

EXHIBIT "B"

BRYAN COUNTY
CLERK OF COURT

Any and all lots, tracts or parcels of land situate, lying and being in the 20th
G. M. District, Bryan County, Georgia now or hereafter owned by
Declarant lying contiguous to the Property.

CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA

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RULES AND REGULATIONS

SECTION I DEFINITIONS

pool rules
& bylaws
(attached to
last page)

1. Strathy Hall II Homeowners Association, Inc. ("Association")
The entity which owns the common area within Strathy Hall II Development on which the swimming pool, pavilion and recreation area are situated and which has the authority, through recorded covenants, to implement and enforce these Rules and Regulations.
2. Strathy Hall II Recreational Committee ("Committee")
The entity created by the Board of Directors of the Association and delegated the authority to implement and enforce these Rules and Regulations.
3. Park
The portion of the Common area made up of a swimming pool and pavilion ("Swim Facilities") and recreation area.
4. Resident
A Resident is either an owner of property within Strathy Hall II who resides at such property and is a member of the Association, a tenant who leases improved property within Strathy Hall II from a member of the Association, or an owner of unimproved property within Strathy Hall II who is a member of the Association.
The term "Resident" also includes such individual's spouse and children residing with such individual and a Non-Resident Owner who is a member of the Association.
5. Honorary Resident
The mother and father or mother-in-law and father-in-law of a Resident or the salaried, full-time housekeeper of a Resident.
6. Non-Resident Owner
An owner of improved property within Strathy Hall II who does not reside in said property and is a member of the Association.
7. Authorities
The members of the Board of Directors of the Association, members of the Committee or individuals hired by the Association or Committee. The term "Authorities" includes lifeguards and pool manager.
8. Special Events
Occasions when portions of the Park have been reserved for private use by Residents.
9. Pool-only members
The Association may offer pool-only memberships to people who are not eligible to join the Association. At the present time this includes a tenant who leases improved property within

Strathy Hall II from an owner who is not a member of the Association and residents of the original Strathy Hall Estates and the Mill Hill/Run neighborhood.

SECTION II USE OF FACILITIES

1. The Park is only to be used by Residents, Honorary Residents, Non-Resident Owners and their guests as outlined herein.
2. No Resident or Honorary Resident related thereto shall use the Park unless the Resident is current in his payment of all sums due under any Strathy Hall II Covenants or fines levied pursuant to such Covenants or rules and regulations enacted pursuant to said Covenants. A violation of this paragraph shall result in an additional fine as outlined in Section X herein.
3. A Non-Resident Owner shall not be allowed to use the Park unless he/she pays an additional annual recreation fee.
4. Each Resident must register his name and address in the Recreation Book provided at the Pavilion prior to using the Swim Facilities.
5. Pool-only members may also use the park. The same rules apply to these members as apply to Residents.

SECTION III GUESTS

1. A guest is defined as a person who is not a Resident, Honorary Resident or a Non-Resident Owner as previously defined. The exception, for guest charges purposes, are guests whose permanent residence is 30 air miles from the intersection of Highways 17 and 144 in Bryan County, Georgia as long as said guests' use of the Park is restricted to a period of no more than fourteen (14) days per calendar year.
2. Any person eligible to join the Association (Strathy Hall II) or eligible for a pool-only membership (renters in Strathy Hall II and residents of original Strathy Hall Estates and Mill Hill/Run area) can only be a guest if approved in advance by the Authorities.
3. Any guest using the Park must be accompanied by the Resident sponsoring such guest.
4. A guest must register his name and address in the Recreation Book provided at the Pavilion prior to using the Swim Facilities.
5. A Resident shall be responsible for all actions of his guests while using the Park. If the actions of such guests are deemed to be unsatisfactory by the Authorities, the sponsoring Resident shall cause the offending guest to leave the Park.

6. Provided their names are registered with the Authorities, Honorary Residents shall be entitled to the same use of the Park as Residents, except Honorary Residents shall not be permitted to bring guests to the Park.

SECTION IV MULTIPLE AND REPEATED GUESTS

1. Any time a Resident or Non-Resident Owner has more than two (2) guests using the facility simultaneously, the rules outlined below in Section VI will apply.
2. No guest under the age of 10 shall visit the facilities without being accompanied by an adult.
3. Any guest, between the ages of 10 and 14, must be accompanied by an adult or a guardian who is at least fifteen years of age.
4. Residents and Non-Resident Owners, between the ages of 14 and such time they become an adult, will be restricted to two (2) guests unless accompanied by the Resident's parent. During such time that the facility is considered to be crowded, at the discretion of the pool attendant, there may be restrictions on multiple guests. It is recommended that an inquiry be made to the pool attendant as to conditions at the facility prior to arriving.

SECTION V FEES FOR MULTIPLE AND REPEATED GUESTS

1. A \$5.00 fee shall be charged for any guest that has visited the facility more than four (4) times in any one month.
2. A \$5.00 fee shall be charged any time a Resident has more than two (2) guests simultaneously. The Resident shall, either in writing or by telephone, notify the pool attendant each time they plan to have more than two (2) guests and register the name of all guests with the pool attendant.
3. All fees outlined above will be added to the property owner's association dues and billed by the management company. An owner or their dependent's signature is all that is required for billing purposes and a copy of such sign in sheet will accompany such billing.

SECTION VI SPECIAL EVENTS

Residents shall have the privilege of inviting guests to use the Park for Special Events, subject to the following guidelines:

1. When the Park is reserved for Special Events, the restrictions outlined in Section II above shall not apply.

2. Residents must post a \$100.00 deposit with the Authorities for the use of the Park for Special Events. If, in the opinion of the Authorities, the Resident cleans and removes all trash from the Park after the Special Event, such deposit will be fully refunded. If not, the deposit will be forfeited to the Authorities.
3. A Resident must have one (1) adult present when there are more than two (2) guests under the age of eighteen (18) and one (1) additional adult for every ten (10) guests under the age of eighteen (18) who attend a special event.
4. The Resident must participate in the Special event and must be present at all times during the Special Event.
5. No person who is not a Resident or Non-Resident Owner will be allowed to use the Park for Special Events.

SECTION VII RECREATION AREA

1. It is anticipated that these Rules and Regulations will be modified as the number of persons living within Strathy Hall II increases. The Recreation Area is available for use by organizations to which a Resident's child or the Resident is a member, provided that such organization provides the Authorities with a certificate of insurance naming the Association and the Committee as named insured or additional insured, as required by the Authorities.
2. The Recreation Area must be reserved at least one (1) week in advance from the Committee by the organization desiring to use the Recreation Area.
3. The Authorities shall have the right to terminate the use of the Recreation Area by such organizations if, in the opinion of the Authorities, such use interferes with the use of the Recreation Area by Residents or such use results in additional upkeep and maintenance costs.

SECTION VIII POOL RULES AND HOURS OF OPERATION

1. Any of the Authorities shall have the power to enforce any of the Rules and Regulations and supervise the general conduct of all bathers.
 - (A) An adult will be warned twice concerning a pool rule violation. A third violation will require the violating individual to leave the Park. Should the individual refuse, the Sheriff will be notified by the Authorities to remove the individual.
 - (B) A person under the age of eighteen (18) will be warned twice concerning a pool rule violation. A third violation will require an attempt to notify the parent by telephone and

the violating individual to leave the Park. Should the individual refuse, the Sheriff will be notified by the Authorities to remove the individual.

(C) If an individual is required to leave the Park, a written notice will be issued by the Authorities.

(D) If, in the opinion of the Authorities, an individual's conduct is so severe, the violating individual will be required to leave the Park without prior warning.

2. The pool may be closed one (1) day per week for chemical adjustments and maintenance. The date of such closing will be published at the pool entrance.
3. Standard hours for swimming shall be from 9:00 a.m. until 8:30 p.m.
4. The pool will always be posted with a sign stating "No Lifeguard On Duty-Swim at Own Risk".
5. Swimming alone is not recommended.
6. No climbing of fences or walls within the Park is permitted.
7. Only adult Residents and their children, when in their company, will be permitted to swim after 8:30 p.m. No swimming whatsoever allowed after 10:00 p.m. excluding Special Events.
8. No throwing of articles of any kind in or about the pool area will be permitted.
9. All persons using the pool must register upon entering the pool area provided the Recreation Book is available.
10. No smoking within the Swim Facilities, except in designated areas.
11. No hanging onto or swimming over the lifeline dividing the pool.
12. No glass containers are permitted in the pool area.
13. No food or drink are allowed in the pool.
14. No rafts larger than three (3) square feet when inflated are permitted.
15. Persons having infectious or communicable diseases, open cuts, or fever blisters are not permitted in the pool area or showers.
16. No running, boisterous or rough play is permitted in the Swim Facilities.
17. No combative behavior, such as fighting, will be permitted.

18. No chicken fights or shoulder riding will be permitted.
19. Spitting or spouting of water in the pool is strictly prohibited.
20. Loud radios will not be permitted.
21. Skateboards or roller blades are not permitted within the Park.
22. Proper swimming attire is required. No swimming in cut-offs or underwear will be permitted. Any child in diapers **must** wear swim diapers.
23. Only small coolers will be permitted in the pool area.
24. No pets will be permitted at the Swim Facilities.
25. Use of the pool by children:
 - (A) As used herein, a Lap Swimmer means any child under eighteen (18) years of age who has successfully swam the length of the pool (75 feet) in the presence of a pool attendant.
 - (B) No child under eighteen (18) years of age can enter the pool area unless such child is either: (a) a Lap Swimmer or (b) accompanied by an adult Resident or Honorary Resident.
 - (C) No Lap Swimmer under ten (10) years of age can use the pool unless such Lap Swimmer is either accompanied by (a) an adult Resident or Honorary Resident or (b) a Lap Swimmer who is at least fourteen (14) years of age.
 - (D) No Lap Swimmer, ages ten (10), eleven (11), twelve (12) and thirteen (13), can use the swim facility unless accompanied by an adult Resident or Honorary Resident or a Lap Swimmer who is at least fourteen (14) years of age other than during times that a pool attendant is on duty. If the pool attendant leaves the pool facility then the Lap Swimmer ages 10 through 13 years of age must leave the pool facility also.

SECTION IX GENERAL RULES

1. The Swim Facilities shall be open on the days and hours previously established.
2. No performances by paid or unpaid entertainers or any individuals using microphones or sound equipment will be permitted in the Swim Facilities without the prior written approval of the Committee.
3. No commercial advertisements shall be posted, nor may petitions be circulated or posted within the Park without the prior written approval of the Committee.

4. All complaints, criticisms, or suggestions of any kind relating to the operation of the Park must be in writing, signed by the individual making such complaints, criticisms, or suggestions and delivered to the Board.
5. The Board, in its discretion, reserves the right to amend these Rules and Regulations.
6. The Board may, from time to time, hire a pool manager. Such pool manager will be in charge of the Swim Facilities and have the authority to enforce these Rules and Regulations.
7. No motorized vehicles, including but not limited to golf carts and four-wheelers, will be permitted within the Park, except within the designated parking areas of the Park.
8. Notwithstanding anything contained to the contrary, no golf carts can be operated within the designated parking areas of the Park, unless the drivers of such golf carts are over fourteen (14) years of age.

SECTION X FINES AND SUSPENSIONS

The Park is for the enjoyment of all the Strathy Hall II Homeowners Association members and their guests. To insure equal enjoyment, the Authorities will enforce fines and suspensions as follows:

<u>Violation</u>	<u>Fine Amount</u>
1. Entering the Park while in default of association fees or unpaid fines authorized in any Rules and Regulations.	\$50.00
2. Allowing unauthorized guests to use the Park.	\$25.00
3. Littering, including cigarette butts.	\$25.00
4. Any motorized recreational vehicles (including but not limited to cars, golf carts, go-carts, mopeds, motorcycles, four-wheelers) on any portion of the Park (including grassed areas, bike/jogging trails) other than the defined parking area for motorized vehicles.	\$25.00
5. Climbing pool fence or gate.	\$50.00
6. Any proven act of vandalism of the Park.	\$50.00 plus the cost to repair property

All fines and suspensions shall be invoked immediately and payable prior to the reentering of the Park. All fines collected belong to the Committee and will be used to fund recreation management fees. If any costs are associated with the collection of fines, the cost will be paid from the fines. Should costs to collect the fine exceed the fine amount, the offending individual will be responsible for the additional costs. All fines will be billed as additional association fees.

Suspensions: When a situation requires or may require a suspension, the decision will be made by the Authorities overseeing the Rules and Regulations of the Park.

1. Any Resident who creates or causes an action that could injure him/herself or another owner or guest, may be suspended from the Park for a period of time determined by the Authorities.
2. Any Resident receiving three (3) written warnings within the current pool season, will be suspended for the remainder of that season.
3. Any Resident caught and prosecuted for vandalizing the Park will be suspended from the Park for a period of one (1) year.

SECTION XI

LOSS OR DESTRUCTION OF PROPERTY OR PERSONAL INJURY

1. Each Resident or guest assumes sole responsibility for his or her personal property. The Authorities shall not be responsible for any loss or damage to any private property used or stored in the Park.
2. No person shall remove from the Park any property belonging to the Association or Committee. Each Resident shall be liable for any property damage and/or personal injury caused or incurred by such Resident or his guest in the Park or at any activity or function operated, organized, arranged or sponsored by the Association or Committee. The cost of damages shall be charged to the Resident.
3. Any Resident, guest or other person who makes use of the Park, or who engages in any contact, game, function, exercise, competition, or any other activity in the Park shall do so at their own risk, and shall hold the Association, the Committee and all of its Board members, managers, agents and employees harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by them, resulting therefrom and/or from any act or omission of the Association, the Committee or any Board member, manager, agent or employee hereunder in respect to any such loss, cost, claim, injury, damage or liability sustained or incurred by any such Resident, guest or other person.

