

# Bull Point Plantation

## RULES AND REGULATIONS

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**Bull Point Property Owners Association**  
**RULES AND REGULATIONS**

These rules and regulations have been adopted by the Bull Point Property Owners' Association Board of Directors to promote the best possible residential and social experiences for the property owners and their guests. Violations of any rule or regulation, or conduct not in the best interests of the Bull Point Property Owners' Association will subject the person in violation to disciplinary actions in accordance with the Covenants and By-Laws of the Property Owners' Associations, hereafter referred to as the POA.

The Board of Directors may amend these rules and regulations, if appropriate, from time to time and will notify the property owners of any changes.

It is for the benefit of all property owners that the Board of Directors of the Bull Point POA has adopted these Rules and Regulations.

**DEFINITIONS**

**FACILITIES:** Includes, but are not limited to, the Clubhouse, tennis courts, swimming pool, the River Cabin, Magnolia Island, Lake Bellinger, community docks and common property.

**COMMON PROPERTY:** Includes, but is not limited to, streets, setbacks, bike paths, gatehouse, lakes and ponds, park areas and bird sanctuaries.

**MEMBER:** A Bull Point property owner. For POA voting and sponsorship of private functions, there is one "member" and one POA vote per lot owned. Those lots, which are consolidated for tax purposes and thus pay one POA annual fee, are considered to be one lot.

**POA:** Bull Point Property Owners Association.

**ARB:** Architectural Review Board

**MAILING ADDRESSES**

Each property owner is responsible for filing in writing with the POA the mailing address and address changes to which all POA notices and invoices are to be mailed. A member shall be deemed to have received a mailing ten days after it has been sent.

**RESPONSIBILITIES OF MEMBERS**

- A. The membership privileges of a member may be suspended, restricted and/or limited by the POA. Situations under which this may occur include, but are not limited to the following examples:
  - 1. Submits false information to POA.
  - 2. Exhibits unsatisfactory behavior, deportment, or appearance.
  - 3. Fails to pay in a timely manner any amount owed to the POA.
  - 4. Fails to abide by the Rules and Regulations as set forth for the use of the facilities.
  - 5. Treats other members and/or employees in a disrespectful or abusive manner or has a guest who acts in a similarly unacceptable manner.
  - 6. Rents or leases his home to renters who violate Bull Point Rules and Regulations
  - 7. Fails in any other conduct or obligation determined by the POA as appropriate for suspension of privileges.

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- B. A member whose privileges have been suspended is not entitled to the use of any facility.
- C. A member whose privileges have been suspended is not entitled to any refund of any member contribution, member dues, or any other fees.
- D. During the suspension or restriction period, dues and other charges shall continue to accrue and shall be paid in full prior to reinstatement as a member in good standing.
- E. Members, and other residents of Bull Point, may not use the property owner list for any type of solicitation, nor may they give the list to any third party for their use.

### **LOSS OR DESTRUCTION OF PROPERTY**

- A. Each member and each guest assumes sole responsibility for his or her property. The POA is not responsible for any loss or damage to any private property used or stored on or in the facilities.
- B. Any personal property that may have been left in or on the facilities for six or more months without payment of storage fees, if applicable, may be disposed of by the POA, with or without notice. The proceeds, if any, will belong to the POA. If applicable, the POA shall comply with Beaufort County ordinances in the towing and/or removal of such personal property.
- C. No person shall remove from any facility any property or furniture belonging to the POA without the written authorization from the Director of Operations.

### **GUEST PRIVILEGES**

- A. It is the intention of the POA to accommodate guests without inconvenience to the members. To that end, the POA may restrict the number of guests who accompany a member on a given day or for a given event.
- B. Guest privileges may be denied, withdrawn, or revoked at any time for reasons considered sufficient at the discretion of the POA.
- C. The POA Board of Directors may establish rules restricting the number of times an individual day guest may use the Bull Point facilities.

### **ACCESS CONTROL**

#### **ENTRY**

- A. The only authorized entrance to Bull Point for member and guest use is the main gate.
- B. The only authorized entrance to Bull Point for construction and commercial vehicles is the main gate, unless otherwise designated by the Director of Operations.
- C. No guest, visitor or service provider will be admitted without prior approval of a member. Member should call security at 843-846-0939 or provide security a list with notification of guest's name and dates for which the visitor's pass is requested. If a guest or visitor comes to

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Bull Point via watercraft, the member must notify security as if they entered via the main gate. Failure to do so may result in such visitors being treated as trespassers.

- D. Guests must have their visitor's pass displayed inside of their vehicle, in clear view for security personnel, at all times while in the plantation.
- E. Guests, while on the plantation, will be required to observe proper standards of personal conduct and observe all Bull Point POA rules and regulations.
- F. Members and their dependents are responsible for the guests, visitors or service providers they authorize to enter the plantation. Similarly, Bull Point LLC and the on-site real estate company are responsible for their guests, visitors and service providers.

### **REGULATING / DENYING GUEST ACCESS**

In the event of an infraction of the rules and regulations, and at the discretion of the Bull Point POA Board of Directors, access to the plantation may be denied or access may be regulated by requiring the host of such guest to accompany their guest at all times within the plantation gates and to state, in writing, that they accept responsibility for any actions which violate POA rules and regulations. Any such guest, not accompanied by their host, will be considered to be trespassing.

### **CONTRACTORS**

- A. Contractors are normally permitted entry to work between the hours of 7 AM and 7PM Monday – Saturday. No work is allowed inside or outside on any Sunday, on Thanksgiving Day, Christmas Day, New Years Day or July 4<sup>th</sup>, without approval by the Director of Operations.
- B. Property Owners shall be responsible for the conduct of their contractors while on Bull Point property.
- C. Construction workers are prohibited from using any private facilities or Bull Point amenities. Hunting and fishing on the property are also prohibited.
- D. All contractors and their subcontractors must abide by the 20 M.P.H. speed limits.

### **SOLICITATION**

No door-to-door outside vendors, salesmen, or solicitors of any kind are permitted within Bull Point.

### **DECALS AND PASSES**

#### **MEMBER DECALS – Motor Vehicles**

- A. All Vehicles within the confines of Bull Point must have a valid state registration, proof of insurance, and have a valid POA decal, a guest / visitor pass, contractor decal, or employee decal properly displayed. Applications for decals are available at the security gate.
- B. All decals will be permanently affixed to the upper or lower left corner of the windshield. Decals will be put in place by security. Under no circumstances will decals be mailed or given to members without the vehicle being present.

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- C. When the vehicle is disposed of, or the windshield replaced, the old decal must be removed and returned to Bull Point Security.
- D. The POA reserves the right to deny the issuance of a decal or a pass or to remove a decal or pass if it is not used in accordance with the rules and regulations.
- E. All decals and passes are issued to one specific vehicle. Transferring decals or passes to another vehicle is prohibited.
- F. Vehicles such as panel trucks and pickup trucks which fall within the definition of “commercial vehicles” and which are used by the member, and only by the member, as both a private and commercial vehicle will display a property owner decal on the windshield at all times. “Commercial vehicles” are defined as those which have lettering or other evidence of commercial use such as pipe racks, ladders, etc.

### **MEMBER DECALS – Boats & Trailers**

All member boats, trailers, RVs and other such items parked in the Bull Point Boat/RV storage area must obtain and display a member decal. Applications for the decals are at the Security Gate.

### **COMMERCIAL DECALS**

- A. Commercial decals are issued to all persons involving construction on behalf of the POA or a member and are issued on a daily, weekly, monthly, or yearly basis at a cost determined by the POA.
- B. Service Providers will be provided a daily pass, if the member notifies security in advance of the provider’s arrival. Fees may also apply (see gate Fees below).
- C. Daily passes are issued on a cost schedule determined by the POA.

### **GATE FEES**

Gate fees are intended to help pay for the security needed to monitor all traffic coming into Bull Point and to help repair the negative impact to the roads and shoulders caused by large vehicles.

- A. Until a Certificate of Occupancy is issued by the county, all construction and service vehicles will continue to pay according to the construction fee schedule on file at the gate. Copies of this fee schedule are available upon request from Security.
- B. After the C.O. is issued, commercial vehicles may pass through without a fee for servicing purposes only. In general, fees apply to all original or new work, and servicing is free of fees. The property owners must call security at the gate to inform them of your contractor’s or servicing company’s arrival and the nature of their work. Security will make the final decisions concerning fees at the time of entry based on the information you give them. It is imperative that homeowners abide to the letter and the spirit of this policy for the good of the community. Please do not confront security on any disagreements; they are merely following the policy given to them. Any appeals or exceptions to these fees must be made to the POA board.
- C. The following examples assume you have your C.O. This is only a partial list of possible events, but similar reasoning can be used in any circumstance.

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1. A plumber is called to fix a leak. No fee would apply.
  2. A sink was backordered and not installed. A plumber arrives to install the sink. A fee would apply because this is unfinished original work.
  3. You have a C.O. but your landscaper is still finishing the project. He will have to pay all fees until the job is completed.
  4. Your landscaping is completed and you have hired a service to maintain your yard, cut the grass, and prune the shrubs. No fees apply because this is considered servicing the yard. If your maintenance contractor arrives with a truck load of plants and pine straw, this would be considered new work and fees would apply.
  5. You are living in your home and decide to add an outbuilding. All work on that project is considered new work and fees will apply.
  6. You consult with a contractor to add outlets in your attic. No fee for consultation, but fees would apply when he returns to do the work.
- D. Property owners can inform Security that they will be responsible for such gate fees (instead of charging the commercial vehicle driver); however, the property owner must pay the fee to Security with cash or check within 7 days.

### GUEST PASSES

- A. Guest passes are issued to visitors who will be residing with a member who is a Bull Point resident for up to 2 weeks. Visitors staying longer than 2 weeks will need to have their guest pass renewed in 2 week intervals. Guest passes will only be issued to a visitor for the specific non-commercial purpose of visiting a resident.
- B. Guest passes are issued on a daily basis for guests not residing with a resident.
- C. Members will be responsible for assuring that the visitor observes all rules pertaining to the proper use of the guest pass.
- D. Guest Passes will also be issued to guests staying at the Guest Lodge sponsored by the Bull Point LLC and the on-site real estate company
- E. Bull Point LLC and the on-site real estate company will be responsible for assuring that their guests observe all Bull Point POA rules and regulations.

### SPEED LIMIT

- A. The posted speed limit within Bull Point is 20 MPH.
- B. Violations for members and guests will be handled as follows:
  - 1<sup>st</sup> violation, verbal warning
  - 2<sup>nd</sup> violation (within 12 months), written warning
  - 3<sup>rd</sup> violation (within 12 months), \$50 fine
  - 4<sup>th</sup> violation (within 12 months), \$100 fine
- C. Guests of property owners or Bull Point LLC who receive a 2<sup>nd</sup> violation will not be allowed to drive within Bull Point until such suspension of privileges is reinstated by the POA.

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### **PARKING OF VEHICLES**

All vehicles in Bull Point must be in operating condition, have current registration and license plates and authorized entry identification. Vehicles not complying with the above will be removed from Bull Point property at the owner's expense.

- A. Parked vehicles may not block the passage of a street or a driveway or encroach upon private property.
- B. All vehicles on private property must be parked on a driveway surface at all times.
- C. Persons using common property or amenities must park in designated areas.
- D. Commercial vehicles parked on the street must use orange caution cones at the front and rear of the vehicle to alert oncoming traffic.
- E. Residents are urged to park their vehicles in their garages whenever possible.
- F. Boats, recreational vehicles, and trailers of any type must be parked at the maintenance parking facility. Parking spaces at this facility are based on availability. These types of vehicles are not permitted to be parked in the driveway, roadway, parking lots, or on undeveloped lots. *Vehicles that are parked in driveways may not be covered with car covers.*

### **GOLF CART POLICIES**

Operators of golf carts on Bull Point bike paths, roads, and common areas, must be at least 14 years old unless accompanied by an adult. This applies to both POA owned carts and privately owned carts.

- A. Operators of the golf cart will be responsible for any damage to Bull Point facilities, common areas, and private property within Bull Point.
- B. Operators are required to drive golf carts in a safe manner within Bull Point. Violations to this policy will result in suspension of golf cart privileges within Bull Point and/or fines determined by the POA board of directors.
- C. An operator of POA owned golf cart is responsible for any damage caused or done to this vehicle.

### **SECURITY SERVICES**

Bull Point provides gated access and end-of-shift patrol for all areas of the community. All security officers are trained on the property by designated personnel.

Bull Point Security can enforce all traffic laws. The schedule of fines will be evaluated periodically by the POA Board of Directors.

The security officers are instructed to be helpful to the Bull Point POA membership and to assist members who have various needs and requests in order to allow a peaceful living environment.

Officers at Bull Point do not carry firearms. They are instructed not to place themselves in personal danger. All situations deemed potentially violent, as well as theft and other infractions of the law, are handled by the Beaufort County Sheriff's Office.

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Report all accidents involving vehicles and wildlife to Security.

**In cases of emergency call “911” first and then call Security at 846-0939. Security will direct emergency vehicles to the site.**

### **VACATION/UNOCCUPIED HOUSE POLICY**

Members who will be on vacation or otherwise away from their Bull Point home for more than one day should inform Security of such absences. The member should identify a local contact who can gain access to the house in case of emergency.

### **ANIMAL CONTROL**

- A. A valid metal rabies tag and a Beaufort County license tag must be attached to a collar or harness and worn by the animal at all times.
- B. Persons walking dogs and cats other than on their own property must keep the animal on a leash.
- C. Persons walking dogs and cats other than on their own property must have in their possession and must use a means to clean up and dispose of excrement in a sanitary manner.
- D. Pets are not permitted to accompany a member into any facility which includes, but is not limited to the Clubhouse, pool, tennis courts and River Cabin. The only exception will be for assist dogs.
- E. As defined in the Beaufort County Animal Control Code, animals will be deemed a nuisance if they:
  - 1. Molest a passerby or passing vehicles.
  - 2. Attack other animals.
  - 3. Trespass on private or common property.
  - 4. Are repeatedly at large.
  - 5. Bark, whine, or howl in an excessive, continuous or untimely fashion.
  - 6. Dogs which approach people in a threatening or aggressive manner must be leashed at all times. In these instances electric fencing is not considered an adequate means of restraint.
- F. Residents shall also adhere to the Beaufort County Animal Control Code and any violation of this code will be deemed a violation of the Bull Point Animal Regulations.
- G. Violations to the Bull Point Animal Regulations will subject the property owner to fines and in cases where an animal persistently creates a nuisance; the animal shall be removed from the property.
- H. Feeding of deer, alligators, raccoons, or similar wildlife in Bull Point is prohibited.

### **MAILBOXES AND MAILBOX MAINTENANCE**

- A. Mailboxes are purchased from and installed by Bull Point and are the only approved and permitted mailbox.

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- B. Cost of the purchase and installation of Bull Point approved mailbox will be billed to the property owner.
- C. Names and numbers are applied to the mailbox by Bull Point and this is the only approved lettering and numbering permitted.
- D. No decals, signs, numbering, or lettering, other than the approved items indicated above are to be affixed to the mailbox or post.
- E. No plants, vines, or flower baskets are to be attached to or planted to grow up or onto the mailbox or post at the request of the U. S. Postal Service.
- F. Members are responsible for periodically inspecting the mailbox and post and requesting repair, replacement, or repainting by Bull Point. A charge for repair, replacement, or repainting will be billed to the property owner

### **OUTDOOR HOLIDAY DECORATIONS**

- A. Outdoor holiday decorations *may be* displayed for 4 weeks prior to the holiday and 2 weeks after the holiday.
- B. Holiday decorations, including lights, must be removed from the property after the holiday has passed.
- C. All holiday lighting is subject to the ARB guidelines for exterior lighting. Exterior lighting must be subdued and must be turned off by midnight.
- D. Members are requested to keep in mind the natural atmosphere of Bull Point when decorating their homes for the holidays.
- E. Members are requested to be respectful of their neighbors within the community when decorating their homes for the holidays.

### **DISPLAYING OF FLAGS**

When displaying the American flag, members are requested to observe the official guidelines established by the United States Government. A copy of these guidelines can be obtained from the United States Post Office. These guidelines include, but are not limited to, proper lighting of the flag if it is to be flown after sundown or in inclement weather.

- A. Flags, including flag decals, should not be attached to mailboxes.
- B. Flags, other than the American flag, should not exceed 24" x 36".
- C. Game day flags may be flown the day before and the day of a sporting event and should be taken down after the event is concluded.
- D. Flags flown for the celebration of holidays should be displayed only for 4 weeks prior to the holiday and 2 weeks after the holiday.

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### PLAY EQUIPMENT

- A. Play equipment, including playhouses, which are to be installed on any part of the property outside of the dwelling, must have the written approval of the ARB prior to installation. An application form is available at the ARB office. The form must be completed in full with all requested information.
- B. Play equipment must be a natural blending color. Natural finish or earth toned components are required. Bright colors, metal, plastic, or fabric components will not be approved. Tree houses, tree ladders or any other structure in or on a tree are not permitted.
- C. Including basketball backboards and hoops, the preferred location for play equipment is in the rear yard directly behind and as close to the house as possible. The ARB will take into consideration the proximity of adjacent neighbors' views when granting approval. Screening of play equipment may be required at the direction of the ARB.
- D. Basketball backboards and hoops must be approved in writing by the ARB prior to placement. This equipment must be placed in the location in accordance with the approval.
- E. No tents of any type will be allowed.

### PROPERTY UPKEEP AND APPEARANCE

Members are requested to be aware of the appearance of their property from the street, common areas and their neighbor's property.

- A. Garage doors should be kept closed as much as possible. This is not only for the benefit of appearance but it is also a safety issue. Wildlife such as snakes, raccoons, etc. can enter a garage unnoticed and become trapped when the garage door is closed. This can present a dangerous situation for homeowners.
- B. Fireplace wood should not be visible from the street or common areas. It should be covered with natural color material or screened with plantings. It is suggested that a suitable location would be in or near the utility yard.
- C. After a Certificate of Occupancy is obtained for a house within Bull Point, signs of any type including, but not limited to, "for sale" signs, "landscaping by" signs, or advertising for contractors of any type, are not permitted. The only exceptions are "invisible fence" signs which should be placed at the base of the mailbox post visible to the street.
- D. Homeowners are urged to consider the appearance of their property at all times from the street, common areas, and the neighbor's property. Materials and equipment used while working in the yard should be properly stored when the owner is not currently working in the yard.
- E. No rubbish or debris of any kind shall be permitted to accumulate on a member's property. Other nuisances or odors which affect any other property are also prohibited.
- F. Private Docks are to be maintained in good repair and kept safe, clean and orderly, subject to ARB Guidelines. No permanent structures or tents can be placed on private docks without prior approval of the ARB. Market/patio umbrellas in neutral colors, not to exceed 10 feet in diameter, are allowed but are to be kept closed when not in use.

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### FIREWORKS

No fireworks are permitted unless they are part of a fireworks exhibit organized and conducted by the POA.

### ARCHITECTURAL REVIEW BOARD

All new house construction requires ARB approval. Further, prior ARB approval is required for exterior improvements to existing dwellings or additions to the structure.

These include but are not limited to:

- A. Tree removal or pruning –  
**Note: Removal of any tree 6" or more in diameter must have prior ARB approval**
- B. Exterior additions
- C. Fences
- D. Outbuildings or sheds, of any sort
- E. Pools and spas
- F. Decks, gazebos or cabanas
- G. Outdoor fireplaces or cooking structures
- H. Docks, seawalls, bulkheads, and elevated walkways
- I. Changes in driveway placement or surface
- J. TV or radio antennas and satellite dishes
- K. Flagpoles and statuary
- L. Exterior lighting, including dock and walkway lights
- M. Wells and exterior heating/cooling equipment
- N. Roof repair or replacement
- O. Exterior painting or replacement
- P. Landscape modifications visible from the road or neighboring lots.
- Q. Demolition of existing exterior structures

All property owners are responsible to be familiar with Bull Point's ARB Guidelines and shall be subject to the fees and fines therein, if the guidelines are violated. Copies of the ARB Guidelines are available from the ARB Office.

### BULL POINT RENTER POLICY

Bull Point Property Owners can rent or lease their homes if circumstances force them to do so, subject to the following conditions:

- A. There can be no more than 3 different renters per year. Short-term rentals of less than 2 weeks duration are not allowed.
- B. Single family renters only.
- C. Renters may have a maximum of two (2) vehicles for which they must obtain a long-term Bull Point Visitors Pass. Automatic Gate Openers will not be issued to renters.
- D. Renters can enjoy Bull Point amenities but guests of renters are not allowed to use the amenities.

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- E. Renters cannot participate in POA sponsored events unless invited as a guest of a POA member attending the event.
- F. Renters must adhere to all Bull Point POA Rules and Regulations. Failure to do so may result in suspension of renter privileges for amenities. Also, the POA member renting his home could be subject to suspension of privileges (see “Responsibilities of Members” section).
- G. Property owners can also participate in “House Exchange Programs” with other families worldwide, but each such exchange will be treated the same as a rental and thus subject to all of the above conditions.

### GENERAL FACILITIES POLICIES

The property owners of Bull Point and their guests are entitled to the exclusive use of all facilities during posted hours of operation.

Bull Point facilities are open on the days and during the hours as may be established by the POA Board of Directors and may be closed for scheduled maintenance and repairs. Special activities may be scheduled with the approval of the Director of Operations and/or the POA Board of Directors.

- A. Smoking is prohibited inside all facilities.
- B. Use of cell phones is discouraged inside all buildings and at tennis courts, except for emergencies. Cell phones should be turned off and may not be in audible ring mode.
- C. Property Owners are responsible for personal injury incurred by the member’s family, guests, and themselves at Bull Point or at any activity or function operated, organized, arranged, or sponsored by the POA and caused by the property owner and or their family or guests.
- D. Property owners are responsible for any damages to any facility caused by their family, guests, and themselves at Bull Point or at any activity or function operated, organized, arranged, or sponsored by POA. The cost of such damage and or injury will be charged to the responsible property owner.
- E. Use of the facilities for social, cultural, and recreational events is encouraged. Special event functions will be scheduled from time to time at the discretion of the POA.
- F. From time to time the POA may authorize large private functions that may interfere with some normal activities. Rules, regulations, and fees for such functions are delineated in the “**Private Function Guidelines**”. Please be certain you have the latest version of these Guidelines.
- G. Property owners may not request personal services from POA employees, during their Bull Point working hours, or use Bull Point furnishings or equipment which are not ordinarily available for property owner use.
- H. The POA Board of Directors may grant use of a facility by a not-for-profit community organization or member sponsored groups, if such activity will not infringe on the routine use of the facility by members. Examples include, but are not limited to: use of parts of the Clubhouse for meetings, luncheons, bridge etc.

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### CLUBHOUSE – Informal Day-to-Day Use

#### **GRILL ROOM, KITCHEN, LIBRARY and CONFERENCE ROOM**

All of the above public areas of the Clubhouse are subject to the following:

- A. Children under the age of 12 are not permitted in the clubhouse unless accompanied by an adult.
- B. Members may bring alcoholic beverages into the Clubhouse but they are responsible for serving and monitoring consumption by their guests.
- C. Members or guests who utilize kitchen or bar supplies (glasses, dishes, utensils, etc.) are responsible for cleaning and returning them to their normal storage location. Damaged or broken supplies are to be replaced at the expense of the responsible member.
- D. Furniture can be moved to accommodate member's needs but must be returned to its normal position after such use.
- E. Members and their guests must sign out Bull Point Library books, if removed from the Clubhouse, and return them in a reasonable time.

#### **EXERCISE / WEIGHT ROOM (FITNESS CENTER) POLICIES**

- A. Cell phones should be used for emergencies only.
- B. Pets are not allowed.
- C. Use of the fitness equipment at any time is at the individual's own risk.
- D. Individuals using the fitness center equipment must be at least 10 years of age. Children age 14 and under must be accompanied by an adult.
- E. Entry to the fitness center and use of the equipment is permitted only during the designated hours of operation.
- F. Food and glass objects are not permitted in the fitness center.
- G. Proper attire is required including shoes or sneakers.
- H. Equipment users should treat the equipment carefully as well as wipe off each piece of equipment at the conclusion of the exercise.
- I. Wall mounted TVs should be kept at a reasonable volume and tuned to programs agreed to by the majority of those present.
- J. Personal radios, televisions, and other listening devices are permitted only if headphones are used.
- K. Personal belongings should be stored in a locker. Water bottles must be safely placed so as not to be a danger to others using the facility.

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- L. All persons should refrain from loud or offensive language and inappropriate behavior. Members are asked to report breaches of behavior to POA or Director of Operations who will take appropriate action.

### **LOCKER ROOMS / SAUNA**

- A. Day lockers are provided at no charge on a first-come, first-serve basis to property owners and their guests. The use of these lockers is encouraged in order to maintain the neat appearance of the facility.
- B. Towels and other personal items left in the lockers, locker room or exercise area will be discarded within 24 hours. Valuables such as glasses, rings, and watches will be kept in the clubhouse office for 10 days before disposal. The POA is not responsible for personal items or valuables even if stored in the office.
- C. All Sauna users must be familiar with and adhere to the posted rules involving sauna use.
- D. Children under the age of fourteen (14) are not permitted in the sauna unless accompanied by an adult.

### **TENNIS COURTS**

The rules of tennis as adopted by the U.S.T.A. shall apply at all times except where they are in conflict with the local rules or with any of these Rules and Regulations.

Persons using the tennis courts should do their part to make each match of tennis a pleasant experience for everyone. The following rules can achieve that result:

- A. Court reservations may be made by email or in person two (2) weeks in advance. No standing reservations will be accepted. If the courts are open, play will be on a first come, first serve basis in increments of one hour.
- B. At the end of their playing time, all players must promptly relinquish the court to the next scheduled players. A member may then sign up for the next available court time. Reserved court time will be forfeited if the court is not in use within 10 minutes of the requested starting time.
- C. The tennis facilities may be closed when necessary for maintenance or when dictated by weather and safety considerations as determined by the Director of Operations or his/her designate.
- D. The POA may reserve court times for special events and, with special arrangements, may permit outside groups to use the tennis facilities.
- E. Appropriate sports attire is required at all times. Shirts or tops should be worn and tennis shoes appropriate for clay court surfaces are strongly suggested. The Director of Operations or his/her designate has the authority to request a player leave the tennis courts if they are not properly attired or if their choice of footwear is damaging to the court surface.
- F. Bicycles, golf carts, skateboards, in-line skates, scooters, and similar wheeled vehicles, as well as other play items are not permitted on the tennis courts.

## Bull Point Property Owners Association

- G. All players and spectators must refrain from loud or offensive language and inappropriate behavior. A low profile is appropriate and appreciated.

### SWIMMING POOL

- A. Use of the pool facilities at any time is at the swimmer's own risk. Any injuries or accidents must be reported to Director of Operations or Security as soon as possible.
- B. Children age of 12 and under must be accompanied by an adult. Children of any age that cannot swim must be accompanied by an adult at all times.
- C. Children who are not toilet trained are required to wear swim diapers when they are in any of the swimming pools. .
- D. Swimming is only permitted during designated hours.
- E. All persons are requested to shower before entering the pool or Jacuzzi. This is critical to maintain water cleanliness and minimize damage to the filtering equipment.
- F. Lifesaving and pool cleaning equipment are to be used only for the purposes intended and are not play toys.
- G. Glass objects, including bottles, drinking glasses, and sharp objects are never permitted in the pool areas.
- H. Food is not allowed in the pool and food consumed on the pool deck must be kept away from the pool edge. Persons must clean all food scraps and debris from the pool deck and deck furniture.
- I. Dispose of trash properly in containers located in the pool areas.
- J. All swimmers must wear appropriate bathing attire. Shorts not designed for swimming and cut-offs may not be worn in the swimming pools.
- K. Personal radios, television, and similar electronic devices may be used only if headphones are used.
- L. Animals, bicycles, skateboards, in-line skates, and scooters are not permitted in the pool areas. Small toys such as water guns, rings, and similar items may be permitted depending on the manner that the toys are used and on the number of persons in the pool.
- M. Running, pushing, dunking, excessive splashing and noisy or dangerous activities are not permitted in the pool areas.
- N. Pool furniture cannot be moved out of the pool areas but can be used in the grassed area adjoining the far side of the pool.
- O. Persons who leave the pool for more than 30 minutes must relinquish lounges and chairs by removing all towels and personal belongings from them.
- P. All persons must refrain from loud or offensive language and inappropriate behavior. Members are asked to report breaches of behavior to the Director of Operations who will take appropriate actions that may include suspension of the use of the pool facility.

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### MAGNOLIA ISLAND

- A. Magnolia Island is available to all members and their guests from 6:00 am to 11:00 pm
- B. The use of Magnolia Island by members for informal non-exclusive events is complementary. The host member is responsible for the proper cleaning and organization of Magnolia Island at the conclusion of such use.
- C. A member may reserve Magnolia Island for the exclusive use of an outside group (i.e. civic, church fraternity, business, etc.) not to exceed 75 participants. The member must be present for the event and insure that the guests adhere to the Rules and Regulations of Bull Point. The member is also responsible for the proper cleanup and organization of Magnolia Island at the conclusion of the event. (See Private Functions Fee and Deposit Schedule).
- D. Proper cleanup includes collection and storage of garbage, cleaning of all cooking and serving equipment, cleaning of restrooms and organization of furnishings.
- E. Campfires are permitted on Magnolia Island but only in designated pit areas. Fires must be completely extinguished prior to leaving the Island.
- F. All music and entertainment must be kept at a level that does not disturb “off-Island” property owners or neighbors. All music must not start before 9 a.m. and terminate by 10:00 p.m.
- G. No motorized vehicles, with the exception of golf carts and/or handicap transport are allowed on Magnolia Island.
- H. Parking of cars must be in the Clubhouse parking lot and cannot exceed 35 vehicles unless off-site parking arrangements are made, in advance, with Bull Point Security.

### COMMUNITY DOCKS, BOAT RAMPS

For the benefit and enjoyment of all property owners, Bull Point maintains community docks at William Bull Park, Huspah Landing and Magnolia Island.

- A. Members and their guests can moor their boats at the community docks for periods not to exceed 24 hours unless approved, in advance, by the Director of Operations. Repeated mooring of member or guest boats at the community docks will not be permitted.
- B. Fishing, shrimping, crabbing and wildlife viewing from the community docks are encouraged. Common courtesy is expected in sharing facilities with other property owners.
- C. Persons using the community docks are responsible for cleaning off all debris resulting from their activities (fishing, shrimping, etc).
- D. At Huspah Landing, vehicles and boat trailers should be parked such that access to the dock and ramp remain open.

**Bull Point Property Owners Association**

**COMMON AREA LAKES, PONDS, and BIRD SANCTUARY**

- A. Fishing is allowed from common access areas only. Property owners on the lake/ponds can also fish from their private property. Small boats with electric trolling motors are also allowed.
- B. No combustion engine power boats are allowed, unless the Director of Operations and/or the Board of Directors of the POA approves powered boats use for lake maintenance and repairs.
- C. Community kayaks and canoes can be used by members and their guests on Lake Bellinger and/or launched from Huspah Landing. Life Jackets should be used at all times. Use of the community kayaks, row boats and canoes are at your own risk.