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April 2018

Congratulations and welcome to Northpointe Estates!

Now that you have settled into your beautiful new home, we are sure you are anxious to begin enjoying the lifestyle of a Northpointe Estates homeowner.

Northpointe Estates is one of Amherst's most desirable new neighborhoods and offers a private community center and quiet cul-de-sac streets for you and your family to enjoy. At Northpointe Estates you can enjoy country living and one of the state's top-rated school systems along with access to quaint downtown Amherst.

The Northpointe Estates community center was designed to offer you, your family, and guests with recreational activities within walking distance of your home. The community center consists of a swimming pool, sun deck, and fitness room. The banquet room and kitchen are available for private parties only, and can be reserved in advance by the residents of Northpointe Estates. In addition, the community center offers showers, and bathrooms with direct access to the swimming pool.

The fitness room is intended for the exclusive use of the adult (sixteen years of age and older or accompanied by an adult) residents of Northpointe Estates.

Northpointe Estates' convenient Amherst location puts you close to shopping, restaurants, and recreation. We hope you enjoy your new home in Northpointe Estates. If you have any questions regarding the community center at Northpointe Estates, please call Continental Management at: (216) 664-1919 and ask to speak with a Home Owners Association representative, or visit us on our website at www.np-hoa.com.

Sincerely,

Amherst Northpointe Estates Homeowners' Association, Inc.

AMHERST NORTHPOINTE ESTATES COMMUNITY CENTER RULES AND REGULATIONS

Amherst Northpointe Estates Homeowners' Association, Inc.'s Board of Directors are responsible for the management and maintenance of the clubhouse and recreational facilities. As a Northpointe Estates homeowner, you have use of the community center. Please review and comply with the following use guidelines:

1. The community center is accessed by key card. The community center will be **open** to homeowners from **5:45 A.M. to 11:45 P.M.** The Community Center's security system activates daily at 11:45 P.M., therefore, the community center **must be vacated no later than 11:45 P.M.**, unless prior arrangements are made with Management. The security system deactivates daily at 5:45 a.m.
2. The fitness room located within the community center is locked at all times, but may be accessed by your community center key card during hours noted above. The fitness room is to be used by only the adult (sixteen years of age and older or accompanied by an adult) residents of Northpointe Estates.
3. The banquet room and kitchen areas of the community center can be reserved for individual use. See the community center banquet room rental agreement for details, (attached), or visit our website at www.np-hoa.com.
4. Homeowners must have title to their home and be a member in good standing to be able to use or to have a guest use the Northpointe Estates community center. Good standing is defined by homeowners account balance paid in full and not under privileges suspension. Homeowners who lease their home transfer all community center privileges to their tenants. However, homeowners that lease their home accept the liability of community center use by their tenants and are responsible for the payment of Homeowners Association dues.
5. Clubhouse and pool are for the exclusive use of NorthPointe homeowners and their guests. All guests must be accompanied by a homeowner when using the clubhouse and pool.
6. All resident's guests under the age of 16 must be supervised by a homeowner at all times. Homeowners are responsible for their guests while using all facilities.

7. "Community Center key cards" will be mailed to new homeowners approximately ten days to two weeks after closing. All homeowner requests for replacement Community Center key cards should be made to Continental Management.
8. Failure to comply with approved rules may result in the suspension of privileges and/or a fine.
9. All users of the swimming pool and related facilities are legally obligated to comply with pertinent Ohio Board of Health and State Sanitary Code Rules. Compliance with these rules involves using common sense and using facilities, such as the bathrooms, in a manner that reflects courtesy towards other persons (See Northpointe Estates Pool Rules).
10. Handicapped parking spaces are to be used by handicapped only. Vehicles must display state issued license plate, tag, or placard.
11. All persons using the swimming pool and facilities do so at their own risk. Users are urged to exercise good judgment and caution. The Amherst Northpointe Estates Homeowners' Association, Inc., K. Hovnanian is not responsible for accidents or personal injuries that may occur.
12. Management may close the pool and related facilities at any time deemed necessary, such as in the case of an impending thunderstorm, maintenance, etc., to protect the general safety of all residents from jeopardy.
13. Wet bathing suits and bare feet are not allowed in the banquet room or fitness areas. Cover-ups must be worn in these areas at all times.
14. If you bring valuables to any Northpointe Estates recreational area, you do so at your own risk.
15. Pets are not allowed in the community center or in the pool area unless pets are guide dogs for the physically impaired.
16. The community center and pool area of Northpointe Estates are smoke-free environments.
17. Food and drink may only be consumed in unbreakable containers. No glass containers are allowed at the pool area.
18. Please return all furniture to its original place and lower/ secure umbrellas after use, unless being used by another resident.

19. The fitness room is for homeowners use only. Sneakers/proper, footwear is required on the exercise equipment. Please do not wear muddy footwear in the exercise room or on the exercise equipment. Muddy footwear will destroy the equipment. It is highly recommended that you check with your physician before using any fitness equipment. It is recommended that you request assistance, especially if you do not know how to properly operate the equipment. This is to prevent injury to yourself and/or damage to the equipment. Please bring your own towel to wipe down the equipment after each use. When others are waiting, please limit use to a maximum of twenty minutes.
20. Showers are available for use after your workout. Showers are not to be used unless you are using the fitness center or pool.
21. Dumpster is only to be for clubhouse or pool and shall not be used for personal use!

AMHERST NORTHPOINTE ESTATES POOL RULES

The Board of Directors has established the following rules for the safety and comfort of Northpointe Estates homeowners and their guests. The rules are also intended to assure the proper care of our swimming pool and related facilities, maintain operational expenses within budgetary allocations, and to minimize loss, damage or the premature wearing of equipment.

It is the responsibility of those who use the swimming pool and related facilities to know the rules and to inform their guests accordingly.

Outdoor Pool Season Hours:

Pool is open daily – 10:00 A.M. – 9:00 P.M. The pool will open Memorial weekend and close Labor Day, subject to change.

The Board of Directors and all users of the swimming pool and related facilities are legally obligated to comply with pertinent Ohio Board of Health and State Sanitary Code Rules. For the most part, compliance with these rules involves using common sense and using facilities, such as the bathrooms, in a manner that reflects courtesy towards other persons.

All persons using the swimming pool and related facilities do so at their own risk. Users are urged to exercise good judgment and caution. The Amherst Northpointe Estates Homeowners' Association, Inc., are not responsible for accidents or personal injuries that may occur.

Pool Closings: Management may close the pools and related facilities at any time when deemed necessary to protect the health and safety of the homeowners and guests.

Rule Enforcement: Management has complete authority to enforce all pool and pool deck rules. They also have discretionary power to take necessary steps to address potentially hazardous circumstances, such as an impending thunderstorm, not specifically referenced in these rules.

Access: Guests must be accompanied by a Northpointe homeowner at all times, regardless of age. Homeowners are responsible for their guests. Residents and guests, if requested, must produce their resident amenity badges or guest badges, or they will be asked to leave the pool area.

Guests: All guests must be accompanied by a homeowner at all times regardless of age, no exceptions---DO NOT drop off guests and leave guests, as they will be asked to leave the pool area. Six guests per household are permitted. No private parties may be held at the outdoor pool area.

Children: Any person not completely potty trained must be in a swim diaper. Children are permitted swim aids and must be accompanied into the water by an adult. Please be considerate of others. If multiple families are using the pool, no Frisbees, balls, rafts, noodles, or tubes are permitted. No running, jumping, diving, and/or “cannonballing” is permitted. All residents under the age of sixteen must be supervised by parent or guardian.

Valuables: If you bring valuables to the swimming pools or related facilities, you do so at your own risk.

Food & Drink: Food and beverages (must be kept in unbreakable containers) inside the pool gates. Persons exhibiting signs of being under the influence of drugs, alcohol, or any other judgment-altering substance shall be prohibited from entering the pool area and will be asked to leave the premises.

Unacceptable Behavior: The following are prohibited in the outdoor pool and adjacent deck areas. Diving or jumping into the pool; running, pushing, wrestling or rough play; ball playing, roller-blading, skate boarding, bicycling, yelling or the use of foul language.

If multiple families are using the pool water guns, water spraying toys, water balloons, boogie boards, rafts, floats, and large tubes are not allowed.

Attire: Proper swim attire is required for all bathers. No “skinny dipping”, cut-offs, jeans, playsuits, tennis shorts, etc. will be allowed in the pool. Wearing swim attire without a cover up, and bare feet, are prohibited in the community center.

Pool Furniture: Chairs, lounges, and tables are on a first come, first serve basis and cannot be reserved. Pool furniture is to remain in the outdoor pool area, and if moved, is to be returned to its original location. Chairs and lounges are to be covered by a towel for hygienic purposes and to prevent damage caused by suntan lotion, oils, etc. Please close and secure umbrellas upon leaving unless another homeowner is using them.

Showers: Bathers are asked to shower before their initial entry into the pool.

Health & Safety: Any person with an infectious wound shall not be permitted in the pool.

AMHERST NORTHPOINTE ESTATES HOMEOWNERS'
ASSOCIATION, INC.

COMMUNITY CENTER BANQUET ROOM RENTAL AGREEMENT

COMMUNITY CENTER RULES AND REGULATIONS

Only an owner at Northpointe in good standing may reserve the Community Center. **The person making the reservation must be in attendance during the entire party.**

- A security deposit of \$100.00 is required and a \$100.00 usage fee. Your security deposit will be refunded provided the Center is left clean and undamaged.
- **Clean is defined as all trash, cans, and bottles being put in trash bags and removed from Center.** All tables, chairs, and floors must be wiped clean. The entire room including restrooms and kitchen must be clean. The carpeting must be vacuumed.
- The owner making the reservation must have the Community Center cleaned by 11:00 a.m. the day following the event.
- Scheduled events must be confined to the Community Center and its patio area. The pool cannot be used for private parties.
- Loud music or noise that disturbs other residents is not permitted.
- Music must be shut down by 11:00 p.m.
- The event must be over by 11:30 p.m., the guests gone, and the Center locked by 12:00 a.m.
- No more than 50 guests are permitted at any scheduled event in the banquet room and no more than 75 guests are permitted on the patio.
- **If alcoholic beverages are served, it is the responsibility of the owner to follow all liquor laws for example, not serving minors or intoxicated people.**

Subject to the decision of the Board of Directors, any violation of the rules may result in full or partial forfeiture of the deposit and/or shutdown of the party. The owner will be responsible for damage repair costs, which may exceed the \$100 security deposit.

I have read the rules and regulations for the rental of the Community Center, and I agree to abide by the guidelines of this contract.

Owner Signature _____ Date _____

Date of Event _____ Number of guests of attending _____

Hours of Event _____ to _____

Type of Event _____

Deposit \$ _____ Fee \$ _____ Date _____

HOA Agent _____ Date _____

Amount of Deposit Returned \$ _____ Date Returned _____

No industry, business, commercial, religious, educational, or otherwise, shall be conducted or permitted in the Community Center during a scheduled event. "For Profit" events are prohibited from being conducted in the Community Center.

KEY CARDS

Dear Northpointe Estates' Homeowner,

For your convenience, the Amherst Northpointe Estates Homeowners' Association, Inc. is providing access to the Northpointe Estates community center and fitness room per key card. The community center key card provides homeowners with access to a secure building during the specified hours of operation including the community center's fitness room.

The fitness room is intended for the exclusive use of the adult (sixteen years of age and older) residents of Northpointe Estates. All other areas of the community center are for the enjoyment of the residents and guests.

Within ten days to two weeks after closing on your new home, you will be mailed your key cards. Each registered adult homeowner of the unit will be issued a key card. Each home will be issued a minimum of two key cards, these key cards are the property of the Amherst Northpointe Estates Homeowners' Association, Inc., and privileges can be revoked and or de-activated by the Homeowners' Association or Continental Management. You must have title to your home and be a member in good standing to be able to use the community center amenities. The Community Center is open to all homeowners and their guests. The banquet room is to remain locked at all times, but may be reserved for private parties by the residents. Only the banquet facility and the patio shall be reserved by individual members for their private use. The pool and pool deck area cannot be reserved for private parties.

If a key card is lost or stolen, please contact Continental Management at (216) 664 - 1919 immediately to cancel card activation. Replacement will be at your own expense. Replacement costs are \$35.00 per key card.

In the event the homeowner fails to maintain their account in good standing, key card access to the facilities will be revoked. Once the homeowner's account is returned to good standing status, a reactivation fee of \$25.00 must be paid to reactivate the key card.

Good standing is defined by the homeowners account balance paid in full not under privileges suspension.

Thank you for your cooperation,

Amherst Northpointe Estates Homeowners' Association, Inc.