

**FIRST SUPPLEMENT TO THE HEDGEROW HOMEOWNERS
ASSOCIATION, INC.
RULES AND GUIDELINES**

THIS FIRST SUPPLEMENT TO THE HEDGEROW HOMEOWNERS ASSOCIATION, INC. RULES AND GUIDELINES is made this 8 day of August, 2026 by the Members of the Hedgerow Homeowners Association, Inc. Executive Board.

W I T N E S S E T H:

WHEREAS, the Declaration defined "Rules and Regulations" to be adopted by the Executive Board from time to time, and specifically authorized, pursuant to Bylaws Article X, Section 1(d) the authority of the Executive Board to adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of the Members and their guests thereon, and establish penalties for violations thereof; and

WHEREAS, the Executive Board has heretofore adopted the "Hedgerow Homeowners Association, Inc. Rules and Guidelines" as rules and regulations for Hedgerow Homeowners Association, Inc., a Planned Community and a First Supplement thereto; and

WHEREAS, the "Period of Declarant Control" as defined in the Uniform Planned Communities Act has been terminated; and

WHEREAS, the current members of the Executive Board of the Community Association are Kimberly Bobik, Charles Russell, Trevor Tucker, Mike Mize; and

WHEREAS, it is the purpose of this First Supplement to make certain revisions to the Rules and Guidelines, as more fully set forth herein below.

NOW THEREFORE, the Executive Board of the Hedgerow Homeowners Association, Inc. hereby amend the Rules and Guidelines.

- A.** Pursuant to the authority set forth in Bylaws Article X, Section 1(d) the authority of the Executive Board to adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of the Members and their guests thereon, and establish penalties for violations thereof; the following supplement is hereby adopted into the Hedgerow Homeowners Association, Inc. Rules and Guidelines regarding **Pool Rules & Guidelines** are as follows:

Pool Rules & Enforcement:

Hedgerow Homeowners Association strives to maintain a multi-generational pool environment. We encourage families to use the pool in a safe manner and take responsibility for the actions of all members of their household and their guests.

Should a homeowner have any concerns regarding the pool, please report any incident immediately to **both** the board (hhaboard@hhaonline.com) **and** Management (hha@tridentpropmgt.com) immediately.

Rules:

- **Sign-In Requirement:**

- All Homeowners and their guests must sign in upon entering the pool area

- **Prohibited Substances:**

- NO SMOKING (TOBACCO, MARIJUANA OR OTHER SUBSTANCES) OR VAPING IS ALLOWED IN THE POOL AREA. This includes marijuana-infused products.
 - Anyone found to be in violation of this rule will be expelled from the pool and suspended for 30 calendar pool days for the first offense. Anyone found to be in violation of this rule will be expelled from the pool and suspended from the pool for an entire calendar pool season and fined \$100.00 for a second offense.
- ALCOHOLIC BEVERAGES AND ILLEGAL DRUG USE ARE STRICTLY PROHIBITED in and around the pool area, bathrooms, pump room and any other area associated with the pool or common areas of the association. This includes alcohol in "to go containers", etc.
 - Anyone found to be in violation of this rule will be expelled from the pool and suspended for 30 calendar pool days for the first offense. Anyone found to be in violation of this rule will be expelled from the pool and suspended from the pool for an entire calendar pool season and fined \$100.00 for a second offense.
- No glass containers permitted.
- A person appearing to be intoxicated will not be allowed in the pool area. No swimming while inebriated.

- **General Rules:**

- Persons having or reasonably suspected to have been exposed to sub-epidermal tissue, cuts, contagious or communicable sickness or disease, cough, cold, open sore, blisters, bandaged wound, fever, eye inflammation, nasal or ear discharges are NOT permitted to enter the pool.
- NO DIVING
- No running, fighting, shoving, pushing, wrestling, dunking, rough housing, spitting, urinating, defecating, or the throwing of any person or items. Ball playing may be permitted at the discretion of the lifeguard or Board members.
- Water wings or flotation vests are allowed in the adult pool area. All other balls, toys, rafts, and tubes are at the lifeguard's discretion.
- Children/babies not potty trained MUST wear a swim diaper ONLY, always, in both pools. No regular cloth or disposable diapers are permitted.
- Proper swimming attire will be worn in both pools.
- The pool is "family friendly". No inappropriate language or behavior is permitted.
- Members are responsible for their guests and guests behavior at all times.
- Food and non-alcoholic drinks are permitted ONLY in the lounging areas and tables.
- NO FOOD OR DRINK IS PERMITTED IN THE POOLS.
- No drink or food is permitted in the wading/baby pool area.
- All animals, except for guide animals (properly identified) for the handicapped, are prohibited within the pool fence.
- **There is no arguing with the lifeguard.** If the lifeguard asks a member or their guest to leave due to a rule violation, they are to leave immediately. All matters are to be handled with Management or the Board, not the lifeguard directly.

- **After Hours Use:**
 - Off-hours use of the pool is strictly prohibited and may result in suspension of privileges and involvement of law enforcement, depending on circumstances.
- **Pump Room:**
 - Only lifeguards, Board members, or the pool manager may enter the pump room. Unauthorized access may result in suspension of pool privileges.
- **Children & Guests**
 - All children under the age of 11 must be accompanied by an adult at all times.
 - Parents are responsible for the supervision and safety of their children in the baby pool.
 - All guests must be accompanied by a Hedgerow resident aged 13 or older.
 - Children aged 11 to 13 must pass the **Swimming Skills Test** to use the pool without adult supervision. Children may reattempt the test on another day if they fail initially.
 - **The Swimming Skills Test includes:**
 1. **Laps:** Swimming 2 continuous laps between the 2 furthest points without dog paddling.
 2. **Float:** Floating on their back unaided for 1 minute.
 3. **Tread:** Treading water unaided for 3 minutes.Children who pass the test will be issued a wrist band, and their name recorded.

Violations:

Target behaviors (Tier 1): Vaping, smoking, use of drugs, including marijuana-infused products, or consuming alcohol anywhere within the pool gates; public intoxication; consumption of illegal substances (including underage); verbal abuse or intimidation of the lifeguards, trespassing after hours

Enforcement (Tier 1):

- **First Offense:** Immediate removal from the premises and loss of pool privileges for 30 pool days. Loss of pool privileges may carry over to next pool season. Legal or law enforcement action may be taken for accessing the pool during suspension or after hours trespassing.
 - Family members may not access the pool as guests of other members during the suspension.
- **Second Offense:** Immediate removal from the premises and loss of pool privileges for the remainder of the pool season. Legal or law enforcement action may be taken for accessing the pool during suspension or after hours trespassing.
 - A \$100.00 fine will be assessed to the homeowners account.
 - Family members may not access the pool as guests of other members during the suspension.
- Association will bill the homeowner(s) for any legal costs incurred with enforcement of the rules and regulations.
- Association will invoice homeowner(s) for any additional fees associated with the enforcement of the rules and regulations.

Target behaviors (Tier 2): Violations of the pool rules & regulations not outlined in Tier 1

Enforcement (Tier 2):

- **First Offense:** Verbal Warning
- **Second Offense:** Immediate removal from the pool premises for the remainder of the day. A formal letter will be issued to the homeowner along with a \$100.00 fine.
- **Third Offense:** Immediate removal from the premises and loss of pool privileges for 30 pool days along with a \$200.00 fine. Loss of pool privileges may carry over to next pool season. Legal or law enforcement action may be taken for accessing the pool during suspension or after hours trespassing.
 - Family members may not access the pool as guests of other members during the suspension.
- Association will bill the homeowner(s) for any legal costs incurred with enforcement of the rules and regulations.
- Association will invoice homeowner(s) for any additional fees associated with the enforcement of the rules and regulations.

Signed by the members of the Hedgerow Homeowners Association, Inc. Executive Board:

Kimberly Bobik: Kimberly Bobik

Date: 8/11/2026

Charles Russell: Charles Russell

Date: 8/11/2026

Trevor Tucker: Trevor Tucker

Date: 8/11/26

Mike Mize: Mike Mize

Date: 8/11/2026