



## **THE RIVER CLUB RULES & REGULATIONS**

We believe the Property Owners at Coosaw Point will soon find that The River Club is becoming one of the most prestigious clubs in Beaufort. The impressive architecture and stunning décor, the adjacent swimming pool, pool house and pergolas overlooking the Coosaw River, the protected boat basin, and tennis courts come together to provide superb recreation for those who live at Coosaw Point.

The almost nine thousand square foot River Club accommodates three separate functions vital to the overall success of Coosaw Point. The ground floor is dedicated to the use and social activities of the Property Owners. It includes a beautiful salon with fireplace and large HDTV, an adjacent cocktail bar and lounge, and a well-equipped fitness room. In addition, there is a large, screened porch overlooking the adult and children's pools that provides parents with a comfortable and shady prospect out over the pools. And, to top off this amenity, there is a long riverfront veranda, well-furnished with rockers and chairs, where Coosaw Point residents can relax while looking out over the river that gives the community its name.

The Developer of Coosaw Point occupies the second floor of The River Club. The Developer of Coosaw Point has incorporated into this floor a commercial kitchen, buffet, dining room and screened dining porch that will be available for use by the Property Owners by special arrangement. Because of the business climate necessary for meeting with prospective Coosaw Point buyers, residents are asked to confine their main social activities to the ground floor unless they have a Property Owner issue that needs to be discussed with management. Property Owners are free to conduct a visitor through The River Room, and out to sit on the second-floor veranda.

The third floor of The Coosaw Point River Club is a private residence.

### **GENERAL POLICIES**

- The Property Owner's first-floor lounge, bar and cocktail lounge, fitness room and riverfront veranda will be open 6am-9pm. Property Owners are asked to respect the closing hour and clean up and remove trash prior to leaving the clubhouse.
- Children shall not use the club facility as a place to play.
- The hours of operation of the Club facilities will be as determined by the Board of Directors and appropriate notices will be issued.
- All members and guests are expected to observe the Club rules and regulations. Unseemly behavior and/or violation of Club rules may result in membership suspension.
- No notice or solicitation, unless it relates to Coosaw Point or the Club is to be initiated, posted or circulated without the prior approval of the Coosaw Point Property Owners Association Board of Directors or its representative. This policy includes the use of the member roster and bulletin board.
- The addresses and telephone numbers of members are not to be used for solicitation or other business purposes.
- Pets are not allowed inside the Clubhouse or around the pool. Seeing Eye dogs are accepted.
- Members shall be liable to the Club for the value of all Club property that the member or the member's guest damages or removes.

- Members desiring to use the Club facilities for private purposes must contact Renee Dillinger at the office, 843-522-0041.
- All requests or complaints are to be submitted in writing to the Coosaw Point Board of Directors or its representative:

Coosaw Point POA  
20 The Horseshoe  
Beaufort, SC 29907

- The developer shall have the right to reserve the pool and clubhouse for community events, charitable events, marketing or as the developer in his/her sole discretion determines in appropriate.

### **Guests**

A guest is an individual not owning property in Coosaw Point

- A guest must be accompanied by an adult member. Guests of members must comply with the By-Laws and all rules and regulations adopted from time to time by the Board of Directors. Members will be held responsible for their guest's behavior, compliance with rules, appearance, applicable guest fees and any other charges. The member will be billed once a month for all guest fees.
- All guests must register and sign a release of liability form prior to using the pool or exercise room.
- A guest of an owner member staying at Coosaw Point while the member is absent may be allowed use of the Club's facilities if the member is in good standing with the Coosaw Point PA and pays all applicable guest fees. Your guest may obtain a temporary guest card; however, a deposit will be required.

### **Babysitters**

- An exception to the guest policy will be made for babysitters and nannies. A babysitter/nanny is defined as an individual whose sole purpose at the Pool is to care for a member's child/children. The babysitter or nanny will not be allowed to bring his/her own children, spouse, friend or significant other. There is no guest fee for the babysitter. A seasonal pass for a babysitter or a nanny may be obtained from the Board's representative.

### **Pool Parties**

- **Adult Pool Parties**

Property owners wishing to reserve the pool, or any other club amenity must contact the office for availability.

- **Children's Pool Parties**

For the convenience of all our property owners, the pool will not be available for children's **private** pool parties. Non-private children's pool parties are permitted. Reservations for these parties are required. A parent is required to attend, and a certified lifeguard is recommended.

- If you fail to sign your guest in, you will be billed for a minimum of 30 guests.

### **Long Term Renters**

- Homeowners must provide the Board's Secretary with written notification of a rental prior to the granting of any Coosaw Point amenity or club privileges. Renters of a garage apartment or guest cottage may apply for an Associate Membership. Renters must have an Associate Membership and pay all applicable fees to have use of any of the River Club amenities, including the pool or use of the boat basin and tennis courts. Renters of a primary residence, taking the place of the property owners who are absent for an extended period during the rental, benefit from the Property Owner's membership dues and are not required to purchase an Associate Membership.
- A member or guest may not loan their Membership card to any person, inclusive of renter. If any member loans their Membership card to any person their Membership card will be suspended.

### **Club Smoking Policy**

Smoking is prohibited inside the River club facility and pool area.

### **Dress Code**

Compliance with the Dress Code is the responsibility of the member. Members are responsible for advising guests, including children, of the dress code regulations. The Board will enforce the Dress Code Policy, which is as follows:

- Relaxed, casual attire is always permitted in the clubhouse, with the exception of a special event requesting different attire.
- Shirt and shoes are always required in the clubhouse.

## **The River Club Fitness Center**

The goal of our fitness facility is to enable members to achieve their fitness goals in a congenial, relaxed atmosphere. The key card will admit Property Owners to the first floor from 6am-9pm.

### **General Rules**

- Appropriate attire, including shirts and shoes, are required.
- Use of the facility and equipment is restricted to individuals 15 years of age or older unless accompanied by an adult member or parent.
- Before members and guests use the River Club, they are required to sign a release of liability form.
- Any potentially dangerous condition or situation should be reported to the Board's representative immediately.
- Please read any posted instructions or ask if you are unsure of the proper use of any of the equipment. This will help prevent injuries.
- The office or staff is not responsible for lost or stolen items.
- Please clean the equipment after use and replace it to its proper position. Wipe down sweaty surfaces with a disinfectant wipe or hand towel.
- Showers are available in the Men's and Women's locker rooms on the same floor. Property Owner's must furnish their own towels, etc.

## Pool Policies and Hours of Operation

**Pool Rules and Information** - *Rules are subject to change at the sole discretion of the Coosaw Point Property Owner's Association Board of Directors*

1. The pool is generally open from May through September (Labor Day weekend). The hours of operation are posted at the pool entrance.
2. Members are responsible for their guests and for their compliance with all applicable club rules and regulations.
3. Guests must register. Failure to register may result in suspension of membership card.
4. Regular Pool Hours – Monday through Sunday 10AM – Dusk. Closing at dusk is a DHEC requirement.
5. Adult Swim Only  
Every morning except Saturday 6AM – 10AM
6. **No diving**, the pool is shallow.
7. No running, jumping, boisterous or rough play is permitted in the pool or pool area.
8. No glass allowed in the pool area.
9. Persons under the influence of alcohol or drugs shall not use the pool.
10. No underage drinking permitted on the premises.
11. There is to be no spitting, peeing or blowing your nose in the pool.
12. Persons with skin, eye, ear or respiratory infections shall not use the pool.
13. Children who are not potty trained must wear swim diapers.
14. Bathing attire must be appropriate for community and family environment.
15. An adult must accompany and supervise all children under the age of 12.
16. When the pool and clubhouse are closed, it is only accessible to the developer personnel.
17. No loud playing of radios/tapes/CD's etc. are allowed in the pool area.
18. Solo swimming is strongly discouraged.
19. Golf Carts and bicycles are not permitted on walkways, patios or decks. Please park carts and bicycles in designated parking areas.
20. No pets allowed at the pool.
21. Private adult pool parties must be reserved. The pool may occasionally close for special events, and you will be notified by e-mail or with a closed sign posted at the pool entrance.
22. Keys to the pool will be available through the Office. Releases must be signed prior to the issuance of a key.
23. There is a telephone available at the pool house; please take the time to familiarize yourself and your family with its location.
24. The River Club or Pool is not to be used as a gathering place by minors without adult supervision. Adult property owners must supervise any gathering of children under the age of 21.
25. After 6:00 pm all children under the age of 21 must be accompanied by an adult member or parent when using the Coosaw Point River Club, Pool or Crab Shack, with the exception of the work-out room.
26. All persons must shower prior to entering the pool.

## Pool Policies and Hours of Operation Cont'd.

### 27. Fees and Fines

#### 1. Fees

Guest Fee \$5 per visit/per guest after the first 5 guests

A relative accompanied by a member will not be charged a guest fee. A family member includes persons closely related by blood, such as parents, grandparents, grandchildren, children, brothers, sisters and their children.

1 <sup>st</sup> Key Card	FREE
2 <sup>nd</sup> and all other key card	\$25
2. Fines	
Loaning your key out to a non-member	Membership revoked
In the Swimming Pool after hours	1 <sup>st</sup> offense \$100 2 <sup>nd</sup> offense \$200
Children under 12 not accompanied by an adult	\$100 per child and suspended from use of pool for two weeks
Pets in the Pool Area	\$100
Improper cleaning after pool gatherings	\$100+ cost to clean

We appreciate your cooperation with the rules and policies for the River Club and the pool area. We hope you enjoy the pool and all of Coosaw Point's amenities. We are very proud of our community and want everyone to enjoy being a part of it. It takes working together to protect our values, our investments, and the harmony of our community. Following these rules will help us achieve these goals.

If you have any questions, please feel free to call Roger or Renee at the River Club, 843-522-0041.

## **Coosaw Point Boat Basin**

The Boat Basin is for the use of any member in good standing of the Coosaw Point River Club. We are very fortunate to have the availability of not only day dockage, but also a boat ramp. Due to limited space and the growing number of boaters, we ask for everyone to abide by the following guidelines:

- The boat basin facilities are for the use of members and authorized guests only. Members must accompany all guests.
- Discharge of oil, fuel and other refuse and human waster at the dock or in the channel is prohibited by state law.
- Dockage is on a first come, first serve basis.
- Boats shall not be left in the water for an extended period; this is only a day dock.
- Please remove all your trash and debris when you leave.
- Boats may not be stored in resident's yards.
  - a. Warning letter giving 5 business days to remove.
  - b. After 5 business days and the boat is still not removed - \$100 fine; then \$100 fine for each additional week boat is not removed.
  - c. Second offense \$200 fines per schedule b. above
  - d. Third offense \$300 fines per schedule b. above.
- Boats in Basin for extended periods over 24 hours
  - a. First offense warning letter
  - b. Second offense \$50 fine
  - c. Third offense \$100 fine

## **The Tennis and Pickleball Courts**

The tennis/pickleball courts are for the use of our members and invited guests. We appreciate your cooperation with the following rules:

- No children under the age of 12 are allowed on the courts without an adult.
- No pets are allowed on the tennis courts.
- A member must accompany all guests.
- Please turn off all lights prior to leaving.
- Proper tennis attire should be worn when playing tennis. Only tennis shoes are allowed on the courts.
- Bikes, skateboards, roller blades, roller skates, etc. are **not** allowed on the tennis courts.



## MISCELLANEOUS

- Pets – If you have a problem with your neighbors' dog(s) please address your neighbor and try and work it out.
- Golf Carts – It is the responsibility of parents to control the use and safety of golf carts operated by children.
- Children under the age of 13 are not to operate golf carts without an adult. Gas powered scooters, golf carts or four wheelers are not allowed on the roads of Coosaw Point. You must be licensed to operate a golf cart in the neighborhood unless with a parent or guardian.
- Guns – BB and pellet guns are not permitted in the developed areas of Coosaw Point. The discharge of any firearms is prohibited except for animal control by the Developer.
- All golf carts, boats and trailers must be registered with the Coosaw Point office and a release of liability form must be signed. A vehicle sticker will be provided for each registration and must be displayed on the vehicle.

*The rules and regulations are subject to change at the sole discretion of the Coosaw Point Property Owners Association Board of Directors.*

### **Coosaw Point River Club Membership and Rental Fees**

1. Coosaw Point Association Dues – Determined by annual budgets
2. River Club Rental for Residents and their immediate family only & Non-Residents – To discuss rates and availability, please visit our website at <https://www.coosawpoint.com/weddings-events>
3. Associate Memberships are currently available only for families renting a garage apartment in Coosaw Point - \$1500
4. Boat Storage - \$50 per month

*Membership, fees and rules are subject to change at the sole discretion of the Coosaw Point Property Owners Association Board of Directors.*