



# CRANBERRY CREEK HOMEOWNERS ASSOCIATION, INC.

Board Resolution No. 08-02

Adopted December 17, 2008

REVISED 3/2013

## **Policy Statement of the Board of Trustees Cranberry Creek Homeowners Association, Inc.**

### **For the Use of Enjoyment of the Clubhouse and Recreational Facilities**

The Board of Trustees ("the Board") of Cranberry Creek Homeowners Association, Inc. ("the Association"), hereby establishes the following guidelines, rules and regulations for the use of the Clubhouse and recreational facilities by the Members of the Association ("the Homeowners") and other lawful residents of the community and their guests.

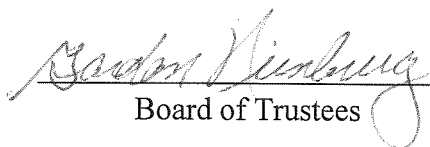
1. **General Rule:** The Clubhouse and recreational facilities of the Association are for the exclusive use and enjoyment of the Homeowners, other lawful residents and their guests.
2. **Clubhouse Hours** The Clubhouse will be open daily from 5 AM to 12 Midnight.
3. **Clubhouse Access:** Key cards must be used to access the Clubhouse. Lending of Resident Key Cards is not permitted.
4. **Parking:** Parking spaces are available at the Pool and Clubhouse. Parking is not permitted in front of the Clubhouse. Residents may not park overnight in the Clubhouse parking lot without permission of the Board.
5. **Guests:** Guests are to be accompanied by homeowners or other lawful residents at all times when using the Clubhouse or the recreational facilities.
6. **Pets:** Pets are not allowed in the Clubhouse, Pool area or other recreational facilities, unless it is a working animal for the physically impaired.
7. **Smoking:** The Clubhouse and recreational facilities are smoke-free environments. Smoking is prohibited inside the buildings and near the entrances. Smoking is permitted outside in designated smoking areas. Receptacles for smoking materials are placed outside and must be kept a suitable distance from the entrances to prevent smoke from entering the buildings.
8. **Food and Drink:** Food and drink may be served and consumed in the Clubhouse, except in the Library, and on the patio adjoining the Great Room. Only plastic bottles are allowed on the patio adjoining the Pool, the Pool and the Fitness Center. The Association owns charcoal grills which will be made available to homeowners wishing to reserve the Pavilion for a cookout. Arrangements can be made at the Association Office.
9. **Gambling:** Gambling is not permitted on premises or on sanctioned trips.
10. **Alcoholic Beverages:** All Association sponsored activities or events held in the Clubhouse or elsewhere on common property must be approved by the Board for BYOB (bring your own bottle). The Association and its Committees shall not provide alcoholic beverages on the common property without prior Board approval and the required NJ State Liquor License.

11. **Prohibited Activities:** The following are not permitted in the Clubhouse or elsewhere on the common property of the Association:
  - Meetings, conferences or any other events held by outside vendors for the purpose of soliciting business from the homeowner or the Association
  - Religious gatherings
  - Rental of the Clubhouse or recreational facilities
  
12. **Activity Rooms:** When not reserved for Association-sanctioned events, such as Board Meetings, Committee and/or functions, sanctioned activity groups, the Great Room, Billiard Room, Card Room - Library - Craft Room and Pavilion are open and available for the use of individual, or groups of individuals, homeowners or other lawful residents. A sanctioned activity group is a group of residents who have reserved the regular and continuing use of a Room through the Association Office, such as ladies' and men's poker, exercise classes, etc.
  
13. **Meetings:**

Any club or committee meetings held in the Clubhouse are open to all members of the Association and other legal residents of the Community and will be on the calendar. A resident who is not a member of a particular committee may attend that committee's meeting to observe the activity but may not vote. Board meetings, ARC and Finance Committee meetings are excluded. Committee and Club meetings take precedence over individual use of the activity rooms.
  
14. **TV & VCR/DVD:** A large screen TV and VCR/DVD player is located in the corner cabinet by the TV in the Great Room and may be used by individuals and groups. The remote should be stored in the cabinet. Please read instructions and turn off equipment after use. Report any equipment problems to the Association Office.
  
15. **Sound System:** A sound system is located in the storage cabinet under the TV in the Great Room.
  
16. **Telephones:** Telephones are located in the Kitchen, Great Room, Fitness Center and Pool area for local calls *only*.
  
17. **Fireplace:** Individuals and groups may use the fireplace. The remote control is stored on the mantle above the fireplace. After using the fireplace please be responsible and remember to turn off the fireplace.
  
18. **Security System:** The security system is preset and will activate at the predetermined time. The Clubhouse must be vacated no later than 12:00 Midnight unless prior arrangements are made with the Association Office. Exiting is possible at all times without activating an alarm.
  
19. **Furniture & Decorator Items:** Furniture must be returned to its original location after use. Furniture may be moved from one activity Room to another and returned to proper location following the event. Additional stacking chairs and tables are kept in the storage Room of the Great Room where they are to be returned following use. Residents are allowed to borrow tables and chairs by filling out a request form located in the bin next to the Association Office.
  
20. **Kitchen:** The Kitchen is open to all residents, activity groups and for Association party use. A coffee machine is available for use by the homeowners. In all cases, the Kitchen area must be kept clean and orderly at all times. Soda and water are in the refrigerator and may be purchased on the honor system.

21. **Fitness Center:** The Fitness Center is for the exclusive use of homeowners and lawful residents. All guests must be accompanied by a homeowner or other lawful resident. Homeowners' children or grandchildren over nineteen (19) years of age are permitted. Sneakers or other proper footwear is required on the treadmills. Please do not use muddy sneakers on the treadmills, because they will destroy the equipment. It is highly recommended that you check with your physician before using any fitness equipment. This is to prevent injury to yourself and/or damage to the equipment. Bring your own towel to wipe down the equipment after use and use antibacterial wipes that are provided in the gym. Showers are available as needed.
22. **Billiards/Poker and Card Rooms:** Please return all equipment to the proper storage place. If you observe equipment damage, or that equipment is missing and needed, please report this to the Association Office.
23. **Emergencies:** If an emergency should arise, please do the following:
- Phones are located in the Kitchen, Great Room, Fitness Center and Pool area.
  - Medical or Fire - call 911
  - Emergency Heart Defibrillator - located in the Great Room
  - After hours Common Area Emergency (not 911 related) - call Diversified Property Management, Inc. at 609-645-6511
24. **Tennis, Bocce, Shuffleboard Courts and Horseshoes:** These facilities are for the exclusive use of homeowners, other lawful residents and their guests. Residents are required to accompany guests at all times. All recreational equipment is stored in the shed. Unless reserved for activity groups, use of these facilities is on a first-come first-served basis.
25. **Bulletin Boards:** All postings require Board Approval. Please leave material with the Association Office or place in the HOA Mailbox for approval. Political, religious or controversial literature is not permitted.
26. **Pool:** Please consult the "Pool Rules" for hours and restrictions on the use of the Association Pool. An emergency gate release button is located by the main entrance to the Pool.
27. **Prior Rules Rescinded:** Any and all prior resolutions, guidelines or policies of the Board of Trustees or any Committee thereof that are inconsistent with the provisions of this Policy Statement are hereby rescinded and revoked.

Signature:

 President  
Board of Trustees

Witness:

 Secretary  
Board of Trustees