

## **VI. GUIDELINES FOR MEMBERS, RENTERS AND GUESTS**

### **A. Affidavit of Residency**

A bona fide resident Owner may extend the same amenities to another person living in their home that the Owner enjoys by filing an Affidavit of Residency for such person. The Affidavit affirms that the Owner's home is the actual residence of the person and is substantiated by that person's Driver's License or Voter Registration containing the Owner's Timber Pines address.

### **B. Personal Safety**

For their own safety, walkers and joggers should use the walkways and fitness trails wherever available, rather than the roadways. Wearing some form of reflective clothing or gear such as a hat, headband, jacket, shirt vest or an LED safety device, especially after dark and during sunset and sunrise, allows drivers to see you more easily.

### **C. Maintenance of Private Property and Trash Management**

- 1) Owners are responsible for the maintenance of their property. At a minimum, the lawn shall be regularly cut and fertilized, and mulched areas shall be regularly re-mulched and kept weeded so that the appearance of the property is in harmony with the neighborhood.
- 2) If an Owner fails to maintain the property, TPCA, after giving the Owner at least ten (10) days written notice, shall be authorized to undertake such maintenance at the Owner's expense, plus an administrative fee.
- 3) Trash should not be left at curbside prior to dusk on the evening preceding pick up.
- 4) No items such as open trashcans, wheel barrel, lawn furniture, etc, may be stored against exterior walls where visible from the street.

### **D. Use of Community Facilities by Renters**

- 1) An Owner is responsible for the actions of his Renter.
- 2) Renters may have use of Community facilities, but only after the property Owner has executed an "Assignment of Use" form and paid the applicable fee for each rental whereby the owner waives their use of facilities in favor of the Renter. The exact requirements for the "Assignment of Use" form will be determined by the General Manager, and the form is available in the Administration Office.

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### **E. Use of Community Facilities by Guests**

- 1) A Resident is responsible for the actions of his Guests.
- 2) For a Guest to play golf, the Resident must arrange a tee time and pay the applicable Guest greens fee at the Pro Shops. Anyone playing in a Guest Slot of the advanced tee time booking will pay the Guest Fee.
- 3) Children, where permitted unless stated otherwise must be accompanied by a Resident or adult Guest at all times.
- 4) Allowing Guests the use of Community Facilities is a privilege. The right of use and enjoyment is only granted to Members in good standing. All Guests may be restricted from use of certain facilities or attendance at certain events. The privileges of a Guest may be revoked at any time.