

**COUNTRY FIELDS AT FISHERS
HOMEOWNERS ASSOCIATION, INC.
Rules and Restrictions
for
Clubhouse and Recreational Facilities**

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GOAL - It is the goal of the Board of Directors to protect each Owner's investment in the common amenities, maintain them in a manner that will enhance the comfort and enjoyment of all persons using these facilities, and to provide a safe environment. Each Rule and/or Restriction stated herein is designed to accomplish this goal.

I. INTRODUCTION

The Homeowners Association owns and maintains the Clubhouse and associated Recreational Facilities (Exercise Room, Swimming Pool, and Tennis Court) for the enjoyment and use of Owners of units in the Country Fields community. Privileges of use are extended to families of Owners and others living in the Owners unit and Registered Tenants of rental units. Guests of Owners, Registered Tenants and other adult residents **are welcome, but shall be accompanied by their sponsors at all times.**

Owners and their Registered Tenants are fully and totally responsible for any damage caused to the Clubhouse and associated Recreational facilities by the willful, intentional, or negligent acts or omissions of a member of his/her family, guest, or invitee, agent or other occupant or visitor. Owners and Registered Tenants are urged to **immediately report a peculiar or dangerous activity to the Fishers Police or the Hamilton County Sheriff 773-1282 (same number for both). Also, report any other problem(s) such as misuse of privileges, violation of Rules and Restrictions, or suspected use by unauthorized persons to Kirkpatrick Management Co. (our Managing Agent) 570-4358, or any Board of Directors member.** Your cooperation will help assure your enjoyment of use of the Clubhouse and associated facilities.

THE HOMEOWNERS ASSOCIATION IS NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES INCURRED BY ADULTS OR CHILDREN WHILE IN THE CLUBHOUSE OR WHILE USING ANY OF THE RECREATIONAL FACILITIES (EXERCISE ROOM, AND/OR SWIMMING POOL, AND/OR TENNIS COURT), AND IS NOT RESPONSIBLE OR LIABLE FOR ANY LOSS OR DAMAGE TO PERSONAL PROPERTY.

II. CLUBHOUSE GENERAL RULES/RESTRICTIONS

Minors under the age of eighteen (18) shall be accompanied at all times by an adult (Owner, Registered Tenant, or other resident of a unit) while in the Clubhouse.

No pets shall be permitted in the Clubhouse at any time.

No smoking shall be permitted inside the Clubhouse (including restrooms).

No wet swim suits shall be permitted in the Exercise Room or Meeting Room (only allowed in the back hall and restrooms).

No person shall adjust or change the heating or cooling system controls. Report any problem(s) with these systems to the Managing Agent (570-4358) immediately.

III. MEETING ROOM RULES/RESTRICTIONS

Owners, Registered Tenants and other adult residents of units in Country Fields may reserve or rent the Clubhouse Meeting Room for parties and other social events and functions. (It shall not be rented for commercial purposes). Reservations must be made in advance with our Managing Agent (570-4358) and are accepted on a "first come" basis. No reservation shall be made for a date more than six (6) months in advance, or on a permanent basis, without approval of the Board of Directors. Arrangements for obtaining a Meeting Room key shall be made at the time of reservation.

If use of the Meeting Room is confined to attendance by Country Fields residents only, no charge is applicable, but such residents shall be responsible for clean-up and any damage incurred.

If use of the Meeting Room involves guests and/or persons who do not reside in Country Fields, a rental fee and security deposit are required, and certain requirements and/or restrictions apply as follows:

A rental fee check for \$25.00 is required, and a separate check for \$100.00 security deposit must accompany the rental fee. The security deposit check will be voided and returned to the depositor after the Clubhouse is inspected and no damage is found and no items are missing.

The rental fee and security deposit are due one (1) week (seven days) before the reservation date. A contract shall be completed and signed when the keys are picked up. A one-week cancellation notice is required, except for the month of December when a four-week notice is required. Failure to provide adequate notice shall result in loss of rental fee.

Banners, signs, etc., shall not be glued, nailed, tacked, or otherwise attached to the ceiling, walls, or woodwork in a manner that will cause damage to wallpaper, paint (or other finish) on walls, woodwork, or ceiling.

Music and/or other party noise shall be maintained at a low level so that nearby residents are not inconvenienced.

All parties and other functions shall be concluded by 11:00 P.M. Sunday – Thursday, 12:00 A.M. Friday and Saturday.

Renter of the Meeting Room is responsible for closing and locking windows, closing and locking all doors and turning off all lights.

No smoking is permitted in the meeting room.

The Meeting Room shall be cleaned immediately after a party or other function is concluded, or by 9:00 A.M. the following day. The kitchen area shall be cleaned (including all food removed from the refrigerator). All tables and chairs shall be cleaned and returned to the storage area. **All trash shall be removed from the premises. The carpet shall be vacuumed.**

Rental of the Meeting Room does not give the renter(s) right of use of the Recreational Facilities. Such rental does not prevent or restrict other Owners, Registered Tenants and other residents from their normal use of the Recreational Facilities.

IV. EXERCISE ROOM RULES/RESTRICTIONS

This facility is intended for the use of adult residents of Country Fields. Guests are welcome on a limited basis when

accompanied by an Owner, Registered Tenant, or other adult resident.

Minors under the age of eighteen (18) shall be accompanied at all times by an adult (Owner, Registered Tenant, or other resident) while in this facility.

No wet swim suits are permitted in this facility.

No smoking is permitted in the exercise room.

Users of the facility are responsible for closing and locking opened windows, turning out lights, removing any "clutter," and closing the door. Pregnant women and other adults with health problems should consult a physician before use of equipment in this facility.

USE OF THE EXERCISE EQUIPMENT IN THIS FACILITY IS AT YOUR OWN RISK. THE HOMEOWNERS' ASSOCIATION ASSUMES NO RESPONSIBILITY FOR ACCIDENTS OR INJURY WHILE USING THIS EQUIPMENT.

V. SWIMMING POOL RULES/RESTRICTIONS

This facility is intended for the exclusive use of Owners, Registered Tenants, and other persons residing in Country Fields. Guests are welcome on a limited basis, only if accompanied by an Owner, Registered Tenant or other adult resident. **During crowded periods, e.g. on a weekend or holiday, guests shall be limited to two persons.** All persons using this facility may be required to show evidence of residence in Country Fields (or that they are accompanied by an Owner, Registered Tenant, or other resident).

Since deck chairs and tables are limited, courtesy shall be extended in the use of them.

Minors under the age of eighteen (18) shall be accompanied, at all times, by an adult (Owner, Registered Tenant, or other resident) while using this facility.

Proper bathing attire shall be worn. No cutoffs or similar attire are permitted. **No nudity shall be permitted in the swimming pool and such behavior shall be cause for immediate expulsion and potential loss of future privileges.**

Infants in diapers and children not "potty" trained must wear approved swim diapers in order to use the pool. *We are required to abide in order to comply with the Hamilton County Board of Health.*

No food or glassware (only plastic containers) shall be permitted in the pool or the adjacent deck area. **(Food is allowed only in the picnic area on the clubhouse back porch).**

No smoking is permitted in the pool area.

No pets shall be permitted in the pool area at any time.

Owners, Registered Tenants and/or other residents shall be responsible for the conduct of their guests at all times.

No "horse play" or other careless behavior shall be permitted in the pool area at any time. Persons not conducting themselves in a disciplined and orderly manner shall be subject to immediate eviction.

WE DO NOT MAINTAIN A LIFEGUARD ON DUTY; THEREFORE, USE OF THE POOL IS AT YOUR OWN RISK.

VI. TENNIS COURT RULES/RESTRICTIONS

This is a locked facility intended only for the use and enjoyment of Owners, Registered Tenants and other residents of Country Fields. Guests shall be accompanied by an Owner, Registered Tenant, or other resident. A key is required for access (one key should have been provided to each Owner).

No reservation for use is required. There is no time limit unless other players are waiting to use the court, in which case a one (1) hour time limit applies. (At the expiration of this time, please finish your game and leave the court).

No pets, skateboards, bicycles, etc., are allowed on the court at any time.

It is the responsibility of the court user to lock the gate when leaving.

VII. PENALTY FOR RULES/RESTRICTIONS VIOLATION

A verbal warning will be given to an Owner, Registered Tenant, or other resident the first time they are considered responsible for violating these Rules/Restrictions.

The Board of Directors reserves the right to impose a permanent ban on access to the Clubhouse and Recreational Facilities against any Owner, Registered Tenant, or other resident because of willful or negligent misuse of Clubhouse and/or Recreational Facilities.

By order of the Board of Directors
Country Fields at Fishers Homeowners Association, Inc.
revised November 13, 2008