

Common Interest Community Number 334

A Planned Community

Crosscroft

Rosemount, Minnesota

Rules & Regulations

for

Crosscroft at Evermoor

Homeowners Association

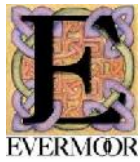
Notes: READ ME FIRST

1. A decision has been made by the Board of Directors to establish Crosscroft as a “self-managed” Homeowner Association (HOA) effective 4-1-2021. This Rules and Regulations document has been updated to reflect the change.
2. Crosscroft Governing Declarations referred to in this document are found on the RowCal Website under Declarations.

Crosscroft at Evermoor Homeowners Association

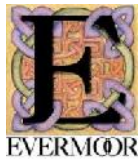
Rules & Regulations

Board Approval Date: June 9, 2021



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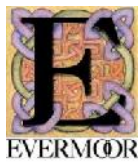


Introduction

- The goals of the Rules and Regulations in this booklet are to provide reasonable, practical guidelines for the operation of Crosscroft at Evermoor in the best interests of all Homeowners and Occupants and to preserve the living and architectural style that Crosscroft at Evermoor represents.
- All persons residing at Crosscroft at Evermoor are obligated to comply with these Rules and the Governing Declarations of the Crosscroft at Evermoor Homeowners Association's (also known as the Crosscroft Homeowners Association).
- The Board of the Crosscroft at Evermoor Homeowners Association may approve and implement these Rules based upon the authority contained in Section 5.7 of the Crosscroft Declaration of Covenants.
- References to the Association means the Board acting for and on behalf of the Association.
- The terms used in this booklet have the same meanings as set forth in Section 1 of the Crosscroft Declaration. The term Homeowner shall have the same meaning as the terms Owner or Member. Residents are defined as all Homeowners and Eligible Occupants residing in a Unit. The term Board of Directors has the same meaning as Board.
- Any questions regarding these rules should be directed to the Board, who will review and provide an acknowledgement within forty-eight (48) hours.

General Rules

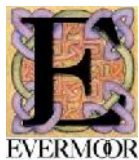
1. Homeowners are responsible for the behavior of their families and guests while at the subject property. Common sense should be used in the observance of all community rules and regulations. (Common sense is **sound practical judgment concerning everyday matters**, or a basic ability to perceive, understand, and judge that is shared by ("common to"). All Residents should be aware of their own and their guest's welfare and safety in the use of the property, particularly with respect to vehicular traffic.
2. Residents and their guests are obligated to comply with all applicable laws, ordinances, and regulations of any governmental authority. If charged with a violation by a governmental authority, the Homeowner shall indemnify, defend, and hold the Crosscroft at Evermoor Homeowners Association, and other Homeowners, harmless from all fines, penalties, costs, attorney's fees or prosecution resulting from the violation.
3. Please be considerate of other residents. Conduct which is a nuisance to others is prohibited. A **nuisance** involves an unreasonable or unlawful use of property that results in material annoyance, inconvenience, discomfort, or injury to another person or to the public. Damage to any portion of the Crosscroft property, as determined by the board, resulting from misuse shall be the responsibility of the Homeowner, pursuant to a Special or Limited Assessment by the Association (see Section 6 of the Crosscroft Declaration).
4. Crosscroft at Evermoor is a residential community. Business or commercial activity may not be conducted at the subject property except for the limited, incidental activities described in the Section 8.4.a of the Crosscroft Declaration of Covenants. These limited activities include operating from a home office via telecommunications and exclude



- such activities as use of the Unit by Customers or employees, signage visible from the street, or frequent deliveries.
5. Persons authorized by the Board of the Crosscroft at Evermoor Homeowners Association may enter the yard areas of the Units at any time for the purpose of correcting any condition reasonably believed to present an imminent danger of serious loss or damage to any portion of the property, or injury or death to any person. These authorized persons may also enter the yard areas upon reasonable advance notice for purposes of maintaining, repairing, or replacing Limited Common Elements for those parts of the Units, which the Association is obligated to maintain.
 6. Vendors and others who provide services to the Association are required to take directions only from the Board or Association Coordinators. Comments regarding services or actions of persons performing work for the Crosscroft at Evermoor Homeowners Association should be directed to the Board.

Use of Common Elements

1. The Common Elements of Crosscroft at Evermoor include the entire clubhouse, clubhouse grounds, gazebo, exercise room, swimming pool, tennis court, bocce ball court, leisure areas, all islands, streets and the common lawn and wetland areas throughout the community. Guests (including children) using Common Elements must be always accompanied by a Resident. The Common Elements are for the joint use of all Residents. We ask that you be considerate of the rights of other Residents and exercise common sense (Common sense is **sound practical judgment concerning everyday matters**, or a basic ability to perceive, understand, and judge that is shared by ("common to") nearly all people.) in the use of these resources. It is the goal of the Association to allow maximum usage of the Common Elements by all Residents and their guests while maximizing and protecting the facilities for the good of all Residents.
2. Violation of the rules concerning usage of the Common Elements may, at the discretion of the Board of Directors, result in loss of usage privileges by the Resident.
3. Personal property may not be stored, displayed, or otherwise left on the Common Elements, without prior written approval of the Board.
4. All sidewalks, walking paths, and driveways within the community shall not be obstructed or used for storage, activities or any purpose other than access and authorized parking.
5. Residents and their guests shall not interfere in any manner with common utilities, equipment, systems or structures on the property.
6. Private residential areas bordering the Common Elements shall be respected by all Residents and their guests.
7. Specific Rules governing the use of the swimming pool, tennis court, bocce ball court, and exercise facility are contained in the Appendix.
8. The Clubhouse at Crosscroft at Evermoor is for the use and enjoyment of all Crosscroft Residents. We ask that you be considerate of others when you are in the Clubhouse. Reservation of the Clubhouse for private use by a Resident includes the exclusive use of the kitchen, dining room, central lounge, library, restrooms, terrace, and craft room (when not otherwise in use) only. Your reservation does not include use



of the exercise facility, locker rooms, pool, tennis court, bocce ball court, or leisure areas. Any use of the clubhouse grounds requires approval by the Clubhouse Coordinator. Outdoor activities on the Clubhouse grounds are restricted to the hours of 8AM to 10PM. Refer to the Clubhouse Reservation Agreement and Clean-up Checklist on the RowCal Website.

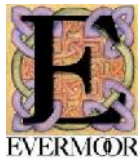
9. Please respect the rights of all Residents by adhering to the times given in your reservation agreement for set up and clean up.
10. Where Clubhouse reservation requests conflict, community events have priority over private usage. Beyond that, the rule of “first come first serve” will be observed. The reservation of the Clubhouse for private usage on any periodic (i.e., weekly, monthly, a particular holiday every year, etc.) schedule is prohibited. Reservations may be made no more than one (1) year in advance of the desired date. Reservation requests for periods of more than one day or a waiver to the periodic rule above can be made no more than 30 days in advance of the desired dates and require approval of the Clubhouse Coordinator.
11. The Clubhouse and other Common Elements are intended for the exclusive use of Residents and their guests. Rental of the Clubhouse for an event that furthers the business aims of a company, organization, or other commercial enterprise (i.e., business meeting, annual meeting, sales or other recognition events, etc.) or whose purpose is to make money for the company, organization, or other commercial enterprise (i.e., product sale, auction, etc.) is prohibited. The following exclusions to this paragraph are permitted; a) fund raising for a charitable organization of which the Resident is a member or contributor and b) gatherings of friends or relatives of the Resident where funds may change hands (i.e., gift parties, games of chance, etc.). Usage for the latter purpose is limited to once per year per Resident.

Age Restrictions

1. All Owners and Eligible Occupants must comply with the applicable age restrictions affecting Crosscroft at Evermoor as detailed in Section 7 of the Crosscroft Declaration of Covenants and all approved amendments to the Crosscroft Declaration of Covenants.
2. Homeowners who suffer a hardship or other compelling circumstances may apply to the Board of the Association for an exemption to the visitation limits as defined in Section 7 of the Crosscroft Declaration (Fifth Amendment). This request must be made in writing and should be submitted to the Board for consideration.

Leasing

1. As of July 15, 2008, the leasing of Units within the Crosscroft at Evermoor community is prohibited by the Sixth Amendment to the Crosscroft Declaration. Under the terms of the Sixth Amendment, leases in effect at that time may be continued for a maximum of two (2) years.
2. The Sixth Amendment to the Crosscroft Declaration also provides that in extraordinary circumstances, any Owner may apply to the Board for a waiver to lease their Unit for up to a two (2) year lease term. The Board may decide whether to grant such an

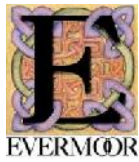


exception to the terms of the Sixth Amendment at its sole discretion. Should such an exception be granted, the following Rules shall apply to those leases.

3. All leases permitted by waiver must conform to the following conditions:
 - a. The minimum lease period is one year.
 - b. No Unit may be subleased.
 - c. All leases must be in writing/email.
 - d. Provide that the tenants will abide by the Governing Documents and the Rules and Regulations of the Crosscroft at Evermoor Homeowners Association and the Minnesota Common Interest Ownership Act (MCIOA).
4. The Owner(s) must inform the Board of Directors by written/email notice whenever they lease their Unit. Information to be supplied must include:
 - a. Signed copy of the rental/lease agreement.
 - b. Name(s) of renter(s) and all other occupants of the Unit.
 - c. Term of the rental agreement.
 - d. Confirmation that all proposed tenants meet the requirements for occupancy defined in Section 7 of the Crosscroft Declaration.
5. The Owner(s) are responsible for payment of all Annual and Special assessments for the Unit. The Owner(s) must provide their current billing address and phone number to the Association, by written/Email notice to the Board, within fifteen (15) days of any changes.
6. The Owner(s) are responsible for all actions of their tenants. All issues with tenants will be communicated to the Owner(s) by the Board of Directors and it is their responsibility to resolve them to the satisfaction of the Board of Directors of the Association. Should such satisfaction not occur, the Board of Directors will invoke the Association's right to enforce termination of the lease agreement between the Owner(s) and their lessee and demand the vacating of the premises by the lessee within thirty (30) days of written notice to the Owner(s) by the Association.
7. Signs of any type advertising Units for rental or lease are prohibited everywhere within the Crosscroft community. This includes signs mounted inside the Unit but visible from the exterior.
8. Tenants will have the same rights as all other eligible Occupants regarding the use of all Common Properties.

Trash

1. Trash and recycling collection is provided by the Crosscroft at Evermoor Homeowners Association. Problems with collection should be reported directly to the Club House Coordinator.
2. Trash, garbage, and other refuse should be placed in the designated containers provided by the collection company.
3. Containers are to be stored in the garage. At the request of the collection company both trash and recycling containers should be placed on the driveway apron (not in the street) by 7:00 AM on the designated collection day (currently Monday). During the winter, containers should be placed on the boulevard adjacent to the curb if snowplowing activities are imminent. Containers are to be returned to the garage as soon as possible after being emptied.



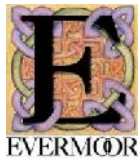
4. Placement of containers at the curb earlier than the day of collection is not advised by the Rosemount Police Department for security reasons.
5. Please be sure all trash is secure in its containers to prevent it from blowing throughout the neighborhood.

Landscaping

1. The Landscape Coordinator will notify all residents of seasonal maintenance guidelines every spring prior to the beginning of landscape activities.
2. In order to preserve the aesthetic character and beauty of Crosscroft at Evermoor, all common area plants, trees, landscaping and topsoil are to be left undisturbed. Unless specifically listed in the Pre-Approved Modifications found under the ARC Improvement folder on the RowCal Website. The removal or addition of any landscaping requires the completion and approval of an Architectural and Landscape Improvement Application.
3. Residents should report dead trees/shrubs/plantings, or irrigations issues to the Landscape Coordinator.
4. Residents adjacent to Common Elements should report landscaping issues in these areas to the Landscape Coordinator.

Exterior Alterations/Displays

1. All modifications to the exterior of a Unit or to the landscaping of a Unit may require the approval of the ARC Coordinator. The Board and ARC Coordinator has Pre-Approved several modifications, and these do not require further approval from the ARC Coordinator prior to their installation. Refer to the Pre-Approved Modifications document found under the ARC Improvement folder on the RowCal Website. Note, the Board does retain the right to require removal of any modification that it finds creates a material annoyance or nuisance for neighboring homeowners.
2. All exterior alterations, modifications, or displays not listed in the Pre-Approved Modification list will require the completion and approval of an Architectural and Landscape Improvement Application. The form is found under the ARC Improvement folder on the RowCal Website. Send/Email the completed form (with attachments) to the ARC Coordinator. Wait for a response from the ARC Coordinator. The response will be emailed to you. If you have any questions or concerns about this process, please contact the ARC Coordinator.
3. If any modification is installed without approval by the Board or ARC Coordinator, the Board of Directors shall have the right to remove the unapproved items at the expense of the violating Homeowner.
1. Residents of Crosscroft may not modify or remove any part of the Common Elements or change the appearance of any portion of the Common Elements.
2. Additional buildings, animal enclosures, tents, shelters, additions, poles or other structures or physical improvements of any kind, temporary or permanent, which are visible from the exterior of a Unit, are prohibited without the prior written approval of the Board.



3. In accordance with the Crosscrof Declaration of Covenants contractors are not allowed to put advertising signs on your property.

Utilities

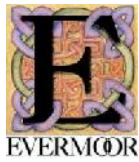
1. Each Homeowner is responsible for the maintenance, repair, replacement, and charges relating to public utilities or other similar services metered solely for that particular Unit.
2. Plantings or other landscape improvements around the utility boxes are prohibited throughout the community without the written permission of the Board.

Garages

1. Garage doors should be kept closed when not in use.
2. Garages are to be used for the purpose of parking the resident's vehicles. Garage parking spaces are to be used prior to parking vehicles on the driveway or in the street. Maintenance and repair of vehicles may be undertaken in the garage if they are not of a potentially dangerous nature and are not a disturbance to neighbors.

Vehicles and Parking Regulations

1. Resident's vehicles and trailers of any type, whether motorized or not, must be kept in garages, if possible, when not in use. Garage parking space must be fully utilized before parking any vehicles or trailers in the driveway unless the vehicle or trailer will not fit in the garage. Residents should not park their vehicles or trailers in the street unless the driveway is not available for use. Vehicles and trailers parked in the driveway should never block sidewalks or extend into the street; or block other driveways when parked in the street. Driveways should not be used to stow RVs, trucks, or trailers of any type that are not in use for more than one week unless approved by the Board.
2. Guest vehicles and trailers of any type, whether motorized or not, may be parked in front of the resident's garage. Guests of a resident should utilize available driveway parking space before parking in the street. Vehicles and trailers parked in the driveway should never block sidewalks or extend into the street; or block other driveways if parked in the street.
3. Board approved June 5, 2019: The Clubhouse parking lot and street parking may only be used by residents, their guests, and vendors which includes all service providers such as utility service, appliance repair, home healthcare, home repair/remodel/cleaning, etc.) for short term (72 hours or less) parking of vehicles and trailers of any type. Parking in the Clubhouse parking lot or in the streets for more than 72 hours requires the written or email request to the Board for approval. The Board will issue a tag showing such approval for display within the vehicle or trailer.
4. During the winter all street parking is prohibited when snow removal activities are imminent.
5. Inoperative or unlicensed vehicles, watercraft, or other kinds of personal property may not be left anywhere at the subject property, except within the Resident's



dwelling/garage. All vehicles required by law to be licensed or registered must have current registration and license tags, as applicable.

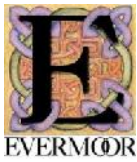
6. The Association reserves the right to tow and/or fine the owner for any vehicle, trailer, watercraft, or personal property of any type parked or stowed in an unauthorized area or manner, whether found on the resident's property, the street, the Clubhouse parking lot, or any other Common Element.

Pets

1. Small, domesticated common house pets such as dogs, cats, fish or birds may be kept by Residents in their Unit, subject to these Rules. No other animals may be kept on the subject property.
2. Residents shall be permitted to have no more than two (2) dogs, one (1) dog and one (1) cat or two (2) cats per Unit. All permitted pets are to be housed and maintained within the boundaries of the Resident's Unit. No animal may be left unattended outdoors. Outdoor animal houses, shelters, enclosures, or runs of any type are prohibited.
3. The Association does not have breed, or size restrictions. For the safety of our residents, the Board, following a hearing, reserves the right to have a pet removed if it is deemed a chronic nuisance or dangerous to others.
4. Homeowners are responsible to pay for any damage to Common Element property caused by their pet and are obligated to hold harmless and indemnify the Association, and its Officers and Directors, against any loss, claim or liability arising out of any act of the pet.
5. The pet's owner shall promptly dispose of solid waste left anywhere on the grounds. Any lawn damage caused by pets will be the responsibility of the Homeowner, and if not repaired in a timely manner, will be repaired by the Association and charged to the Homeowner, pursuant to a Special or Limited Assessment by the Association (see section 6 of the Crosscroft Declaration).
6. Permitted pets may be walked only in accordance with the local leash laws of the City of Rosemount. This means that pets must be on leash anytime they are beyond the boundaries of their own yard and within the boundaries of Crosscroft at Evermoor.
7. Any repeated or prolonged disturbance by a permitted pet, such as noise, odor, waste, threatening, or nuisance activity, will be cause for imposition of a fine on the pet's Homeowner and/or the removal of the offending pet from the property. Decisions concerning the removal of a pet shall, upon written request of the pet's Homeowner, be made by Board of Directors.
8. Notwithstanding the foregoing, no rules shall be imposed which restrict the keeping of a qualified "service animal" for a disabled person in violation of any applicable state or federal statutes, regulations or rules.
9. Pets are not allowed inside the clubhouse, pool enclosure, or tennis court at any time.

Snow Removal

1. The Board will notify all residents of snow removal guidelines every fall prior to the snow season.



2. Outside parking may be limited during periods of snow removal or maintenance. All cars must be moved from driveways, parking spaces, and streets following snowfalls of any amount to allow for snow plowing services. The Resident is responsible for snow removal underneath and around parked cars.
3. The Seasonal Maintenance Contractor has a period of time, depending on the amount of snowfall, to complete the snow removal after the completion of the last snowfall. They may come through earlier to do an initial pass, which will allow vehicles safe passage, and then will return later for final cleanup of the remaining snow.
4. The Association's Seasonal Maintenance Contractor will be responsible for any plow damage caused from snow removal. Residents should report any damage to the Club House Coordinator at the time of occurrence so that future damage can be avoided. Residents are responsible for any damage caused by their actions including their use of salt and other chemicals.
5. The Resident will be responsible for the following:
 - a. Snow removal from patios and decks, if any.
 - b. Ice accumulations on drives, steps, walkways and garage aprons.
 - c. Snow removal underneath and around parked cars.

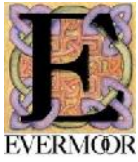
Administration

Waivers from the provisions of the Rules and Regulations in this booklet for specific situations may be granted by the Board for good cause shown if, (i) in the judgment of the Board the waiver will not violate the Governing Documents nor interfere with the rights of other Owners or Occupants, and (ii) the waiver is granted to other Homeowners under the same circumstances. The Board has the authority to amend these Rules, and make such other Rules, from time to time, as it deems necessary for the use, safety, care and cleanliness of the subject property, and for securing the common comfort and convenience of all residents.

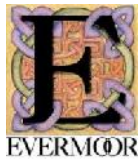
Enforcement

When there is a material violation of these Rules or the Governing Documents, the Board is authorized to pursue various remedies. These remedies include, but are not limited to, imposition of late charges for past due assessments, imposition of reasonable fines for violations, commencement of legal actions for damages or equitable relief in any court, and the correction of any condition in a Unit which violates the Rules or Governing Documents. Prior to the Board imposing a fine for any violation, the Board shall, upon written/email request of the violating Homeowner, grant the Homeowner a fair hearing. Refer to Section 14.3 of the Crosscroft Declaration for a complete discussion of the rights of a Homeowner.

1. Violations of these Rules and/or the Governing Documents should be reported to the Board via phone, mail, or email. The Board will investigate the claim and take one or more of the following actions:



- a. Discuss the alleged violation with the appropriate Homeowner or Homeowners and attempt a simple resolution.
 - b. If the reported violation is valid the Board will notify the violator(s) in writing/email and request that the violation cease and corrective action be taken if necessary.
 - c. Provide follow-up back to the reporting person as to the action(s) taken and the resulting corrective action.
2. Successive violations of the same rule may result in fines or other corrective action as determined by the Board.



Appendix A: Crosscroft Established as a Self-Managed Association

A decision has been made by the Board of Directors to establish Crosscroft as a “self-managed” Homeowner Association (HOA) effective 4-1-2021. RowCal, our new property management company offers “a la carte” services as needed and have been contracted to handle the financial and accounting services as well as some governance and accounting operational services. Additional services may be added to our contract with RowCal if needed in the future. Some examples of current services provided:

- Provide Monthly Financial Statements.
- Accounts Payable & Receivables.
- Website for the Board to monitor payables daily.
- Provide service for deposit of dues.
- Manage Resale Disclosure Process.
- Prepare Annual Taxes.
- Coordinate Annual Audits.

Our savings will be reflected by not having to pay for an offsite property manager but instead using our onsite management, as we have for the past several years, provided by the board of directors, club house coordinator, and some key volunteers.

Self-Managing Structure

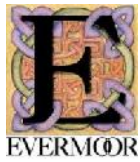
The board has implemented Coordinator roles and responsibilities for a Crosscroft Self-Managing Structure outlined below. Names for these coordinators can be found in the Crosscroft Activities section of the Monthly Newsletter

Board of Directors

- Manage complaints, violations.
- Record retention of documents.
- Financials manage investments.
- Board meetings, annual meetings.
- Board minutes.
- Manage coordinators.

Clubhouse Coordinator

- Community Service Accessibility for Homeowners 24/7.
- Organize activity leaders.
- Event Planner.
- Communication; Newsletters, email blasts, directory.
- Maintain Covid-19 Preparedness Plan.
- On call for Clubhouse Security 24/7.
- New Homeowner Orientation.
- Record Retention – age certification forms.
- Weekly trash pickup, on-site contact for repair personnel.
- Manage clubhouse reservations.
- Other related duties as assigned.



Landscaping Coordinator

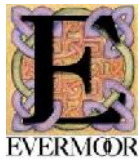
- Organize volunteers for landscaping activities.
- Assist Board to implement plan to reduce irrigation water usage.
- Negotiator for landscape vendors; Rum River, Rainbow Tree Services, and Prairie Restoration.

Property Coordinator

- Organize volunteers for Clubhouse maintenance including mailbox maintenance.
- Negotiate vendors for property projects, new and add-ons.
- Manage pool vendor, clubhouse cleaners, pest control etc.
- Back-up for Clubhouse Coordinator as needed.

ARC Coordinator

- Organize volunteers for ARC requests.
- Administrative; communication to homeowners on ARC requests.



Appendix B: Pool Rules

The Crosscroft at Evermoor Homeowners Association, its officers, directors, and agents assume no responsibility for injuries, and each user assumes liability for injuries and agrees to hold the Association, its officers, directors and agents harmless from and against any and all claims related to any injury to person or property related to use of the pool.

The swimming pool is for the exclusive use of Members of the Crosscroft at Evermoor Homeowners Association and their guests. The maximum number of guests per Unit is six (6) but this limit is only in force when the number of total pool users exceeds 25 people. Pool guests are defined as guests within the Pool enclosure.

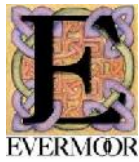
All guests must be accompanied by a Member of the Crosscroft at Evermoor Homeowners Association at all times. Guests are not allowed to use the pool facilities unaccompanied.

Pool is open 8:00 AM to 10:00 PM The pool hour usage every day is:

Time of Day	Usage
8AM-12PM	Adults only
12PM-4PM	Open to all
4PM-6PM	Adults only
6PM-10PM	Open to all

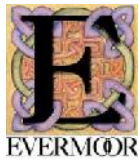
- No Lifeguard on Duty. Swim at your own Risk.
- Absolutely NO DIVING.
- The pool area is for the enjoyment of all Members and their guests. Please refrain from activities that may infringe on the rights of others to enjoy the pool.
- Do not open the pool gate for anyone you do not know and/or for any child who is not accompanied by an adult.
- Life Jackets are required for anyone who cannot swim.
- Infants must wear swim diapers in the pool area at all times.
- No glass containers are allowed in the pool area.
- No running, wrestling or horseplay in the pool area.
- No pets are allowed within the pool area.
- Lower any umbrellas and return all tables and chairs to their normal places when leaving.
- All pool toys must be removed from the pool each night. Toys left in the pool may damage the pool's mechanical system.
- Please take all your trash with you when leaving.
- The Board of Directors of the Crosscroft at Evermoor Homeowners Association may amend these rules at any time, without notice.

The pool is owned and operated by the Crosscroft at Evermoor Homeowners Association. Any questions regarding the pool should be directed to a board member.



Appendix C: Tennis/Basketball/Bocce Ball Court Rules

- The Crosscroft at Evermoor Homeowners Association, its officers, directors and agents assume no responsibility for injuries, and each user assumes liability for injuries and agrees to hold the Association, its officers, directors and agents harmless from and against any and all claims related to any injury to person or property related to use of the tennis/basketball/bocce ball court.
- The tennis/basketball/bocce ball court is for the exclusive use of Members of the Crosscroft at Evermoor Homeowners Association and their guests.
- All guests must be always accompanied by a Member of the Crosscroft at Evermoor Homeowners Association. Guests are not allowed to use the tennis/basketball/bocce ball court unaccompanied. Residents may supervise their guests from outside the court proper.
- Court Hours: 8:00 AM to 10:00 PM.
- The tennis/basketball/bocce ball court is for the enjoyment of all Members and their guests. Please refrain from activities that may infringe on the rights of others to enjoy the usage of the court.
- When other residents are waiting to use the tennis/basketball/bocce ball court, please limit usage to one (1) hour.
- Athletic/tennis footwear is required for all persons inside the tennis/basketball court.
- No glass containers are allowed in the tennis/basketball court enclosure.
- No pets are allowed within the tennis/basketball court enclosure.
- Skateboards, bicycles, in-line skates, etc. are prohibited within the tennis, basketball, bocce ball courts
- All personal items must be removed from the court area after usage.
- Please deposit all trash in the approved containers or take it with you when leaving the tennis/basketball/bocce ball court.
- Please report any problems with the tennis/basketball/bocce ball equipment to the Clubhouse Coordinator.
- The Board of Directors of the Crosscroft at Evermoor Homeowners Association may amend these rules at any time, without notice.
- The tennis/basketball/bocce ball court is owned and operated by the Crosscroft at Evermoor Homeowners Association. Any questions regarding usage of the tennis/basketball/bocce ball court should be directed to the Clubhouse Coordinator.



Appendix D: Exercise Facility Rules

- The Crosscroft at Evermoor Homeowners Association, its officers, directors and agents assume no responsibility for injuries, and each user assumes liability for injuries and agrees to hold the Association, its officers, directors and agents harmless from and against any and all claims related to any injury to person or property related to use of the exercise facility.
- The exercise facility is for the exclusive use of Members of the Crosscroft at Evermoor Homeowners Association and their guests.
- All guests must be accompanied by a Member of the Crosscroft at Evermoor Homeowners Association at all times. Guests are not allowed to use the exercise facilities unaccompanied.
- Exercise Facility Hours: 24 hours per day, 365 days per year.
- The exercise facility is for the enjoyment of all Members and their guests. Please refrain from activities that may infringe on the rights of others to enjoy the usage of these facilities.
- When other residents are waiting to use the exercise equipment, please limit usage to forty-five (45) minutes.
- No glass containers are allowed in the exercise room.
- All personal items must be removed from the exercise room after usage.
- Please wipe down all equipment after use.
- Please deposit any trash in an appropriate container.
- Please report any problems with the exercise or video equipment to the Clubhouse Coordinator.
- The Board of Directors of the Crosscroft at Evermoor Homeowners Association may amend these rules at any time, without notice.
- The exercise facility is owned and operated by the Crosscroft at Evermoor Homeowners Association.
- Any questions regarding usage of the exercise facilities should be directed to the Clubhouse Coordinator.

Appendix E: RowCal Website Content

The RowCal Website Document Library contains the following information.

- ARC Improvement
- Calendars
- Club House Reservations
- Crosscroft Activities
- Crosscroft Directory
- Declarations
- Meeting Minutes
- Newsletters
- Previous Financial Statements
- Rules and Regulations

