

White Rock Mountain Retreat Property Owners Association



The Lodge Procedures, Rules and Regulations

March 2022

Rules and Regulations

1. ELIGIBLE USE

A. The Alleghany Lodge shall be for the use of the White Rock Mountain Retreat property owners in good standing. A Retreat Property Owner who is in good standing is defined as being current in their assessment account and having no outstanding infractions of the restrictive covenants or architectural/maintenance rules/regulations on their lot.

2. General Conditions of Use

A. Children under the age of 5 must be accompanied by a responsible adult being at least 16 years of age. They must physically stay with that child or children at all times in the Alleghany Lodge.

B. Children between the ages of 5-10 must be accompanied by a responsible adult being at least 16 years of age.

C. Children between the ages of 11-15 may be unaccompanied in the Alleghany Lodge, but have restrictions on what amenities they may use.

D. Any Member or Guest over the age of 16 may use the Alleghany Lodge and all its amenities unrestricted.

E. Under no circumstances shall chairs, tables, or other equipment belonging to the White Rock Mountain Retreat Property Owners Association (WRMRPOA) be removed from the Alleghany Lodge.

F. Absolutely no objects such as nails, tacks, scotch tape, or substances which cause permanent damage, shall be affixed to the walls, ceilings, or window surfaces. Under no circumstances is silly string allowed in or near the Alleghany Lodge.

G. Paints, acids, and all other supplies and materials which present a potential for damage are prohibited.

H. All personal property of the Property Owner and excessive refuse shall be removed from the Alleghany Lodge at the conclusion of their use.

I. The Property Owner is responsible for knowing the location of, and proper use of the Alleghany Lodge's Fire Extinguishers.

J. Use of candles other than cake candles are prohibited in the Alleghany Lodge.

K. Smoking is prohibited in the Alleghany Lodge.

L. Parking is restricted to the designated parking area.

M. No pets or animals are allowed in the Alleghany Lodge, except for service dogs.

N. Dry yourself and or your child off before entering the Alleghany Lodge from the pool to use the restrooms. Wet swimwear is not permitted on the main floor nor the upper floor.

3. THE SAUNA, JACUZZI, AND STEAM ROOM

A. Any person under the age of 16 must be accompanied by a responsible adult being at least 16 years of age to use these amenities.

4. THE INDOOR AND OUTDOOR FIREPLACES

A. Anyone over the age of 16 may use the indoor and outdoor fireplaces. The fireplace must be tended to at all times, and shall be extinguished prior to leaving the Alleghany Lodge.

5. THE KITCHEN AND BAR AREAS

A. Property Owners and their guests may use the kitchen and bar areas and agree to return the kitchen and bar areas to the condition in which it was prior to their use. If food or garbage is generated, the Property Owner and or Guests must remove the trash and take it with them for proper disposal so as to minimize pest infestations.

6. POOL TABLE, TELEVISION, Office, BOOKS, GAMES OR THE LIKE

A. These amenities are provided for the Property Owners and their Guests. Please be respectful of others while using these amenities and return them to the condition in which you found them.

5. THE INTERNET

A. Any Property Owner in good standing or their guests may access the provided internet service at no additional charge. The Password will be posted in the Office area of the Alleghany Lodge.

6. IN THE EVENT OF DAMAGE

The Property Owner is responsible for clean-up, damage, breakage, and inconvenience that may be caused during their use of the Alleghany Lodge, notwithstanding normal wear and tear of equipment, furniture and fixtures. WRMRPOA reserves the

right to levy an assessment to their POA account in the event there is not a satisfactory remedy for such damage or breakage.

7. LIABILITY

WRMRPOA, its Directors, officers and employees assume no responsibility for the person or property of anyone using the Alleghany Lodge. The Property Owner and guests agree to indemnify WRMRPOA, its Directors, officers and employees harmless from and against any and all liability, damage, expense, cause of action, suits, claims or judgements arising from or related to injury to persons or property occurring in or about the Lodge and upon adjoining sidewalks, streets or ways which may arise from the WRMRPOA ownership and management of the Alleghany Lodge.

8. RESERVING THE ALLEGHANY LODGE

A. Any Property Owner in good standing may reserve the Lodge for functions. Please see the Reservation Request, and Reservation Agreement in the Documents section of WRMRPOA website. Go to kuester.com and log into your account. You will find the Documents section there. **Forward the completed Alleghany Lodge Request Form and Alleghany Lodge Reservation Agreements to the WRMRPOA Secretary at wrmrpoa@gmail.com.**

B. The Alleghany Lodge may not be reserved on these occasions so that all Members in good standing may enjoy the Allegheny Lodge with family and friends:

1. New Year's Day
2. St. Patrick's Day
3. Easter Sunday
4. Memorial Day
5. Fourth of July
6. Labor Day
7. Thanksgiving Day
8. Christmas
9. New Year's Eve