

A. FEEDING OF BIRDS

Bird feeding, while seemingly innocuous, also attracts other wildlife including raccoons, opossums, deer and bears who can be a nuisance or threat to the residents and visitors at Bent Tree.

Residents must take every precaution to prevent wildlife, other than birds, from reaching bird feeders (including hummingbird feeders) and birdseed. Such precautions may include, but are not limited to, location of feeders and stored seed

out of reach of wildlife, other than birds; use of seed catch trays; taking feeders indoors at night and when away from home.

B. FEEDING WILDLIFE OTHER THAN BIRDS

Intentional feeding of any wildlife, other than birds, is strictly prohibited. This includes feeder stations, broadcasting feed, or otherwise making readily available food (including salt licks) that would be attractive to these forms of wildlife. Although landscape plantings do not fall in the category of intentional feeding, residents are encouraged to utilize “deer resistant plants” where appropriate.

C. ENFORCEMENT

Violations of the above prohibitions by property owners or their guests will subject the property owner to sanctions in accordance with the fining policy of BTCI. Nonpayment of such fine may result in revocation of amenity privileges and all other remedies available under the Declaration and Georgia Law.

XXI. NOISE RESTRICTIONS

To address different types of noise disturbances of Bent Tree, the Board has adopted the following rules:

1. All vehicles on the common property must operate with proper mufflers. Dirt bikes shall not be allowed on Bent Tree roads or grounds without mufflers that allow noise no louder than normal street bikes.
2. Anyone working at Bent Tree shall not perform any activity causing noise within the community before 7:30 a.m. or after 6:30 p.m. on weekdays, and before 8:00 a.m. or after 4:00 p.m. on Saturdays.

XXII. CLEAN COMMUNITY

In an effort to help keep Pickens County roadways clean, the Board and BTCI accepts their fair share of responsibility.

XXIII. BULLETIN BOARD USE IN BENT TREE

There are/shall be the following authorized bulletin boards located at certain sites in Bent Tree:

A. THE COMMUNITY MAIL CENTER

1. Community bulletin board for the general membership to place ads, etc. to be removed after two weeks.
2. Bent Tree activities bulletin board for Bent Tree activities.
3. BTCI bulletin board for BTCI Staff to communicate with members.

B. THE 19TH HOLE/GOLF PRO SHOP

1. On screen porch: Four - Three for the golf superintendent and one for food service. The board to the left of the restaurant door, with the approval of the golf pro, may be used by Bent Tree citizens to post ads for sale of golf items not in competition with the pro shop.
2. In foyer: Bent Tree Activities.
3. In hallway: Golf Professional.

C. CLUB TAMARACK

Bulletin boards shall be used for Bent Tree activities.

D. LAKE TAMARACK

The three bulletin boards - one at the beach access; one (1) at boat landing, one (1) at spillway lakeside – shall be used by the Lake and Wildlife Committee.

E. PUBLIC SAFETY

The bulletin board at Public Safety shall only be used for posting emergencies. The general public must use only the community bulletin board at the community mail center, or use advertising in the echo.

XXIV. BURN POLICY

In order to reduce the danger of a potentially catastrophic wildfire in Bent Tree, outdoor burning of wood, wood products, paper products or other combustibles is prohibited.

Approved exceptions:

1. Attended charcoal or propane fire for cooking.
2. Attended propane fire with non-burning artificial logs for heat and/or atmosphere.
3. Controlled fire on common property by Public Safety with a fire truck standing by and a burn permit from the Georgia Forestry Commission.

XXV. POWER LINE AND CONSTRUCTION CLEAN-UP

The owner of new construction shall be responsible for the cleanup of all debris caused by the power company for power lines to new construction. Additionally, debris resulting from construction must be cleaned up prior to move in.

XXVI. VIOLATION OF RULES AND REGULATIONS

The following provisions define BTCI's procedures for levying fines for violations of the CC&Rs, BTCI Rules and Regulations and AC Handbooks (New Construction Handbook and Remodeling, Maintenance, and Landscaping Handbook.) Fines may be assessed by BTCI, in accordance with these procedures, provisions of the CC&Rs, and Schedule of Fines established by the Board. In addition to fines, BTCI may pursue other remedies available under CC&Rs and Georgia Law. The procedures defined in the following paragraphs do not limit the pursuit of other available remedies.

Property owners may be fined for their violations as well as violations by their family members, guests, and contractors. Contractors/builders, or property owners acting as contractors/builders, are subject to additional fines based on violations of AC Handbooks.

A. GENERAL VIOLATIONS

General violations include, but are not limited to, violations of the following policies:

- Burning Policy

- Pet Policy
- Parking and traffic control
- Noise restrictions
- Littering
- Abusive behavior toward Bent Tree employees, Board Members, and volunteers.
- Failure to keep lots free of trash and debris.
- Other Declaration and Rules violations not specifically addressed in Section XXVI.

General Violations will result in fines as listed in Schedule of Fines. If BTCI incurs expenses for cleanup or other remedies that result from violations, these expenses shall be added to the amounts of the fines.

B. TREE CUTTING/TOPPING VIOLATIONS

Fines will be imposed on an individual property owner who cuts trees with a diameter of four (4) inches or more, as measured six (6) inches above the top of the root ball, or topping of any tree without prior AC permission except in emergency circumstances. Cutting trees on Bent Tree common property is addressed below under Common Property Violations.

C. COMMON PROPERTY VIOLATIONS

No property owner or contractor shall make any alterations to Bent Tree common property without an express written license from BTCI. Common property violations include but are not limited to:

- Cutting/topping or trimming of trees or brush
- Building or placement of any permanent structures
- Dumping of any materials
- Alteration of any watercourse
- Destruction of fixtures, accessories, furnishings, inventory or infrastructure
- Trespassing
- Placement or removal of any stone or other natural materials
- Encroachment upon common property for construction access
- Storage of materials either permanently or temporarily
- Planting or removal of plant materials
- Placement of any temporary items or ornamentation
- Violation of Rules of Conduct

Any willful or negligent alteration of common property shall result in fines as listed in Schedule of Fines. In addition to fines, further remedies for an alteration shall be pursued through the Board's right to assess the responsible property owner for all costs to restore the common property.

D. ARCHITECTURAL COMMITTEE (AC) VIOLATIONS

AC violations include noncompliance with any and all requirements, criteria, and stipulations contained in Article V of the CC&Rs and in the AC Handbooks.

1. AC Violations on Active Building Permits

In addition to the fines listed in Schedule of Fines, stop work orders will be issued for all AC violations associated with active building permits issued for approved new construction, major remodeling and other projects. Stop work orders will also be issued where required documentation is not submitted to the AC Committee. Stop work orders will remain in effect until violations are remedied by the Owner or Contractor/Builder.

No certificate of occupancy will be issued for any property until all fines are paid in full. No additional building permits will be issued to owners or contractors/builders who have unpaid fines or outstanding stop work orders.

For property owners and contractors/builders who have been given extensions to a Bent Tree building permit, no additional building permits will be issued by the Architectural Committee until such time as extended projects are complete and certificates of occupancy, if applicable, are issued.

2. Unapproved Exterior Alterations

The unapproved exterior alteration of a building or ground structure is prohibited. Fines will be levied for such violations as provided for in the Schedule of Fines.

3. Maintenance Violations

Property owners are encouraged to maintain their property. As noted above, procedures related to property maintenance are addressed in the AC Remodeling, Maintenance and Landscaping Handbook. See CC&R Article V, Section 21 (b) for procedures available to address exterior maintenance violations. The Other AC

Violations fine will apply if corrective action is not taken within the prescribed parameters.

4. AC Violations Other Than Construction/Maintenance

Fines listed in the Schedule of Fines will be imposed for AC violations that do not involve active approved building projects or structure maintenance. For repeat violations, fines will double.

5. General Construction Violations

For all new construction, remodeling and landscape work, property owners and contractors/builders must:

- Maintain job sites that are clean and clear of trash, debris, and other clutter.
- Install required erosion control measures and restroom facilities at the job site.
- Post all required permits at the site.
- Control subcontractors or employees to ensure that they only travel to and from job sites in Bent Tree or to the 19th Hole for lunch.
- Control subcontractors or employees to ensure that they do not create disturbances.

Violations of these requirements will incur fines as listed in the Schedule of Fines. Also, contractors, builders, subcontractors and employees may be barred from travel upon Bent Tree common property for repeated violations and/or failure to pay fines.

XXVII. APPEAL PROCESS

1. Appeals for General Violations and Common Property Violations

All violations may be appealed to the Board. The right to appeal shall be waived if the written request is not received within ten (10) days of the date of the issuance of the fine.

The Board shall hold in executive session a hearing affording the property owner or contractor a reasonable opportunity to be heard. The Board may establish rules of conduct for such hearing, which may include limits on time and on the number of participants who may be present at one time. Within seven (7) days after the date of the hearing, the Board shall send or deliver to the property owner or contractor a written decision regarding the appeal. Such determination shall be final.

2. Appeals for Tree Cutting, A/C, and General Construction Violations

All violations may be appealed to the A/C. The right to appeal shall be waived if the written request is not received within ten (10) days of the date of the issuance of a fine.

3. Appeal of All Other A/C Decisions Not Related to Violations or New Construction

Property Owners have the right to appeal any Architectural Committee (A/C) decision related to General Requirements. The Property Owner's written appeal must be addressed to the Board of Directors in care of the General Manager and received in the Administration Office within forty-five (45) days from the date of the A/C's written notice to the Property Owner of its decision. Relevant documents and materials, including the original request and samples, must accompany the written appeal.

Within ten (10) days of receipt of the written appeal, the Secretary of the Board will send a written response to the Property Owner, with a copy to the A/C, specifying when and where the appeal will be heard by the Board. The Board shall hold the hearing in executive session, affording the Property Owner a reasonable opportunity to be heard. The A/C or its designated representative will submit copies of their documents related to their decision to the A/C Board Liaison for distribution to all Board members at least five days prior to the hearing date.

The Board may establish rules of conduct for such hearing, which may include limits on time and on the number of participants who may be present at one time. Within seven days after the date of the hearing, the Board shall send or deliver to the Property Owner a written decision regarding the appeal. Such determination shall be final.

Should the Property Owner decide to withdraw their appeal or revise their request at any time during this process, they will notify the Board and the A/C in writing.

XXVIII. SCOPE AND AMENDMENT

This document repeals and replaces all previous resolutions of the Board which conflict with it. This document repeals and replaces all previous resolutions that seek to directly govern the acts of persons other than employees and/or seek to govern the privately owned properties within Bent Tree community.

All future acts of the Board that seek to so govern, except for modifications of the Corporate Charter, the By-Laws, or the CC&R's must be proposed as amendments to this document.

Amendments may occur only in a meeting of the Board scheduled or called in accordance with the By-Laws.

The procedure for amendment shall be the following:

1. Any amendment to these Rules and Regulations must include identification of its exact location in the document (i.e., Section, Paragraph, etc.) and any other provisions in the Rules & Regulations that may be impacted by the amendment.
2. A Director shall offer a motion to amend Rules, Regulations, and Policies. If the motion is seconded, the proposed amendment shall be read aloud; the motion shall automatically be postponed until the next meeting of the Board; further action on the motion will be scheduled as "Unfinished Business" at the appropriate meeting.
3. Automatic postponement (Section XXVIII, 2) may be waived when:
 - a motion to waive postponement is offered at the time of the first reading;
 - the motion to waive is seconded; and
 - the motion to waive is passed by unanimous vote of the Directors present.

XXVIX. DEFINITIONS

1. **Commercial Vehicle.** A "commercial vehicle" is a vehicle which is used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property (for example, large panel vans and pickups). Some outward signs that a vehicle is used for commercial purposes would be company advertising, ladder racks or commercial tool compartments. Some examples of commercial vehicles are: any truck with four wheels on an axel, any van seating more than 9 persons or constructed on a truck frame.
2. **Commercial Construction Vehicle.** A "commercial construction" vehicle is a commercial vehicle designed for construction purposes.
3. **Personal Use Vehicle.** A "personal use vehicle" is a vehicle displaying none of the accoutrements or appearance of a commercial vehicle. Some examples would be: a pickup with no commercial advertising and not rigged for commercial purposes or a minivan without commercial advertising and rigged for passengers and not hauling equipment.
4. **Vehicle Registration.** The issuance of a barcode and decal by the Association.

SCHEDULE OF FINES

FINE AMOUNT

ARCHITECTURAL

Construction during non-work hours	\$250.00
Improper erosion control	\$500.00
Improper restroom facility	\$100.00
Improper posting of construction permit(s)	\$100.00
Employee or Subcontractor in Bent Tree off job site	\$100.00
Employee or Subcontractor creating disturbance	\$250.00
Alteration of approved A/C Project	\$1,000.00
Failure to keep lot or construction site maintained	\$100.00
Cutting/topping trees over 4 inches in diameter-per tree	\$500.00
Unapproved exterior alteration of existing structure or to Improved property	(Subsequent offense) \$500+\$25/day
Other AC Violation	\$250 + \$25/day after warning

GENERAL VIOLATIONS

Burning Policy	\$1,000.00
Pet Policy	\$100.00
Parking Violation (Non-Right of Way)	\$25.00
Noise Violation	\$100.00
Littering	\$100.00
Failure to keep lots free of trash and debris	\$100.00
Other Declaration or Rules violations	\$100.00
Fishing policy violation	\$100.00
Improper use of bird feeder	\$100.00
Feeding wildlife other than birds	\$100 Subsequent Fine \$500.00
Feeding wildlife other than birds	\$100.00 Subsequent fines \$500.00

BTCI COMMON PROPERTY

Disruption of BTCI authorized wildlife management action(s)	\$1,000.00
Cutting or trimming trees or bushes	\$1,000.00
Building or placing permanent structure	\$1,000.00
Dumping	\$1,000.00
Alteration of water course	\$1,000.00
Destruction of infrastructure, furnishings, fixtures, inventory or accessories	\$1,000.00
Trespassing	\$1,000.00
Placement or removal of natural materials	\$500.00
Encroachment for construction access	\$100.00
Unauthorized storage of materials	\$100.00
Placement or removal of plant materials	\$100.00
Placement of temporary items or ornamentation	\$100.00
Violation of Rules of Conduct	\$250.00
Fishing in designated swimming area of beach	\$100.00
Violation of fishing policy	\$100.00

PUBLIC SAFETY

Golf Club/Restaurant Rules Violations	\$50.00
Speeding (up to 10 mph over speed limit)	\$25.00
Speeding (over 10 mph over speed limit)	\$50.00
Parking violation--in parking lot	\$25.00
Parking violation--road right-of-way	\$25.00
Noise violation	\$100.00
Operation of motor vehicle without driver's license	\$100.00
Operation of unregistered motor vehicle	\$100.00
Pet Policy Violation	\$100.00
Littering	\$100.00
Jumping/Diving into spillway pool	\$100.00
Rappelling	\$100.00
Violation of weapons policy	\$100.00
Burning/fireworks policy	\$1,000.00
Fishing in designated swimming area of beach	\$100.00
Fishing policy violation	\$100.00
Abusive Behavior toward BT Employees, BOD and Volunteers	\$500.00
Boat Decal Violation	\$100.00