

**Martin's Landing Foundation
Community Guidelines with Pool and Tennis Rules
(ver. 01.2019)**

COMMUNITY GUIDELINES

1. Gas powered passenger boats are prohibited in Martin Lake or North Pond without authorization from the Board of Directors.
2. All non-motorized boats that are to be used on MLF property must have a boat registration sticker.
3. No one may pump water out of Martin Lake or North Pond without authorization from the Board of Directors
4. Dogs must be leashed according to the Roswell City Code (8.1.9-8.1.11) Dogs shall be kept under control, physically confined or restrained at all times. There are no dog runs/parks on Martins Landing Common Property. This includes, but is not limited to, the dams, the front field, River Club, and the soccer field.
5. Pet excrement must be removed and disposed of as follows: any person owning, possessing, harboring, or having care, charge, control or custody of a dog must remove any excrement left by that dog on any sidewalk, gutter, street, lot or Martins Landing Foundation properties and common areas, including trails or other area traversed by the martins Landing Residents and their guests. Dog waste shall be immediately removed by placing said matter in a sealed container and thereafter disposing of it in a trash receptacle or refuse container. This section shall not apply to visually impaired persons who have the charge, control or use of a guide dog. Dogi-Poti bags are available at several amenity sites.
6. Community amenities are to be used by Martins Landing residents in good standing and their guests only. Residents must accompany their guests at all times. Guest fees may apply. A member who is not in good standing may not access the amenities as a guest of another member that IS in good standing.
7. No glass of any kind is to be brought into the fenced area around the pools. (Fulton County Code 34.586L.)
8. Overnight parking in the common area parking lots is prohibited.
9. No solicitation.
10. Avoid Parking in the street if at all possible. Vehicles may be parked on the street for a maximum of 10 hours at a time. UNLESS there is a safety issue resulting from the location of the parked vehicle i.e., parked too close to an intersection, parked in a curve, etc... Please do not park a vehicle such that it obstructs access to a mailbox or fire hydrant. Do NOT park so that there are vehicles parked on both sides of a street.
11. Valid Martins Landing Parking stickers must be placed on residents' vehicles. Guests (who must be accompanied by the resident) must have a sign in the rear window of the car stating who the sponsoring resident is and have the sponsor's parking sticker number listed.

12. Motorized vehicles (except vehicles for the handicapped) are prohibited on the lake path unless authorized by the Board of Directors.
13. Wheeled vehicles, including, but not limited to, bicycles, rollerblades, scooters, skates, and skateboards are prohibited on the tennis courts and dam spillways.
14. Feeding of wild, non-pet animals—including, but not limited to, geese and squirrels—is prohibited on the common elements.
15. Littering is prohibited. Waste receptacles (garbage cans and recycling bins) are located on or near each amenity site.
16. Use of MLF dumpster at the River Club area for personal trash is prohibited.
17. Please include by reference the pool rules. These may be found at each pool, the website, and are available at the MLF office.
18. Please include by reference the tennis court and tennis team rules. These may be found at each set of courts, the website, and are available at the MLF office.
19. Do not leave restroom doors unlocked. If there is an MLF team activity (i.e. tennis or swim match) and the doors are unlocked or propped open for the convenience of the opposing team, the responsible party (team captain, coach or chairperson) MUST ensure that the doors are shut and secured before leaving the amenity.
20. Common area elements that do not have closing times posted, including, but not limited to, the front field, park lots or paths, are closed at 11:00pm. The paved portion of the Lake path is open from 5:30am-11:00pm.
21. Do not post signs on the street signs. This includes, but is not limited to lost/found animal signs, for sale signs, yard sale signs, etc....
22. Do not place any notices in or on the ML message boards. This includes lost pet signs.
23. VANDALISM- Acts of vandalism consist of, but are not limited to, defacing community buildings, damaging vehicles and damaging or destroying community assets such as landscaping , fences, signs, roads, recreation facilities, etc. Acts of vandalism shall be dealt with by the Board of Directors, and may be reported to the Policy Department for investigation and prosecution. Misuse or vandalism of any Associations facilities may be cause for suspension of privileges for up to 30-days. Homeowners and/or River Club members are responsible for payment of fines and repair costs resulting from vandalism by members of their households and their guests,tenants and tenant's guests. Homeowners and members rights will be suspended untilall such payments are made in full.
24. Anyone not directly authorized in writing by the MLF Board of Directors and/or an authorized agent of the Board of Directors is prohibited from adjusting the valve on the Martin Lake. Unauthorized adjustment is criminal trespass. In addition to criminal charges, MLF may assess \$50,000 fine for violation of this rule.

25. NO smoking in any MLF buildings including bathrooms. No underage smoking on any MLF property.
26. Any activity which violates local, state, or federal laws or regulations is prohibited; however the Board shall have no obligation to take enforcement action.\
27. Martins Lake and North Pond are catch and release. Please do not remove fish from the lake or pond.
28. Hunting by property owners, renters and/or their guests, including persons given permission to hunt by the property owner or renter, is and has been prohibited anywhere within Martin's Landing Foundation. This prohibition is in effect on ALL properties within Martin's Landing Foundation including Foundation common property, developed lots and undeveloped lots.

These are general guidelines and do not serve as a limitation on the Board in any way. The Board in its discretion may deviate or vary from these standards when the Board determines that the situation warrants a deviation. Furthermore, in any instance of a violation, the Board shall be entitled to recover any and all attorney's (attorneys') fees incurred by the Foundation in enforcing the terms of the governing documents, in addition to recoup any expenditure(s) for any repair(s) deemed necessary due to any infraction. Any and all fines imposed are in addition to, but not in lieu of, other enforcement remedies available to the Foundation. All Fines shall be imposed in accordance with the procedures set forth in Article XII, section 12.4 of the Declaration.

SWIMMING POOL RULES

Lake Pavilion, North Pond, and River Pool

General Pool Rules

1. Only current Martin's Landing residents and Recreational member that are in good standing.
2. Please, only 4 guests to a family. More than 4 guests will require a Pool Party Request Form to be submitted, approved, and any applicable fees paid prior.
3. The gates are to be closed and locked at all times.
4. Please do not let others in or out with your access card. Access cards are required to be on your person for admittance to the pools.
5. The emergency door release button is to be used to evacuate the pool in the case of an emergency only.
6. No pets are permitted with in the pool area.
7. Swim diapers and rubber pants or Bac-Stop reusable swim diapers are to be work in the pools by all incontinent persons, including, but not limited to, children who are not toilet trained.
8. Lap swim time is considered swim at your own risk as there is no lifeguard on duty. A waiver must be signed at the office prior to your access card permitting you early access to the Lake Pool.
9. If a person defecates or vomits in the pool, the pool must be chemically treated and closed for 24 hours. Please notify the lifeguard immediately. A \$250 fine may be assessed if the pool is contaminated.

Pool Safety

1. No glass is permitted with in the pool areas by Fulton County Code. All glass must be kept outside the fenced area and off the grass. A fine up to \$500 may be assessed
2. No eating or drinking while in the pool. Food may be consumed 10 feet away from the pool. All beverages must be 4 feet from the pool per Fulton County Code.
3. No smoking, vaporizers included, inside the fenced area of the pools.
4. Be careful, no running or rough play.
5. No spitting or blowing nose in the pool.
6. All injuries must be reported to the lifeguard on duty.
7. Dive blocks are for swim team use only. Please make use of the diving boards.
8. No breath holding games please.
9. No swimming in the diving area.

10. Only one person at a time on the dive boards.
11. No double jumping on the diving boards.
12. Toys, rafts, and floats are allowed at the lifeguard's discretion.
13. Water guns are not permitted with in the pools.
14. No tennis, football or other hard balls are allowed.
15. Bikes, skateboards or other vehicles are to remain outside the fenced pool areas.
16. When the lifeguards hear thunder or see lightning everyone must exit the pool for a minimum of 30 minutes. The timer will restart at each occurrence should it repeat.
17. If rain is present, without the presence of thunder or lightning, swimmers may continue to swim until the lifeguard deems the water disturbance to the surface a safety concern much that life saving actions may be hindered.

Kid Friendly Reminders

1. All children under 11 years of age must be accompanied and under supervision by a person 16 years or older.
2. Each adult (16 years or older) may enter with no more than 4 adolescents under the age of 11 at a time.
3. Children over the age of 5 are not permitted with the wading pool at the Lake Pavilion.
4. The use of children's floatation aids requires an adult be in the water within 5 feet of the child.
5. All children are to exit the pool during Safety Break. Babies in swim float devices that are required to have an adult with them, such a baby float or are being held, may make use of this quiet time in the pool during Safety Break.
6. Safety Break occurs every hour in the last 15 minutes of the hour. These are breaks that the life guards are required to take.
7. Again, swim diapers are required for all children who are not toilet trained. A \$250 fine may be assessed if the pool is contaminated due to an absence of protective diapers.
8. Please explain the rules to kids and proper safety standards to the best of their age ability.

Please remember our pools, residents, guests and lifeguards should all be treated with respect. The lifeguards are not to be disturbed while on duty. Please allow them to maintain a vigilant watch. Lifeguards have the authority to disallow exuberant games when they interfere with the enjoyment of others. At any time they have the authority to expel anyone for misbehavior or abusive language. Expelled swimmers may not return to any pool in MLF until the next day at the earliest. If you disagree with their ruling,

please leave the pool area and take a written complaint to the office to review. Written complaints including observations of others, issues with the lifeguards, or anything else you feel should be addressed will be reviewed and discussed by the Pool Committee. Alternatively, you can email poolchair@martinslanding.org with any ideas or concerns. This is our community and we wish to make this summer as enjoyable for everyone as possible!

TENNIS RULES

Court Reservation Policy

Online Reservations for all courts may be made up to seven (7) days in advance. Residents and Recreational Members can request access to our reservation app by contacting tenniscommittee@martinslanding.org

***Failure to sign up may lead to the players being asked to leave by a set of players who have signed-up and have priority for the same court.**

Reservations vary by location:

Lake courts:

Courts 1, 2, & 3 must be reserved using online reservation

Court 4 is designated as a walk-on court.

North Pond courts: – both courts may be reserved using the online reservation system. There is no designated walk-on court

River courts: Courts 1-8 may be reserved online, with the following exceptions:

- Courts 1- 4 are walk-on courts on Saturday and Sunday only from 8:00am – noon. However, they **may be reserved for Alta or USTA League Play if needed.**
- Courts 5-8 must be reserved using the online reservation system
- Court 9 is prioritized as a teaching court, but may also be used as
- walk-on court if not in use by the teaching pros
- Court 7 must be reserved for ball machine use – indicate when
- reserving

Failure to appear within 10 minutes of the start of the reservation forfeits the reserved court.

If a reservation cannot be used, please remove the name from the reservation system as soon as possible. This can be done on any smartphone.

League play (ALTA, USTA, Intra-Club):

The Tennis Chair will assign courts and note the appropriate league name. *Note that while you may reserve a court following a League registration, if the matches run long, you will not be able to take the court.

Rain make-ups for both individual and team matches may be scheduled by each team online.

Walk-on procedures are as follows:

- a) Sign in Sheets can be found near the message board at the River Courts
- b) As soon as all players arrive, sign in for the court # being taken, noting time walking onto court;
- c) When courts are full and there are players waiting, non-match play is limited to:
 - i) 30 minutes for one person
 - ii) 60 minutes for singles
 - iii) 90 minutes for doubles

Ball machine

1. For use on river court #7 only
2. It is kept in the storage shed on court #7 which is opened daily by maintenance
3. To use the machine, sign up online, reserving court 7
4. Any child under age 18 using the machine must be supervised by an adult

Guest Policy

- 1) Any ML Rec member in good standing may bring a guest to any of the MLF Tennis facilities
- 2) A ML Rec member must accompany guests at all times.
- 3) An individual guest may play at a Martin's Landing Tennis facility a maximum of six times per calendar year
- 4) Members must sign guests in, and/or indicate league play as defined in the League Play section. Tennis Guest fees are \$2 per day, and paid on the honor system by writing this information on an envelope and dropping it into the mail slot in the tennis office door or the Martin's Landing office door at the Lake.
- 5) The guest limit is not included in special events such as Serve for the Cure, etc.
- 6) At the Tennis Committee's discretion, courts may be rented out for special events when not in conflict with member play.

Tennis Leagues & Teams

- 1) Teams will consist of ML Rec Members in good standing.
- 2) If the team cannot be filled completely by ML Rec members, a maximum of 3 non-members will be allowed to play on teams.
 - a) A non- member may only play one league season and will need to become a member to play in any future seasons.
 - b) Teams with non-members must be approved by the Tennis Committee.
 - c) The committee has the right to refuse a team with non-members if there are not enough facilities to support the team.
 - d) The Tennis committee must approve the use of non-members before the roster is submitted
 - e) Each non-member must pay a user fee, as determined by the MLF BOD
 - f) Non- members are not permitted to use any tennis facilities except for team practices and matches.
- 3) ML Rec Members seeking to join a team (if not recruited) will:
 - a) Contact the MLF office for the name of the tennis team coordinator
 - b) Tennis team coordinator will recommend the member to an appropriate team captain
 - c) A member on any team should inform the team captain of their availability in advance (at the beginning of the season)
 - d) The team captain will ensure that the player is in the line-up for at least 2 matches in a season
- 4) All teams intending to play league tennis (ALTA, USTA, Ultimate or other league) are required to notify the MLF Property Manager four weeks prior to the roster due date so that eligibility can be confirmed
 - a) Each team captain will submit a final roster, downloaded from the league websites for approval to the MLF Property Manager one week prior to the roster due date.
 - b) Changes to the roster must be submitted as soon as possible.
 - c) A team member cannot play in a league match until their membership is validated and their fees are paid.
 - d) Teams will play out of the assigned facilities
 - e) Once approved, the team captain will receive home court assignments from the Tennis Committee Coordinator
 - f) If a player is discovered not to be in good standing, they must pay the full annual membership fee before they may play again

Court Etiquette

- 1) Only Martin's Landing Residents and Recreation members in good standing may have access to the tennis courts, along with their guests as outlined in the Guest Policy.
- 2) If you haven't signed up for your court online (except river courts 1-4 8am-noon Saturday & Sunday), be courteous if asked to leave the court by anyone who has reserved that court.
- 3) Players who have signed up appropriately for a court may not be asked to leave the court or exchange courts for any reason, except for inappropriate or disruptive behavior, or other safety issue that may be determined by a member of the Tennis Committee or other responsible adult.
- 4) Proper tennis attire is required at all times
 - a) Tennis shoes only—which do not scuff or leave marks on the courts
 - b) No street shoes, basketball or jogging shoes allowed
 - c) Shirts are required at all times.
- 5) The court gates must be shut at all times
- 6) Pets are not allowed on any court surface and must be under control of the owner, per Martin's Landing guidelines and City of Roswell ordinance
- 7) Bicycles, skateboards, roller skates/blades or any wheeled vehicle are not allowed on any tennis court surface, between tennis courts or on any deck or court area
- 8) No food, smoking or glass is permitted on the tennis courts
- 9) No children under eight (8) years of age are allowed in the tennis court area at any times unless under the direct supervision of their parent or guardian.
*Parents and guardians are not allowed to play while these young children are unsupervised.
- 10) Tennis players are responsible for maintaining their area i.e., place trash in the caddies, put rollers on the fence, lower and secure umbrellas, and cover grills.
- 11) The river clay courts (Nos. 3 & 4) must be dragged FENCE TO FENCE after each match to prevent surface damage, and the lines are to be brushed.
- 12) Lights must be turned off when courts are not in use.
- 13) For safety reasons, all non-players must remain outside the fence