

Rules and Regulations for Lot Leases

The main principle of the rules and regulations is that members have to respect the right of other members to enjoy their stay at Heart River Golf Club (hereinafter referred to as the "Club") in peace and quiet. In addition, members have to realize that there is no organization that can operate without rules.

The Board of Directors (hereinafter referred to as the "Board") would like to remind members that these rules apply to all and that they are for the memberships benefit. While it is the primary responsibility of the Board, the Executive and Employees to enforce the rules, it is also equally the responsibility of members to do so.

Members should also be aware that failure to abide by the Club's rules and regulations may result in eviction and/or expulsion as per clause 1.5 in the by-laws and the provisions set out in the Lease agreement. Evictions and/or expulsion shall be carried-out by the Board after due notice. The Club is not obligated to refund improvements made to the lot to evicted or expelled members.

1. Each Lot shall be allowed one primary residence only, be it moveable Cabin, R.V. or Park Model. All residences shall be no older than 15 years from current year and shall meet with Board approval.
2. Visitors camping on a member's lot will be charged **\$25.00** per night (fee may be adjusted by Board from time to time). This is to be paid at the Clubhouse.
3. All visitors must pay the designated green fees to golf or use the Club's facilities.
4. Members will not disturb their neighbors with large parties, gathering past 11:00 p.m. in the evening. Gatherings may occur past that time, but must not disturb anyone. Members must use common sense and cooperate on this matter, loud music, barking dogs, chain saws late at night etc. are not allowed.
5. The blocking off of roadways for parking is forbidden at all times.
6. Speeding: With the large number of children around the camping area and facility we require the speed limit of 15 km per hour be observed.
7. No all-terrain vehicles, which shall include but not be limited to dirt bikes, snowmobiles, quads, or side by sides, are allowed on the Club's properties at any time.

8. The construction of residential facilities and/or moving of such on the lot shall require the approval of the Board. Construction plans must be submitted to the Board for approval. Buildings to be moved in must be approved and inspected by a member of the Board before the move takes place. Renovations and/or completion of construction, shall be done within one year of the permission being granted.
9. Willfully damaging of the Club's properties of facilities by members, their dependants and/or their visitors may result in eviction and/or other penalties.
10. Members, dependants and/or their visitors must abide by golf course etiquette while golfing. Golfing without shirts and shoes is not allowed. Footwear must not be damaging to the greens. Any infractions may result in expulsions from the course and further penalties as the Board shall decide.
11. The golf course is for golfing. No one is allowed to play games, joy ride with golf carts, bikes etc. on the course. No child **under 10 years of age** will be allowed to golf without being accompanied by an adult.
12. Physical attack upon any of the Club's employee, representatives, directors or officials will result in automatic eviction and expulsion. Verbal abuse is also not tolerated and may result in penalties and sanctions as the Boards sees fit.
13. Members must take care of, and are responsible for winterizing their lot. Members must disconnect and drain tanks and pipes in the fall and close the shut off valves of their service on or by October 31st of every year. Members must take care to properly dispose of their sewage according to provincial regulations. If line breaks occur on a member's lot and has to be repaired by club personnel. The member will be billed for that service.
14. The cutting of trees on the lots must be minimized; therefore members should not cut trees without the Club's permission. The cleaning of underbrush and deadfalls is allowed.
15. Membership to the Club must be approved by the Board. See following policy and procedures regarding transfer and assignments of Lots:

a) Assignment of lot Leases is subject to the following limitation:

Members must notify the Board when they wish to sell their lot(s). Prospective owners must be approved by the Board and must conform to the requirements set out in the by-laws for Lot members.

b) Gate Keys:

All member lot owners are allowed 2 gate keys, for which they are charged \$10.00 each. All replacement keys are **\$200.00** each non-refundable. Each key is serial numbered and a ledger of the numbers is kept for reference. The price of the keys is determined by the Board of Directors and may be adjusted from time to time. Keys must be returned before the proceeds of the lot sale are released.

c) Membership Fees: Members are not entitled to a refund on their membership fees when they sell their lot. New approved members are prorated membership fees from possession date to end of year fiscal year (October 31).

d) Timelines: All the above must be complied with before the Club signs the assignment of lease to the new owner and the proceeds of the sale are released to the seller.

16. No garbage may be left at the Club. Garbage must be hauled to a municipal landfill as not to attract bears and to maintain the property in a clean state. Members' lots must be kept in an acceptable state of cleanliness.
17. Campfires are allowed in fire pits only, whenever members leave, their fires must be put out. (No outside fires when fire bans are in effect).
18. Members are responsible for their visitors, thus any breaking of the Club's rules by visitors is the responsibility of the member who invited or is hosting the visitor(s). Visitors who break any of the Club's rules can and will be completely barred from the Club's property. The member associated with the visitor and/or guest may also be evicted and face further fines or sanctions as the Board sees fit.
19. Memberships are due when billed by the Club as indicated on the bill. Any member who has not paid their membership 30 days after the invoice date will be charged interest at 2% per month unless prior arrangements have been made with the Treasurer for payment.
20. Dogs or pets should be on a leash at all times. Dogs that disturb neighbors will have to be removed from the Club properties.
21. There shall be no more than 2 golf carts stored on a lot.

22. Each Lot member shall be allowed 1 storage shed per lot. All storage sheds shall be approved by the Board prior to placement on the lot.
23. The Board shall be at liberty to make exceptions in special circumstances or amend these rules and regulations as necessary.

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