



Governors Towne Club HOA, Inc.

GTC Amenities Policy Terms and Conditions (To include the Play park, Baseball field and Basketball Court)

GTC HOA Board Approved July 2025

The following are the terms and conditions that the GTC Board of Directors has established for all GTC Amenities to include but not limited to the Play park, the Baseball Field and the Basketball court for Residents and any GTC Resident affiliated function.

You must be a Resident of GTC and in good standing with the HOA to reserve any amenity in GTC. Nonresidents are not allowed to reserve or use the amenities for any reason at any time as these privileges are only for Residents of GTC in good standing. You assume all risks for your family, guests and other individuals involved during the use of GTC amenities.

The following are the terms and conditions that the Board of Directors has established for resident use of the Governors Towne Club Home Owners' Association amenities:

- The HOA encourages all of our resident families to use our amenities at **No Charge** and **At Any Time** to gather as long as it is non-exclusive. We ask that you make sure trash is disposed of in the proper receptacles.
- Residents may use any amenity at any time and the areas must be "shared in use" without one group abusing majority of use. There is no expectation of exclusivity unless you reserve the amenity.
- Residents may reserve HOA amenities for desired events and activities approved by the HOA Board.
- **For exclusive use** of any amenity **You Must Complete and Return** the "Reservation and Usage Agreement Form" before any desired reservation, for approval by the HOA Board. You will be contacted with approval or disapproval.
- You, **the Resident**, must always be present and responsible for any activities, any Non-Residents and any minors in your group. **NO EXCEPTIONS.**
- There will be **NO** organized games or scrimmages on the Baseball field or Basketball Court. These areas are for HOA Resident use only.
- Should any damages occur to any amenities or for failure to clean/maintain the amenities, the resident will be fined and the charge added to the resident's

account. Reasonable efforts will be made to make the resident aware and allow for resolution by the resident before their account is charged.

- **Residents who bring groups of NON-RESIDENTS over 5 people to any amenity and do not reserve the area are violating the spirit of this agreement and may be fined.**
- The amenities will be monitored and any violation of the above policy will be asked to leave immediately and any residents will be fined for violation of the reservation rules.

Exclusive use Procedures, Fees and Fines

- Complete and return the “Reservation and Usage Agreement Form.”
- There will be a \$275 per event charge for each reservation of an amenity. A payment will be required on file for reservation and made payable to Governors Towne Club HOA. (see GTC Schedule of Fines and Fees Policy)
- Failure to pick up trash or perform area maintenance will result in a \$200.00 cleaning fee billed to the Resident’s account. (see GTC Schedule of Fines and Fees Policy)

If you should have any questions, please contact the Association office at 770-966-7808.

You may drop off the payment for each reservation to the guardhouse, HOA Office.

You may drop off the completed forms for each reservation to the guardhouse or email it to the HOA manager econnor@cmacommunities.com