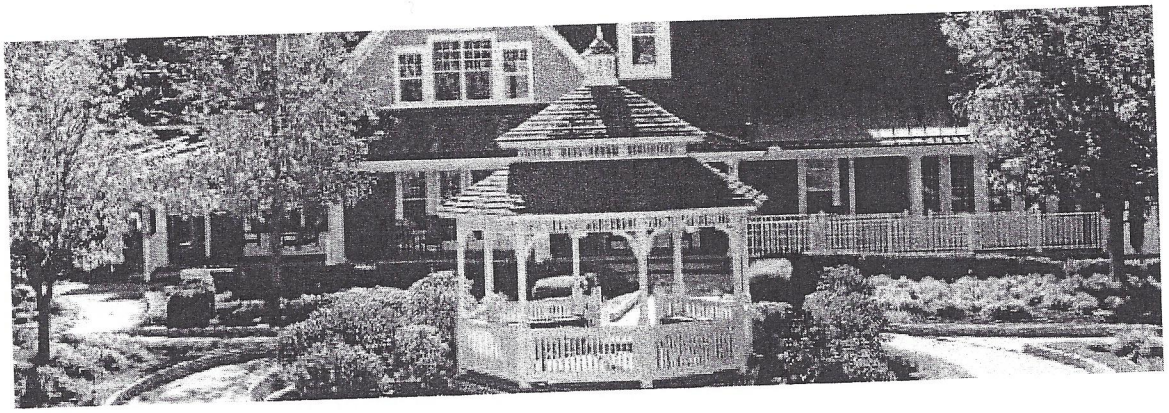

Four Corners HOA Community Rules

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INTRODUCTION

A successful collectively-owned community requires that each individual homeowner has a sense of responsibility for the entire community. Additionally, it is important that the rules and regulations governing the community are fully understood by all homeowners and that their conduct is reflective of this understanding. The purpose of this booklet is to provide an easy reference to the rules of the Four Corners Homeowners Association (HOA).

THE HOMEOWNERS SHALL COMPLY WITH ALL RULES HEREINAFTER SET FORTH. IF ANY OF THESE RULES CONTAINED IN THIS DOCUMENT CONTRADICTS THE OFFERING PLAN'S RULES, THE OFFERING PLAN'S RULES SHALL PREVAIL. THESE RULES ARE, AND MAY BE IN ADDITION TO THOSE DEFINED IN THE OFFERING PLAN.

The HOA Board of Directors reserves the right to alter, amend, modify, repeal, or revoke these Rules and any consent or approval given hereunder, at any time, by resolution by the Board of Directors.

Because a Homeowners Association combines proximate living with home ownership, it is imperative that each member of this community be aware and respectful of the rights of his or her neighbors and his or her own obligations. These Rules are not designed to constrict lifestyles in any unreasonable manner, but rather are designed to ensure a clean, quiet, safe and valuable environment for all.

PLEASE READ THESE RULES AND REGULATIONS WITH YOUR CHILDREN SO THEY KNOW WHAT IS EXPECTED OF THEM.

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ENFORCEMENT OF RULES

The HOA may assess fines and/or take legal action to enforce compliance with the rules and regulations of the community. The Board has the right to remove or repair any unapproved installations or alterations, and the Homeowner will, in turn, be required to reimburse the HOA for all associated costs, plus interest. Fines will be preceded by a letter of warning specifically identifying the infraction and formally requesting a resolution. All fines and fees shall be treated as assessments which must be paid within 30 days. Unpaid common charges and fines may result in a lien being placed against the home, and loss of common area use of the facilities, pool, clubhouse, and recreation areas. **The HOA may impose fines of $100.00 or more and suspension of common area use facilities for a minimum of 30 days for rule violations or suspend a homeowner indefinitely until all fines are paid.** If a home is rented, the Owner of the home is responsible for the Tenant's actions and the fines will be assessed against the Owner. Tenants will be denied use of the common area facilities if the Homeowner is not current with common charges. Please be advised that prior to assessments all fines will be subject to the approval of the Board of Directors.

The Four Corners Managing Agent is:

Travis Hyatt, CMCA
Senior Community Association Manager
Scalzo Property Management
2 Stony Hill Rd Suite 201
Bethel, CT 06801 (203)
790-6888 ext. 683 (203)
790-9390 Fax
thyatt@scalzoproperty.com

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APPEARANCE AND COURTESY

The HOA regulates all construction and property improvements in the interest of keeping with community standards and in the best interest of property values. Be advised, should a homeowner make any alterations or installations affecting the exterior of a home and/or the limited common elements without the express written consent of the Board., the Board of Directors reserves the right to remove said alterations or installations at the homeowner's expense and assess fines.

1. No sign, notice, or display advertisement may be inscribed or exposed on any exterior part of the home, or on any portion of the common elements which is readily visible from the exterior, unless approved by the Board of Directors.
2. Small decals for alarm systems or child fire safety may be affixed to the interior surface of windows. Security signs, no larger than 10 inches, may be placed in the landscaped areas of your home. Homes with electric fences must display a sign in a visible area.
3. Holiday and celebration decorations must be removed 2 weeks after the holiday or event. Additionally, any exterior party decorations should be restricted to the homeowner's immediate area and must be removed 24 hours after the event.
4. No above ground pools are permitted.
5. Hot tubs/spas or saunas may be installed on your property with Architectural Review Board (ARB) authorization.
6. Firewood must be neatly stacked on a raised platform in the rear of the property and away from the foundation. Up to a half cord of wood may be stored in other locations of the property if its location "relates favorably to the neighborhood's existing character, maintains community standards and is respectful to surrounding neighbors."
7. Trash containers must be covered at all times. Containers for trash and recycling are to be placed at the curbside, not before dusk of the day preceding a scheduled trash pickup, and not on lawn areas. Trash and Recycle containers must be stored within 24 hours of pickup in a manner that "relates favorably to the neighborhood's existing character, maintains community standards and is respectful to surrounding neighbors."
8. Homeowners are responsible for maintenance of their property. This includes, but is not limited to, weekly (or as needed) lawn mowing and watering, foundation plantings (including weeding and mulching), snow removal in driveways and walkways.
9. Homeowners are responsible for all interior and exterior components of their homes.
10. Water and Sewer is provided by the Town of East Fishkill. Homeowners will receive a bill from the Town for these services.
11. Any landscaping alterations, additions, or removal must have prior Board or ARB approval. If changes are made without the express written consent of the Board, the homeowner may be required to return the landscaping to its original condition at his or her expense.
12. Flowering plants such as annuals or perennials may be planted in the beds around the homes.
13. Homeowners shall comply with the rules and regulations set forth by the Association and the Town of East Fishkill in connection with the protection of wildlife and the ecosystem in the Community and surrounding areas, including, without limitation, restrictions on their activities in and around the wildlife protective barriers and use of chemical fertilizers.
14. Children's play equipment, bicycles, lawn furniture, and any other personal items must be removed from **common areas** immediately after using these items.
15. No clotheslines or drying apparatus shall be erected outside of a home.
16. Homeowners may display a flag not exceeding 3' x 5'. Larger flags and poles must be approved by the ARB.
17. Mailboxes cannot be altered in any way.
18. Landscape mulch must be brown or double shredded black mulch. Red mulch is not permitted.

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AUTOMOBILES/PARKING/GARAGES

1. Homeowners must park in their garages and/or on their driveways.
2. No commercial vehicles, trailers, recreational vehicles, boats, ATVs, snowmobiles, lawnmowers or unlicensed vehicles may be parked or stored anywhere on HOA common property or for longer than three days on individual home properties.
3. Please notify the BOD if you will have a dumpster parked in your driveway for longer than two weeks. Dumpsters should not be parked for extended periods in your driveway. Dumpsters may not be placed on the street or on HOA property
4. Garage doors should not be left open for extended periods of time.
5. Only vehicles considered roadworthy by the New York State Department of Motor Vehicles (properly licensed, insured, and inspected) are permitted on the HOA roads, and driveways.
6. No gas operated, off road vehicles may be ridden or driven anywhere within the community including but not limited to, go-carts, minibikes, and mopeds.
7. No parking on the streets from 12 midnight to 6 AM.

COMMON AREAS

1. Common Areas in the community are the responsibility of the HOA including, but not limited to, landscaping, snow removal and snow management, retaining walls, signage, and fencing. Homeowners may not encroach upon or remove any walls fencing, signs or trees from the common area, unless permission is granted by the HOA Board.

2. Care of common area property will be performed in compliance with the regulations as outlined by the New York State Department of Environmental Conservation (DEC) and the Environmental Protection Agency. There will be five lawn care treatments. As a precautionary measure, all residents and their pets are advised to stay off the lawn for at least 24 hours.

COMMON CHARGES/SALES/LEASES/FEES

1. Payments are due on the first day of the month.
   a. There is a 10-day grace period after which, on the 11th day, a late fee will be charged.
   b. A fee will be charged for bounced checks.
   c. In addition, all unpaid common charges and surcharges act as a **lien on your home** and must be paid before a home can be sold or rented.
   d. Buyers must also pay an additional HOA fee that is twice the total cost of maintenance and reserves fees collected monthly, as a working capital contribution to the Four Corners Homeowners Association.
   e. If renting, the owner shall pay a one-month fee consisting of maintenance and reserve fees to the HOA. There is also a transfer fee of $150.00 payable by the seller to prepare the necessary paperwork for closing, payable to the Managing Agent.
   f. The Four Corners Board of Directors reserves the right to contact all relevant Credit Agencies and report any homeowner who is in arrears of 3 months or more.

2. The costs and expenses of operating the Homeowners Association and of making capital improvements (Association Assessments), if any, shall be allocated equally among the Homes in the Community except that the fourteen (14) Middle Income Homes (Home numbers 7, 20, 23, 24, 37, 56, 79, 83, 86, 148, 151, 203, 211, and 212) will pay 50% of the Association assessments.

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3. **Sale/Rentals**: The Board of Directors and the Managing Agent must be notified of any resale and/or the rental of any home. An executed copy of a lease or contract must be submitted along with the new homeowner's/tenant's contact information. Homeowners who sell their homes must provide the new owner with all the FOB keys purchased for or assigned to that home to the clubhouse. Additional FOBs are available at a cost of $50.00 per FOB. Owners who do not follow these regulations will be fined and their tenants will be denied use of recreation facilities. In addition, tenants are expected to conduct themselves in accordance with the rules and regulations of the community. Infractions of the HOA rules and regulations will result in fines assessed against the owner of the tenant's home. In order to rent their home, Homeowners must be current on all their common charges.

HOA ARREARS POLICY

Once a homeowner goes into deep arrears (dollar value equaling 3 months HOA Fees) the following actions will be taken by the Board

1. The homeowner's FOB will be deactivated, resulting in a loss of access to the Clubhouse & Pool. This will only be reinstated once the homeowner brings their balance back to zero.
2. Trash Collection stops. In addition, the homeowner will lose the privilege of the Four Corners HOA group discount and going forward the homeowner will need to arrange for their own trash collection.
3. You will continue to acquire late fees as per section 1a of the COMMON CHARGES/SALES/LEASES/FEES section.

Please note that FOBs will be deactivated as required and will only be reactivated on the 1st of each month upon confirmation from the Property Manager that the homeowner's balance is zero.
The Board may be willing to waive late fees on a homeowner's account if they set up automatic payments for their HOA fees.

PROPERTY

1. Walkways leading to home entrances, decks and patios may not be altered in any way without the written consent of the Board of Directors or ARB. Maintenance of the decks and patios is the responsibility of the Homeowner.
2. Items such as bicycles, baby carriages, scooters, motorcycles, etc. are not permitted to stand on front entrance porches and are to be stored unobtrusively.
3. Homeowners are required to keep the sidewalk and grass adjacent to their home continuously maintained. This also includes keeping it free of ice and snow during the winter months.
4. No nuisances shall be allowed upon Properties, nor shall the use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
5. No improper, offensive or unlawful use shall be made of the common properties or any part thereof, and all valid laws, zoning ordinances, the regulations of all governmental bodies having jurisdiction thereof, shall be observed.

INSURANCE: (HOMEOWNER & COMMON AREAS)

All Homeowners are responsible for insuring their homes. Please consult an insurance professional for more information. The HOA Board of Directors insures all the common areas, clubhouse, pool, recreation facilities, and open space.

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SUSPENSIONS & BANS

When a homeowner receives a suspension, either due to a violation of the rules in this handbook or by non-payment of HOA fees, the following points are valid.

1. All members of the household, including children, are subject to the suspension and loss of access to the Clubhouse, Pool & Outdoor facilities.
2. All members of the household cannot enter the Clubhouse or Pool as a guest of another homeowner.
3. Reinstatement of access to the Clubhouse & Pool happens once the suspension completes and/or the Homeowner's HOA Fee balance is zero. The FOB reactivation will take place as per the schedule defined in section HOA ARREARS POLICY

PET RULES

1. Non-domestic animal life may not be raised, bred or kept on properties, or in the Common Elements.

2. Restricted dogs including, without limitation, pit bull, doberman pinscher, rottweiler, german shepherd, American bulldogs, cane corso, or mastiff breed dogs of any mixture, are not permitted to be raised, bred or kept in any home or on the common elements.

    A. Notwithstanding the above, the Board of Directors, in its sole discretion, may grant exceptions to the above prohibitions if residents can provide satisfactory evidence certifying that their dog has successfully completed proper training, by a reputable, licensed trainer, so that the dogs are not considered dangerous. In such instances, residents may keep such dogs provided these dogs have been properly registered with the Board of Directors and the Town of East Fishkill, and all other rules concerning dogs, fencing (see below) and leashing are complied with. The Board of Directors, in its sole discretion, reserves the right to rescind any such exception if circumstances warrant.

    B. All residents and homes with approved restricted dogs must have physical fences on their lots that effectively and entirely prevent dog(s) from leaving the fenced in area and that have been approved in advance and in writing by both the Town of East Fishkill and the Association through its architectural review process.

    C. All homes with electric fences must have visible signage, prominently notifying others that an electric fence is present. Electric fences must be placed in the backyard. Electric fences that extend to the front yard may not extend further than four (4) feet from the front door. Electric fencing must be at least three (3) feet away from any sidewalk.

    D. Any restricted dog, currently in a home as of this date, is considered grand-fathered in and not subject to the above restrictions except for dogs that have a history of aggressive behavior, biting, etc., and which instance of aggressive behavior, biting, etc., has been reported to the Town of East Fishkill Police Department and/or the Town of East Fishkill Animal Control Officer AND to the Board of Directors. Such dogs are not allowed outside the home or on any common area unless they are leashed and under the direct supervision of an adult who is capable of controlling and supervising the dog. Additionally, residents with such dogs will be required to comply with Paragraph number 3 above, and will be subject to any other guidelines and architectural review standards hereafter established by the Board of Directors. Such residents will be notified by the Board of Directors, and will have 30 days from the date of notification to comply with the requirements set forth in this notice.

3. Pets may be maintained in a home as long as they are not a nuisance. Actions which will constitute a nuisance include, but are not limited to, abnormal or unreasonable noise, barking, crying, scratching, unhygienic offensiveness and aggressive behavior.

4. All pets must be registered by Town and State code and inoculated as required by law.

5. Pet owners are fully responsible for personal injuries and/or property damage caused by their pets.

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6. Pets must be leashed and accompanied by an adult whenever off your property.

7. No dog houses or enclosures (e.g., dog runs) are permitted on the property.

8. Pets are not permitted in any area which may be designated as "no pet areas" by the Board of Directors. Pets are not permitted inside the Clubhouse or pool area and may not be tied up outside those areas.

9. Any owner of a pet permitted in or about the community is obligated to exercise proper care and custody over the pet to ensure the health and welfare of the other residents.

10. Owners of pets walked in or about the community must promptly clean up their pet's droppings at all times.

11. Homeowners must comply with the Town of East Fishkill dog ordinances. If Homeowners have a complaint they should contact the Town of East Fishkill Animal Control, or the Managing Agent (in writing).

CLUBHOUSE RULES

HOURS OF OPERATION

Sunday through Thursday: 5 AM – 10 PM
Friday and Saturday: 5 AM – 2 AM

1. Security

a. **Keys:** Homeowners are issued two FOBs to the Clubhouse (per household) when purchasing a new home. **If FOBs are lost/stolen or broken, they can be replaced at a cost of $50 each by contacting the Managing Agent and should also be reported to the Board of Directors at (4cornersbod@gmail.com) so the FOBs can be deactivated.** Checks should be made payable to the **Four Corners HOA**. The FOBs have a microchip in them that identifies the Homeowner and keeps a log of who has entered the facility. The Clubhouse can only be accessed during hours of operation (see above).

b. Residents **must** have their FOBs to gain entry to the clubhouse. Use of FOBs or staying after closing hours will activate the clubhouse alarm. Please abide by the hours of operation or fines will be imposed.

c. The Clubhouse has alarms and surveillance cameras installed. Tapes may be reviewed by the Security Committee, Board members and/or the Managing Agent in case of any problems.

d. Homeowners must refrain from granting access to the Clubhouse to other Owners or persons wanting access.

e. Owner(s) must accompany their guests when utilizing the Clubhouse facilities.

f. Owners who rent their homes to "long term renters" can authorize the renter to utilize the Clubhouse without the Owner's presence.

g. Owners who abuse Clubhouse access privileges by allowing guests to access the Clubhouse facilities without the Owner(s) being present or by circumventing access privileges in any way will have their access privileges revoked for a minimum of 30 days.

h. Nannies, coaches, teachers, etc., must register with the Board of Directors in order to be granted access to the clubhouse

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2. Guests

a. Guests are considered those who do not live on site. Any guest that is not living on site must be registered to use the facilities. A suspended homeowner (or residents of their household) cannot be the guest of another homeowner in good standing.

b. The maximum number of guests is 5 per household.

c. Guests must be accompanied by a homeowner at all times.

d. Children are not allowed guests without a supervising adult present.

3. Children

a. **The health and safety of our children is of the utmost importance to the Board of Directors of your HOA.**

b. **Children under the age of 14 are to be supervised while in the clubhouse. Supervision is defined as follows:**

- **10 and under: Being in line of sight of a responsible parent, guardian, or supervising adult.**
- **11 – 13: A responsible parent, guardian, or supervising adult being present within the clubhouse.**
- **Children ages 14+ can be in the clubhouse without a parent, guardian, or supervising adult but parents are responsible for their child's actions while in the clubhouse.**
- **Children under the age of 16 are not permitted to have guests in the Clubhouse.**

c. Children under age 16 are **not** permitted to use the steam room and sauna.

d. Children under age 14 are **not** permitted to use the exercise gym. Ages 14-18 must have an adult present to use the exercise equipment.

4. Attire

Proper attire must be worn at all times in the Clubhouse. Walking with wet bathing suits in the Clubhouse is prohibited.

5. Lockers

a. Lockers are available for personal belongings - use them at your own risk. The HOA is not responsible for lost or stolen items.

b. Please remove all personal items when leaving the Clubhouse.

6. Prohibited Items

No bicycles, tricycles, riding toys, roller skates, skateboards, hover boards, etc. are allowed inside the clubhouse or on the outside porches and patios. They are to be left at the bike rack.

7. Pets

No pets are permitted inside the Clubhouse and may not be tied up outside.

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8. Smoking

No smoking inside the Clubhouse. Smoking is only permitted in designated smoking areas.

9. Behavior

a. Use of obscene, profane, vulgar, derogatory, demeaning, or threatening language or gestures is strictly prohibited. This may result in fines and suspension from the facility.
b. Please leave the Clubhouse as you found it. Close and lock all windows and doors, turn off lights, and report any problems to the Managing Agent.

10. Commercial Usage

The clubhouse may not be used for commercial uses or ventures unless approved by the HOA Board.

11. Suspension

a. Homeowners and/or Tenants who are past due in their common charges will be denied use of the clubhouse until their charges are brought up to date.
b. Homeowners, Tenants and their guests that are in violation of the rules may be denied use of the Clubhouse for a minimum of thirty days

CLUBHOUSE BUSINESS USE

No resident is permitted to run a business out of the Clubhouse based on the rules and regulations as stated in the Offering Plan.

CLUBHOUSE TOWING POLICY

Vehicles cannot be left overnight in the Clubhouse parking lots, or on HOA owned streets/lanes. Vehicles in violation are subject to towing at the owner's expense, as per signage.

CLUBHOUSE BALLROOM RENTAL

The Four Comers HOA allows the use of the Clubhouse Ballroom for private functions. The use of the Clubhouse Ballroom shall be limited to Homeowners and their guests. The rooms included in the reservation are the ballroom, reception area, and bathrooms. No other areas of the clubhouse are permitted including the pool area and its surroundings. The Homeowner reserving the facility for private functions must be present during the function and is responsible for all damages.

1. **Reservations and Cancellations:** A reservation will be accepted and confirmed, no later than two weeks prior to the event, upon receipt of a signed contract and all required fees. If the function is cancelled within seven days, the usage fee is non-refundable.
2. **Reservation Procedure:**
   - To reserve the Clubhouse Ballroom, forms may be obtained from:
     - The Managing Agent
     - The Four Corners HOA website
   - Completed forms should be sent to the Managing Agent.
   - The Managing Agent will confirm reservations upon receipt of all fees and deposits.

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4. **Usage Fee**: The fee for using the Clubhouse is $250.00. The Homeowner must place the usage fee and security fee in their name.
5. **Security Fee**: A **$500.00 security deposit is required,** along with the rental fee and signed contract, to ensure that the Clubhouse furnishings are not damaged or missing after the use by the Homeowner for a private function. The cost of repairing or replacing any items will be deducted from the $500.00 deposit. In the event the cost of repairing or replacing is in excess of the $500.00 deposit, Homeowner agrees to pay the complete costs of the repair or replacement, whether performed by Four Corners or an outside contractor. The cost will be due when billed, and by this agreement, Homeowner understands and agrees that the costs will be added to their common charges and are enforceable and collectible as common charges for the HOA. The decision as to the damage and cost of the repair of the damage will be made by the Four Corners Homeowners Association Board of Directors in its sole discretion. If the Clubhouse is clean and there is no damage, the $500.00 security deposit will be returned to the Homeowner.
6. **Inspections:** One day prior to the day the Clubhouse is to be used, the Homeowner is required to participate in a "walk-through" with a designated representative of the HOA, who will fill out an inspection report on the condition of the Clubhouse. A "post use" inspection must be made by the Homeowner and a designated representative of the HOA, as per contract.
7. **Cleaning:** The cleaning of the Clubhouse after the function is the responsibility of the Homeowner and includes emptying the refrigerator and disposal of all trash from the inside of the Clubhouse to the dumpster. Trash left by guests in the parking lot or other areas of Clubhouse is the responsibility of the Homeowner and must be removed. This shall be done prior to the "post use" inspection. When leaving the Clubhouse, the lights, water faucets, and fireplaces must be turned off. The windows and doors must be closed and locked.
8. **No Smoking** inside the Clubhouse. Smoking is only permitted in designated smoking areas.
9.. All furniture, including chairs and tables in the Ballroom, must be returned to the original position at the end of the event.
10. **Music:** Any music played, whether live or electronic, must be within the confines of the Clubhouse and at reasonable levels.
11. **Decorations and Helium Balloons**: No decorations shall be attached to any walls or ceilings that will permanently disfigure any surface. Helium balloons are not permitted inside or outside the Clubhouse. Only regular air-filled balloons are permitted. No decorations, of any kind, are allowed to be attached to chandeliers.
12. **Smoke Machines:** Machines that set off smoke detectors and fire alarms are not permitted.
13. Homeowners will agree to hold the Four Comers Homeowners Association harmless.
14. A resident homeowner must be in attendance for the duration of the rental. Homeowners are not permitted to rent the ballroom for non-residents.
15. **Cancellation** – If for any reason a resident cancels their rental within 14 days of the event date the rental fee **will not** be refunded.

FITNESS CENTER

1. The Fitness Center is available for the use of Four Comers residents and their guests only. Residents must accompany guests at all times. No more than **two** guests per household are permitted in the Fitness Center.
2. Children under the age of 14 are not allowed in the Fitness Center. Children ages 14-18 must have an adult present to use the equipment.
3. There is a thirty-minute time limit on all equipment (unless no one else is waiting).
4. All equipment must be sprayed and wiped down after each use.
5. Please leave the Fitness Center in the same condition as it was prior to your use.
6. Proper attire, including shirts, must be worn at all times in the Fitness Center.
7. Please report damages in the Fitness Center or its equipment to the Managing Agent or to the Board of Directors

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8. The HOA is not responsible for lost or stolen items. Lockers are available for personal belongings - use them at your own risk.
9. Only non-breakable beverage containers are permitted.
10. When leaving the Fitness Center, please turn off lights, close and lock windows and doors.
11. Radios are not permitted without the use of personal earphones.
12. Use of obscene, vulgar derogatory, demeaning, or threatening language or gestures is strictly prohibited.

BASKETBALL COURTS (INDOOR/OUTDOOR)

Outdoor court hours of operation are from sunrise to sunset

1. Proper attire must be worn at all times in the basketball courts.
2. No smoking, drinking of alcohol, or glass containers of any kind are permitted.
3. Use of obscene, profane, vulgar, derogatory, demeaning, or threatening language or gestures is strictly prohibited. This may result in fines and suspension from the facility.
4. Guests must be accompanied by a homeowner at all times. Five guests are permitted per homeowner. A Guest is considered those who do not live on site. Any guest who is not living on site must be signed in at the front desk to use the facilities.
5. After using the basketball courts, please remove all garbage and throw it into the receptacles.
6. No bicycles, toys, skateboards, or similar items are permitted on the basketball courts.
7. The use of the basketball courts is on a first come, first served basis unless homeowners have previously reserved the court for one hour.
8. Children under the age of 14 must be accompanied and supervised by an adult when using the inside basketball court.
9. No pets are permitted on the courts.
10. Only athletic sneakers are permitted on the courts. Black-soled shoes, leather soles, and any other inappropriate footwear which may damage the court surface are prohibited.
11. Radios are not permitted without the use of personal earphones.

TENNIS COURTS

Hours of operation: Sunrise to sunset

1. The use of the tennis courts is on a first come, first served basis unless homeowners have previously reserved the court for one hour. One court permitted per homeowner.
2. Proper attire must be worn on the tennis courts at all times.
3. No smoking, consumption of alcohol, or glass containers of any kind are permitted.
4. Please leave the tennis courts clean. Use trash container for refuse.
5. Guests must be accompanied by a homeowner at all times. Guests are considered those who do not live on site. Guests must be registered at the front desk to use the facilities.
6. No bicycles, toys, skateboards, or pets are permitted on the tennis court.
7. Use of obscene, profane, vulgar, derogatory, demeaning, or threatening language or gestures is strictly prohibited. This may result in fines and suspension from the facility.
8. Radios are not permitted without the use of personal earphones.

PLAYGROUND

Hours of operation: Sunrise to sunset

1. All children must be accompanied and supervised by an adult.
2. No smoking or drinking alcohol is permitted.
3. Playground use is limited to Four Corners owners and their guests only.
4. **Children over the age of 12 may not use the playground.**
5. Play at your own risk.
6. No roughhousing or foul language.
7. Ball playing, scooters, skates, or bicycles are not permitted in the play area.
8. No glass containers are permitted. Please remove all garbage when leaving.
9. No pets are allowed in the playground area, except for service animals.
10. Radios are not permitted without the use of personal earphones.

POOL RULES AND REGULATIONS

The pool will be open on the Saturday of Memorial Day weekend through Labor Day, weather permitting.

Pool Hours (weather permitting and Pool Attendant availability):

- Memorial Day weekend through July 31st – 10:00 AM to 8:00 PM daily
- Mid August through Labor Day10:00 AM to 7:30 PM daily

NO SWIMMING IS PERMITTED AFTER DUSK OR WHEN POOL IS CLOSED

The Pool Attendant on duty is the authority in interpreting and applying all safety rules and regulations. Proper conduct and the adherence to the following rules is necessary to insure the pleasure and comfort of every resident. The Pool Attendant also has the authority to remove people from the pool area and to call the police if necessary. Residents and guests with problems or complaints that cannot be handled satisfactorily are to call the Managing Agent.

Guest policy

- **Five guests** are permitted **per household at the pool.**
- Guests are subject to all rules and regulations. Homeowners are responsible for the supervision and conduct of their guests.
- Homeowner must be at the pool at all times while their guest(s) are present at the pool.
- Children are not allowed guests without a supervising adult present.

Safety, Health & General Rules of Conduct:

1. Residents must sign in at the pool
2. **SWIM AT YOUR OWN RISK** – The HOA contracts with a pool company to have attendants present while the pool is open; due to staffing shortages there may be times when a pool attendant is not on duty but the pool will be open. Please exercise care when pool attendant is not on duty..
3. **NO DIVING ALLOWED**
4. Children under 16 years of age **MUST** be accompanied by a parent, guardian or supervising individual over the age of 18 unless prior authorization is received from the board. This adult is responsible for the child/children and their behavior.

The Board of Directors reserves the right to rescind, alter, waive, or add any rule or regulation

- All children must abide by all other rules and regulations in effect or to be in effect in accordance with the Homeowners Association. The Board and the Managing Agent reserves the right to rescind any rule set forth if circumstances arise that require emergency action. Homeowners will be notified immediately of any such suspension and/or re-instatement of any rules.
- Parents must accompany children into the pool or sit at the edge of the pool, watching their child at all times if the child requires a flotation device.
- The wading pool is less than 24" deep. Any patrons who use the pool must comply with the rules of usage.

5. Any children in the wading pool area must be accompanied by their parents or guardians. Parents must be in the pool enclosure, supervising their children. If any patrons are not in compliance, the Pool Attendant will enforce the rules. Pool Attendant will not be providing supervision to bathers in the wading pool. Use of the wading pool is limited to children under the age of six (6) years.
6. Infants and young children who are not toilet trained must wear swim diapers at all times when in either pool. Diaper changing is only permitted on the restroom changing table.
7. IN AN EMERGENCY, NOTIFY THE POOL ATTENDANT AND CONTACT HELP AS SOON AS POSSIBLE.
8. No person will be permitted to enter the pool if the weather is unsuitable or the conditions are unsafe (rain, thunder, lightning, after dusk, when pool chemistry is not in the proper range etc.). Pool Attendant shall determine the conditions.
9. For health and safety reasons, food, alcoholic beverages or containers are not permitted within a five-foot radius of the water. No food, alcoholic beverages or glass objects are permitted in the pool. Only non- breakable containers are permitted in or around the pool. Do not drink alcohol and swim.
10. **NO SMOKING** in the pool area.
11. Proper swimming attire is required at all times. Swimming is prohibited in shorts, dungarees or non-swim diapers.
12. No running, jumping, pushing, ball playing, frisbee throwing, water guns, water basketball, or other similar activities are permitted in the pool area. Such activities are permitted in the lawn area adjacent to the pool. Floats, rafts, tubes and noodles are not allowed due to the limited space we have in our swimming pool.
13. Radios are not permitted in the pool area without the use of personal earphones.
14. No pets are allowed in the pool area, except for service animals.
15. Only approved safety flotation devices are permitted. Please remove such items from the pool area after each day's use.
16. Loud cell phone conversations and radios or portable TVs are not permitted in the pool area.
17. Any disruptive behavior which endangers other pool users is not permitted.
18. If someone becomes unruly, the Board and the Managing Agent only have the authority to eject the person/persons and close the pool if deemed necessary.
19. Residents and guests are responsible for any litter they create and for disposing of their own litter properly.
20. Please enter the pool through the entrance gate. Residents **must** have their FOBs to gain entry to the pool area. Please do not grant access to the pool to any other member of the HOA.

Pool Membership

Membership is limited to registered residents of the Four Corners Homeowners Association.

- Anyone not listed in the HOA ownership directory will be considered a guest.
- Guests will not be permitted entry to the pool unless accompanied by a Homeowner.
- Upon entry, the community member must sign in at the pool.
- **Homeowners who have not paid their common charges, or are in violation of the rules, will be denied entry to the pool and Clubhouse. This applies to owners, their tenants and/or guests.**

The Board of Directors reserves the right to rescind, alter, waive, or add any rule or regulation

Entry into the pool may be refused to anyone with skin abrasions, colds, coughs, inflamed eyes, infections or those wearing bandages.

It is understood and agreed that the pool is only a service to the residents of the Four Corners HOA Community. The Four Corners Homeowners Association cannot assume any responsibility for any injury or loss to a person or property. By use of the pool, residents and their guests assume the risks inherent to the use of the pool, or being in or about the pool, or being in or about the pool premises, and agree to indemnify and hold Four Corers Homeowners Association harmless from any such liability.

The Board of Directors reserves the right to rescind, alter, waive, or add any rule or regulation

SECRETARY CERTIFICATE
OF
FOUR CORNERS HOMEOWNERS ASSOCIATION, INC.

The undersigned, being the Secretary of Four Corners Homeowners Association, Inc. (the "Association"), a New York Not-For-Profit Corporation located in the Town of East Fishkill, State of New York, does hereby certify that the following resolution was adopted by the Board of Directors of the Association (the "Board") at a properly called meeting on August 30, 2022 at which a quorum of Directors was present throughout, and that such resolution remains in full force and effect, without amendment, on the date hereof:

WHEREAS, Article X (y) Rule No. 6 of the current Rules and Regulations of the Association provides that "No home owner shall … keep any vicious dog" and, further that:

> "No home owner shall keep or harbor any vicious dogs. A vicious dog means any dog that habitually bites people or which is known to possess vicious propensities. Canine breeds of established aggressive or dangerous nature are prohibited;" and

WHEREAS, the current Rules and Regulations provide for certain additional regulations regarding pets being kept "confined inside of a home at all times when not accompanied by the owner/handler" and that the dog "be kept in strict control on a leash at all times when outside of the home;" and

WHEREAS, notwithstanding the above restrictions, the Four Corners community has become increasingly concerned over dangerous dogs being kept at Four Corners; and

WHEREAS, Article VII, Section 5 of the Association's By-Laws provides that the Board of Directors "may make reasonable rules and regulations and amend the same from time to time," and

WHEREAS, in order to better promote safety at Four Corners and in furtherance of the above powers and duties, in addition to the pet rules and regulations already established, the Board is desirous of setting forth new supplemental rules restricting certain dangerous dog breeds.

NOW THEREFORE, BE IT RESOLVED THAT, the following rule and regulation is hereby adopted:

1. Restricted dogs including, without limitation, pit bull, doberman pinscher, rottweiler, german shepherd, American bulldogs, cane corso, or mastiff breed dogs of any mixture, are not permitted to be raised, bred or kept in any home or on the common elements. Notwithstanding the above, the Board of Directors, in its sole discretion, may grant exceptions to the above prohibitions if residents can provide satisfactory evidence certifying that their dog has successfully completed proper training, by a reputable, licensed trainer, so that the dogs are not considered dangerous. In such instances, residents may keep such dogs provided these dogs have been properly registered with the Board of Directors and the Town of East Fishkill, and all other rules concerning dogs, fencing (see below) and leashing are complied with. The Board of Directors, in its sole discretion, reserves the right to rescind any such exception if circumstances warrant.
2. All residents and homes with approved restricted dogs must have physical fences on their lots that effectively and entirely prevent dog(s) from leaving the fenced in area and that have been approved in advance and in writing by both the Town of East Fishkill and the Association through its architectural review process.
3. All homes with electric fences must have visible signage, prominently notifying others that an electric fence is present. Electric fences must be placed in the backyard. Electric fences that extend to the front yard may not extend further than four (4) feet from the front door. Electric fencing must be at least three (3) feet away from any sidewalk.
4. Any restricted dog, currently in a home as of this date, is considered grand-fathered in and not subject to the above restrictions except for dogs that have a history of aggressive behavior, biting, etc., and which instance of aggressive behavior, biting, etc., has been reported to the Town of East Fishkill Police Department and/or the Town of East Fishkill Animal Control Officer AND to the Board of Directors. Such dogs are not allowed outside the home or on any common area unless they are leashed and under the direct supervision of an adult who is capable of controlling and supervising the dog. Additionally, residents with such dogs will be required to comply with Paragraph number 3 above, and will be subject to any other guidelines and architectural review standards hereafter established by the Board of Directors. Such residents will be notified by the Board of Directors, and will have 30 days from the date of notification to comply with the requirements set forth in this notice.

IN WITNESS WHEREOF, the undersigned has executed the foregoing instrument this 31st day of August 2022.

Todd Murtagh, Secretary