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DATE: July 11, 2022 **ACTION:**

TO: Board of Directors

FROM: Sr. Member Services Manager

RE: APPROVAL – New Rule GR.2.0 Guest Usage of Common Areas / Amenities

Background

Several members of the community have raised concerns regarding guest use of common areas and amenities without an Association member being present. Specifically, concerns include guests driving boats, using the tennis courts, and picnicking at the parks and beaches. Currently, Association rules only require a member to be present with a guest when using the swimming pool or while fishing the lake.

At the March and May 2022 meetings, the Rules Committee met to discuss this issue and concluded that there are too many circumstances in which a resident may not be able to accompany their guest within the common areas. For example, a friend is dog sitting and wants to take the dog out to exercise, or a residents grandchildren want to go play at the park. The committee agreed that residents should be encouraged to be with their guests within the common areas, however, if they are unable to do so and the guest violates an existing major / serious rule, an additional fine is appropriate.

Fiscal Impact

Recommendation

It is recommended that the Board of Directors approve to add rule GR.2.0 as attached.



Cory Gorham, Sr. Member Services Manager

Proposed Rule

GR.2.0 Guest Usage of Common Areas / Amenities

Members are encouraged to accompany their guests throughout the community at all times. Should a guest violate any of the below mentioned existing CLPOA rules in the member's absence, an additional fine will be incurred. This fine will increase on major summer holidays / holiday weekends (Memorial Day, 4th of July, and Labor Day). Rules included in this additional assessment will be:

- GR.2.4 Zero-Tolerance for Physical Abuse
- GR.2.7 Fireworks Restrictions
- GR.2.9 No Malicious Mischief
- GR.2.17 No Fighting Permitted
- GR.2.18 No Noxious and / or Offensive Conduct Allowed
- GR.2.18a Unreasonably Loud Noise
- GR.2.18b Aggravated Nuisance
- GR.2.18b.1 Unreasonably Loud Noise with Aggravating Circumstances
- GR.2.18b2 Negative Impact on Others
- GR.2.18c - Noxious and / or offensive conduct by residents and / or their guests

Fine amount: \$300

Holiday amount: \$500