

ROCK RIDGE COMMUNITY CLUB, INC.

Rules and Regulations

Updated April 2023

MARKUP #1 ->

ISSUE #1

- Members and guests must have their club badges with them at all times while on club property.
- Guest privileges cannot be extended to non-members residing within the boundaries of Rock Ridge Community Club.
- Smoking is only permitted in the designated area of the Gazebo.
- Children under 13 are not permitted on the beach, lake, or grounds without adult supervision.
- ~~Swimming and diving are permitted only in designated areas. Never swim alone always swim with a "buddy."~~
- The "Kiddie Area" is restricted to non-swimmers, parents, and guardians.
- Children requiring the use of swimming aids must be accompanied to the dock by a parent/guardian or another adult.
- Boats are not permitted in the swimming area.
- All boats must have tags.
- Motorboats are not permitted on the lake.
- Lifeguard hours are 10:00 a.m. to 6:00 p.m., according to availability and weather. Swimming without lifeguards on duty is at the swimmer's own risk.
- All motorized vehicles are prohibited on lake property except in designated parking areas.
- Parking in the "fire lane" is restricted to emergency vehicles, loading and unloading of equipment, and vehicles of members working at the clubhouse or beach area. When stopping in this area, please do not block emergency access.
- Bicycles must be parked on the bicycle rack.
- No dogs are allowed on the beach during swimming hours (10 a.m. to 6 p.m.). At all other times - Clean up after your dog - it's the law!
- Fires are not permitted on club property without prior permission from the Executive Committee.
- The use of alcoholic beverages on club property at scheduled events or activities will be permitted if approved by the Executive Committee.
- Construction or enlargement of docks is not permitted without the prior written approval of the Executive Committee. All docks constructed on the lake will become the property of Rock Ridge Community Club, Inc.
- Using personal grills of any kind is not permitted on the beach.
- Canopies, tents, "easy ups," or other large shelters are prohibited during regular beach operations.
- While guests are welcome, gatherings with more than ten (10) guests must be approved by the Executive Committee and may be subject to rental fees if approved.
- Members are responsible for the removal of trash or garbage from the beach. Pack it in, pack it out!
- All members have the responsibility and authority to enforce these rules or report violations to the Board.**
- The executive committee will determine fair penalties for violations.**

Rules approved during April 2023 Executive Committee Meeting

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 3 (p. 8): Occupancy or amenity restriction discriminates based on familial status / disability or imposes an overbroad age restriction under the Fair Housing Act and HOPA.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: The Fair Housing Act (42 U.S.C. § 3604(b)) prohibits familial-status discrimination against families with children - including adult-only rental age floors (e.g., 24+), mandatory hourly pool exclusions targeting all minors under 18, blanket Common Area parental-escort rules for children, and caps on grandchildren - unless the community actively qualifies as 55+ Housing for Older Persons under 42 U.S.C. § 3607(b)(2) and 24 C.F.R. §§ 100.304 - 100.307 (which regulates occupancy rather than fee-simple title ownership and does not authorize intrusive medical/disability disclosures for live-in caregivers under 42 U.S.C. § 3604(f)).

CURRENT WORDING IN DOCUMENT:

Smoking is only permitted in the designated area of the Gazebo. 4. Children under 13 are not permitted on the beach, lake, or grounds without adult supervision.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Any age-based occupancy restriction shall be enforceable only while the Association actively qualifies as "Housing for Older Persons" pursuant to 42 U.S.C. § 3607(b)(2)(C) and 24 C.F.R. §§ 100.304 - 100.307, including maintaining at least 80% occupancy of units by at least one person 55 years of age or older and conducting mandatory biennial age-verification surveys. Absent active HOPA qualification, no restriction shall discriminate on the basis of familial status.