



# *Plantation Harbor Property Owners Association*

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## **REGULATION #02-01**

### ***VISITORS' AND GUESTS' USE OF PHPOA FACILITIES***

**DATE APPROVED: March 18, 2002**

A. The purpose of this Regulation is threefold. It is intended to:

1. Support the requirement for internal security within the development.
2. Maintain the development as an inviting investment for present and future members.
3. Encourage a friendly, responsible attitude among members of the community.

B. PHPOA members are entitled to have guests utilize the Association's facilities and amenities. A rental and cleaning fee is charged for use of the clubhouse, but all other facilities are available at no charge to members in good standing, and their guests. Visitors may or may not be authorized to use the facilities. Visitors who are in fact guests of members are welcome to use the facilities, understanding that the member assumes a sponsorship role relative to the guest(s). This role includes responsibility for guests' conduct while they are within the development.

C. The following guidelines are provided:

1. PHPOA facilities are for members, their families, and their guests.
2. All members have the right to offer assistance to visitors and to politely question their use of the facilities. The best approach is to assume visitors are invited guests or potential future neighbors, and to greet them accordingly.
3. If anyone acts belligerently, damages property, or threatens others, the sheriff should be called. Members should not attempt physical restraint unless necessary to protect the welfare of another individual.
4. A visitor indicating he or she is an invited guest of a properly identified PHPOA member should be afforded all appropriate courtesy, unless there is valid, serious reason for doubt. Should this be the case, verification and/or additional questions should be directed to the PHPOA sponsor. Visitors who are not invited guests should be asked to leave.
5. Members are responsible for their guests at all times. This responsibility includes two elements: Guests are expected to display acceptable personal behavior, and members are financially liable for any damages caused by guests to community property.

D. Tact should be the watchword in all dealings with visitors and guests. The following considerations are germane:

1. Every courtesy should be extended to visitors interested in purchasing property within the development.

A member's attitude and demeanor could easily influence a prospective buyer's decision. Members selling their property should consider inviting prospective purchasers as guests to view or utilize the facilities as a means of acquainting them with the development.

2. Members and guests of The Links Golf Course have on several occasions been found to have the mistaken impression that they are entitled to use PHPOA facilities. Experience has shown that the best approach in such cases is to politely explain the lack of any connection between the golf course and the development, and offer any assistance or information which might be helpful. These golfers are potential purchasers of properties within PH.
3. Any member may extend the use of our facilities to anyone in an emergency, e.g. use of the boat ramp to launch a rescue craft. In addition, any officer or director may authorize a one-time use of the facilities such as the boat ramp or dock, in the spirit of neighborly assistance to help out another. In such cases, front gate entrance codes should NOT be provided.
4. Any long-term or repetitive utilization of PH facilities by non-members must be approved by the PHPOA board.

APPROVED:

/s/  
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J. Allen Heller  
Director, PHPOA

/s/  
\_\_\_\_\_  
James Mead  
Director, PHPOA

/s/  
\_\_\_\_\_  
George Radford  
Director, PHPOA