

WOODRUN PROPERTY OWNERS ASSOCIATION, INC
Hardeman County, Tennessee

RULES AND REGULATIONS

FORWARD: Woodrun is a privately owned lake development in Hardeman County, Tennessee. The Property Owners Association, hereinafter referred to as the Association, which is charged with the management and maintenance of the facilities, is incorporated as a non-profit organization under the laws of the State of Tennessee. The authority to manage the development is vested in the Board of Directors of the Association by virtue of the following.

1. The covenant of restrictions (sales contract)
2. The State Charter of Incorporation
3. The election of the Board of Directors by the membership in the Annual General Meeting.

RULES COMMITTEE: The Rules Committee is composed of the Board of Directors, which formulates the rules and regulations. These rules and regulations may be changed from time to time, and any unfair or inequitable rule may be revoked by a majority of the Board of Directors.

APPROVED BY BOARD ACTION in the November 4, 2023, meeting.

A. STATEMENT OF POLICY REGARDING GATE CARDS

The Board of Directors adopted the following policy clarifying the conditions laid down by the Sales Contract and the Covenant of Restrictions.

1. Two gate cards are issued to each property owner. Additional cards may be purchased at the current cost established by the Board of Directors. Dues are normally invoiced prior to April 1st each year and become delinquent at the time set by the By-Laws currently in effect. Within 30 days of that date the Treasurer shall provide a list of all delinquent members for removal of those members' card numbers from the computer.

2. Two gate cards will be issued to any new members after their initiation fees/dues are paid in accordance to the covenant and/or bylaws. If any lot is purchased at a delinquent tax sale, mortgage foreclosure, mayor's sale or any means not stated in the covenant or bylaws, by any person (as defined by state law) of which past due money is owed to the Association, the past due money must be paid by that person before approval into membership by the Association. Prior years' dues, penalties, debts, encumbrances, and/or any other associated fees of any kind owed on a lot sold for taxes, foreclosed on or conveyed in any manner, by any previous owner, or lien holder or any other entity are still owed to the Association.

New members shall be voted upon for approval by the Association. A vote to approve may take place by the membership at any regular or scheduled meeting of the Association membership, by the members present and voting (members in good standing, as defined in the bylaws) at said meeting.

New members may also be voted upon for approval at any "special called meeting of the association, properly called by the Board, membership and/or member in accordance to the bylaws, and for the purpose of approval of "new members" by the Association. No member shall be approved for membership or be considered an "active member" until past due assessments mentioned herein have been settled and paid to the Association. The Association has the right to waive, suspend or create a payment plan for any inherited debt owed the Association. Any action taken in regard to past due money owed and not settled in full by the membership shall be a

"condition" of membership approval at the time of voting and by the membership present. Any vote approving new membership by the Association with said "conditions" shall be a role call vote of the members in good standing and voting. The new member shall then be considered an "active" member in good standing.

3. Gate cards are not to be loaned to any non-member for use of Woodrun facilities, as guests must be accompanied at all times by the sponsoring member. Failure to abide by this rule will result in confiscation of the card being used by the non-members, and possible suspension of membership privileges by the Board of Directors.

4. Membership privileges extend only to property owners and members of their immediate family. This does not include sisters, brothers, aunts, uncles, nieces, nephews, etc. of the owner, as they are entitled to guest privileges.

5. Property owners (members) who live beyond a reasonable traveling distance from Woodrun (300 miles or more) may designate, in writing, a relative or other person of trust to act as their agent. The owner must send that person one of his cards and notify the Board of Directors, of their written permission, and the number of that card.

6. Card must be shown on request of (a) Caretaker or (b) any Director, who will identify him (her) self.

7. Possession of gate cards will revert to the Association Security Committee. New owners may apply for new cards on transfer of property ownership.

B. GENERAL RULES

1. Each member is entitled to bring or invite up to eight (8) persons to use the facility at the same time as the member. Larger groups or private parties at the pool or clubhouse must be arranged through and approved by the Clubhouse Committee.

2. Members are responsible for the conduct and behavior of their children and guests. These Rules and Regulations of the Association are posted at the Clubhouse. There are rules posted at the boat ramp and the swimming pools regarding the use of these areas.

3. The Rules and Regulations of the Association must be adhered to for the safety and comfort of all concerned. They are enforceable by the Caretaker or any Director.

4. Pet owners are required to keep their pets under control at all times. If pets are permitted to run loose and become a

problem to other property owners or the wildlife at Woodrun, they will have to be removed.

B. FINANCIAL RESPONSIBILITY

Property Owners will be held responsible for damages caused by their children and guests. A full investigation will be conducted and the bill for "damages will be presented to the property owner with a letter of explanation. It is therefore incumbent on all property owners to exercise discretion.

C. REST ROOMS

There are restrooms, located in the Clubhouse, and warm showers and dressing rooms for the swimming pools and the tennis courts. Restrooms are also provided across from the pavilion for use during special occasions. All sewage and wastewater flow into septic tanks so nothing can be placed in the commodes except toilet paper. All other materials are to be placed in the receptacles provided. Maintenance costs come directly out of funds available to the Board of Directors and unnecessary expenses for septic tank repair, plumbing and matters of this nature expend funds needed in other areas.

D. LIABILITY

The Association and the Board of Directors are not responsible for the loss of clothing, personal property or valuables or any personal injury sustained while on the development.

E. BOAT DOCKS AND FISHING PIERS

A boat ramp is provided at the West end of the dam and a pier is nearby for fishing or temporarily securing a boat.

1. Docks, piers, beaches and retaining walls may be constructed on an owner's property providing the plans have been approved by the Engineering Committee.
2. A sign at the boat ramp states the limits regarding boat speed and the size of motors that can be used on the lake. Five (5) MPH has been set as the top speed limit as excessive speed will damage docks, piers, moored boats and the shoreline.
3. Lot numbers must be prominently displayed on the boat.
4. Attention is directed to the Boating Laws of Tennessee which will govern the use of all craft on the Woodrun Lake.
5. Only Woodrun P.O.A. property owner's boats will be allowed on the lake and Paragraph 3 above must be adhered to.

F. SWIMMING AND WATER SKIING

1. No swimming or water skiing is allowed on the lake.
2. Cutoffs are not permitted in the pools.
3. Pets are not allowed inside the swimming pools' fence lines, nor will pets be allowed in the clubhouse.
4. Rules are posted at the pools and must be followed at all times. Most of the rules posted are required by the state of Tennessee. Pools could be closed by Tennessee inspectors if any infraction of these rules is observed by the inspector. Inspections are made on a regular basis.

G. FISHING AND HUNTING

Fishing licenses are not required on Woodrun Lake per a special permit paid for by the Association. No hunting of any kind is allowed on the development. Violators will be prosecuted.

H. FIREARMS

Discharge of firearms is prohibited on the development. Violators will be subject to arrest and prosecution for endangering life and property. BB guns and pellet guns may be used under adult supervision.

I. VEHICLE CONTROL

1. There is a 15 MPH speed limit on the development.
2. All vehicles other than service and maintenance vehicles of the development must drive on the roads and hardstand areas. A property owner may drive anywhere on his own property.
3. Go-carts, motorcycles, trail bikes, etc. are to be operated on the roads but definitely not on the dam or the slopes of the dam. The speed limit as posted must be observed and warning

flags are required on all off-road vehicles and must be at least six feet off the ground.

4. No parking of trucks on Woodrun roads or entrances will be allowed, except in the case of delivery of building materials, etc. No parking of any vehicle which blocks the roadway will be allowed.

J. PICNIC AREAS

Picnic areas are provided at the West and East ends of the dam and in lake access areas which are marked by signs. Barbecue pits and tables are provided in some of these areas. Place trash in cans provided. All fires must be dead-out before leaving. Use plenty of water to put out all fires.

K. WILDERNESS CAMPING AREA

This area is located north of the camping area swimming pool and is marked by signs. It is for the use of owners who have trailers, recreational vehicles or tents. It may be used by guests of any property owner. The same rules and regulations that govern the use of trailers in the camping area apply here, except that no trailers may be stored here, and members must move their vehicles at the end of their stay. The area must be cleaned up before leaving. Place all trash in the receptacle provided near the main gate.

L. GARBAGE DISPOSAL

Garbage cans are located at the clubhouse, the two swimming pools, pavilion, lake access areas and (2) large dumpster containers are located near the main gate to accommodate members. None of these containers are for cartons from large items, fish or animal scraps, building materials scraps, etc. Members having houses built must see that the builder hauls off all scrap material.

M. BUILDING CODE OF WOODRUN P.O.A.

Any member planning to build or modify any structure on his/her Woodrun property must contact the Engineering Committee and have their plans approved prior to any building start. Failure to obtain approval could result in condemnation and destruction of non-conforming construction. There is a separate section, headed the same as the section titled above, which is available to members planning to build.

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