

Rules and Regulations Of the Links at Gettysburg Master Association

Authorities and Definitions:

This document promulgates Master Association Rules and Regulations consistent with its powers and duties as prescribed in the Declaration and Bylaws of the Master Association.

The Declaration of the Master Association (Article IV) and The Bylaws of the Master Association (Article III) define the powers and duties of the Master Association, including the powers to adopt rules and regulations and to regulate the use, maintenance, repair, replacement and modification of the Common Infrastructure Elements.

The Declaration defines “Common Infrastructure Elements” as “certain facilities that jointly serve the Courtyards Community, other PGC Communities, and in some instances, the Golf Course and/or any Hotel/Conference Center; including, without limitation, the Open Space Recreation Area, PGC Trails, Entrance Signs, Community Amenities, and Clubhouse Drive.”

The “Community Amenities” are defined as “certain real property and any improvements located thereon, located within the PGC, which are owned and operated by the Master Association for recreational and related purposes, on a club membership basis, use fee basis, or otherwise, including, at a minimum, a swimming pool, pool house and two (2) tennis courts. The Community Amenities are part of the Common Infrastructure Elements.” (Emphasis added)

In 2022, the Master Association Executive Board (Master Board) voted to include Savannah Drive and Charles Drive as Common Infrastructure Elements, similar to Clubhouse Drive in that they provide multiple neighborhoods with access to community amenities. Under that agreement, the Master Association has assumed maintenance responsibility for those Drives, including any landscaping appurtenant thereto and their entrance signs and islands. Clubhouse, Charles and Savannah Drives will be collectively referred to in this document as “connecting roads.”

Statement of Purpose:

The Rules and Regulations are intended to promote and protect the health, safety and enjoyment of all people, to maintain and preserve the community’s assets and resources, and to consider the impacts on those potentially affected by the rules. Accomplishment of those intentions is dependent on community members’ respect for the property and facilities and on their respect for everyone’s right to enjoy their home and the community’s facilities. Consideration of those around you is key. Disagreements about the rules should be worked out through respectful and polite discussion, with due consideration of each other’s perspective.

Scope:

These rules and regulations apply only to those areas of the Links community under the purview of the Master Association as defined and described above. These rules and regulations are in no way intended to override or replace the rules and regulations established by the individual community Homeowner's Association (HOAs) for their communities.

General guidelines:

Common Infrastructure Elements are for the use and enjoyment of all residents. Amenities are available on a first come / first-use basis up to the maximum capacity of the specific facility.

Common Infrastructure Elements are not to be reserved or designated for a specific person or group except in accordance with a process specifically approved by the Master Board.

Once finished with an activity, residents must return the Element to the condition in which it was found prior to their use. That includes removal of all personal items, cleaning of surfaces, and removal of trash/recycling/debris.

All garbage, trash, and recycling materials must be disposed of in receptacles placed by the Master Association or be removed to the individual's personal receptacle(s).

No individual may make any change or alteration to a Common Infrastructure Element without express authorization from the Master Board. Prohibited activities include, but are not limited to: planting or removal of trees, shrubs, plants, flowers; construction activities; removal of property; and placement of a sign, display, placard, advertisement, poster, or hanging.

No individual may store any item on a Common Infrastructure Element without prior approval of the Master Board, except as provided herein or in the Declaration or Bylaws.

Personal property brought to the Common Infrastructure Elements shall not be left unattended except as reasonable and necessary during routine, intended use of the space. The Master Association shall in no event be liable for the loss, destruction, theft or damage to personal property.

No individual may obstruct a Common Infrastructure Element in a way that denies access to other individuals.

Each Unit Owner shall reimburse the Master Association for a reasonable cost to repair any damage caused by their misuse of any community amenity.

Use of the Planned Golf Community (PGC) trails and the Open Space Recreation Area (OSRA) is available to all Unit Owners at their own risk.

Note: Some community amenities are under video surveillance 24/7. The cameras are not routinely monitored in real-time, and residents are solely responsible for safekeeping their personal property.

Community Center:

Rules and Regulations relating to the Community Center are located on the Links web page linkshoa.org under the "Community Center" tab.

Pool and Hot Tub:

Rules and Regulations relating to the Swimming Pool and Hot Tub are located on the Links web page linkshoa.org under the "Pool" tab.

Open Space Recreation Area (OSRA):

Residents must accompany guests using the recreation area.

Tennis/pickleball court users must wear appropriate footwear that will not damage the surface.

Be courteous to others waiting to play. A one-hour maximum playing time is allowed if others are waiting.

Climbing, hanging, or standing on Tennis Court fences, nets, or benches is prohibited.

No wheeled vehicles, toys, or appliances, except for disability assistance devices, are allowed inside the gates of the tennis/pickleball courts.

Hanging on the basketball rim or climbing on the pole is prohibited.

Planned Golf Community (PGC) Trails:

The PGC Trails are located on Planned Open Space adjoining the Golf Course, on Master Association open space and along its roadways, and on property owned by the Community HOAs.

The use of any type of motorized vehicle is prohibited on all sections of the PGC trails, except disability assistance devices and as authorized by the Master Association for routine inspection and maintenance.

Connecting Roads and Vehicles:

Parking along the connecting roads and at community amenities is limited to automobiles, small trucks, and contractors performing services in the immediate area, unless authorized by the Master Board. Another exception is that unit owners of units that front a connecting road and whose driveway is entered directly from the connecting road shall adhere to the parking regulations of the HOA of the community in which they reside.

Temporary parking on the street is permitted while visiting community amenities.

Parking on the walking trails is prohibited.

Blocking of streets or driveway entrances is prohibited.

Parking along Charles Drive by the pool area (from the Golf Course Parking lot to just east of the Basketball Court) is prohibited as this area includes sharp turns and hills and encroaches on the walking

trail. Parking in this area creates blind spots, excessively narrows the roadway, and is a safety hazard for residents entering and exiting the pool area.

The parallel parking pullout area along Charles Drive starting just east of the basketball court is not to be used for permanent parking but may be used while visiting the community amenities.

The main parking for the pool is located in front of the Community Center.

Handicap permit holders must visibly display their permit when parked in designated spaces.

No vehicle may operate or park on the roads without current license plates and inspection sticker, as applicable. Vehicles parked on the roads must be in operating condition.

No vehicles shall be parked on the Community with conspicuous "For Sale" signs attached.

The use of all-terrain vehicles, dirt bikes, snowmobiles or similar motorized outdoor recreational vehicles on the Common Infrastructure Elements is strictly prohibited. The use of golf carts on the connecting roads is permitted.

The Unit Owner will be responsible for reimbursing any expenses borne by the Master Association for damages/costs resulting from the operation, parking, or abandonment of their vehicle by any member of his/her family, tenants, guests, invitees or licensees.

The Unit Owner is responsible for the cleanup and costs thereof for any leakage or spillage of vehicle fluids on the roads.

Due to the heavier traffic on the connecting roads and their regular use by non-residents, the connecting roads shall not be used as playgrounds. However, the use of bicycles, skateboards, and scooters is not prohibited. Those wheeled conveyances shall abide by normal rules of the road and travel on the right side of the road in the same direction as the automobile traffic.

Decoration of connecting roads. Holiday or seasonal decorations for the connecting roads are permitted in accordance with the rules and regulations of the applicable community HOA as follows:

- Clubhouse Drive follows the Courtyards rules and regulations.
- Savannah Drive to the fountain follows Garrison Falls rules and regulations.
- Savannah Drive from the fountain to Charles Drive follows the Villas at the Retreat rules and regulations.
- Charles Drive follows the Villas at the Retreat rules and regulations.

Pets:

Inherent to pet ownership is the responsibility to follow some basic rules of courtesy and respect for others and their property.

Pets must always be on a physical leash and under continuous control throughout the community. This includes not allowing pets to closely approach or jump up on other individuals without their express permission.

Pet owners must always be prepared with appropriate pet waste materials and are responsible for the immediate removal of pet waste from all areas within the community. Pet waste must be disposed of at the home of the pet owner. Recognize that it is the right of any homeowner to ask that your pet not be allowed on their property.

Dogs cannot be allowed to continually bark in a manner that is disruptive to others in the community.

Pet owners are liable for any injuries or damage caused by their pet.

Complaints and Remedies:

Complaints regarding or relating to the management of the Community shall be made in writing to the Executive Board at linksmasterassociationboard@gmail.com.

Complaints regarding or relating to the Community Center should be made in writing to the Community Center Oversight Committee (CCOC) at linkscoc@gmail.com or linksmasterassociationboard@gmail.com.

Complaints regarding or relating to the Swimming Pool should be made in writing to the Pool Committee at linkspoolcommittee@gmail.com or linksmasterassociationboard@gmail.com.

Complaints regarding or relating to all other Community Amenities (e.g., tennis court, basketball court, walking trails, tot-lot, etc.) shall be made in writing to the Master Association Board at linksmasterassociationboard@gmail.com.

The Board or applicable Committee should acknowledge submitted complaints within 2 business days of receipt.

Those complaints determined to be valid will be subject to a Fair Hearing and Appeals Process to be determined by the Master Board.

All parties to a complaint will receive periodic status updates until resolution is reached.

Enforcement of Rules and Regulations

All Unit Owners are responsible for compliance with the Rules and Regulations prescribed in this document. Alleged violations will be investigated, and involved parties will be given an opportunity to provide information. Those responsible for validated violations will be subject to a range of sanctions from warnings to loss of privileges and fines, depending on the severity and any recurring nature of the violation.