

**MAJOR PRINCIPLES AND REGULATIONS PERTAINING TO THE RELATIONSHIP
BETWEEN VOTING AT ANNUAL MEETINGS AND OBTAINING GATE KEYS AS WELL AS
ACCESSING AND USING THE AMENITIES AREA**

1. **LOT OWNERS** are eligible to cast one vote at Meetings of the Association for each lot that is registered in their names.
2. **LOT OWNERS** like All **RESIDENTS**, however, are entitled to **ONE Gate Key** per family from the association. They may purchase a **Second Key** but the Rules regarding access to the Amenities Area including the pool apply to the entire family and **NOT** to each Gate Key.
3. To have access to the Amenities Area **ALL** possessors of Gate Keys must be current with their **LOHA** dues and be in good standing.
4. **OWNERS OF MULTIPLE LOTS** lacking residences on them are **NOT ENTITLED TO ADDITIONAL Gate Keys** and/or additional guests. As in the case of all construction in Lochmere, Owners of Multiple Lots must receive the approval of the Loch mere Board to build residences on such multiple lots. Following the building of an approved residence on any such lot and its occupancy, however, such an occupied residential property will be entitled to a Gate Key. But if such a property is occupied by other than the owner, then the Lot Owner must decide whether the additional Gate Key will be made available to the occupant. But in no case can the Lot Owner and the non-owner occupant both have access to the Amenities Area on the basis of the same lot of the said residential property or improved lot. Such access privilege is mutually exclusive.
5. **Dependent Children** living with Owners/Residents are included within the definition of family and are eligible for access to the Amenities Area but children **UNDER THE AGE OF 14** must be accompanied by a **RESPONSIBLE Adult**.
6. **Grandchildren of Owners/Residents/** must be accompanied by one of the Grandparents who is an Owner/Resident in order to gain access to the Amenities Area.
7. **UP to two guests** may be permitted access to the Amenities Area but must be accompanied by one Adult Owner/Resident over the age of 18.
8. **Adult Owners/Residents** desiring use of the clubhouse and Amenities, and/or to include additional pool guest may either****
 - a) Consult the LHOA website, www.lochmerehoa.com, to review already scheduled events, complete an application for a party reservation on any "open date", and mail the form with a check for the appropriate deposit to the LHOA PO BOX
 - b) Call the LHOA at 423-586-6195 to request a "Party Reservation"

This request should be done at least 10 (TEN) business days prior to the desired date of the event. As of November 01, 2012, there is a \$100.00 deposit charged (\$65.00 is

refundable, and \$35.00 is retained as usage fee if the facilities are left clean, keys returned and there is no damage). Notice of cancellation must be received 72 hours prior to the scheduled event date to receive a 100% refund. There is not a charge for using the grounds, but owners with more than two guests who wish to utilize the common grounds are required to follow the guidelines for a party reservation. USAGE FEES apply only for using the clubhouse or pool. Parties greater than 30 attendees REQUIRE strict approval from the LHOA Board regardless of whether or not the pool or clubhouse has been used.

PLEASE NOTE THAT PARTY RESERVATIONS DO NOT ENTITLE THE USER EXCLUSIVE USE OF THE POOL AND/OR AMENITIES.

PLEASE NOTE THAT POOL SECURITY HOURS WILL BE 1:00 p.m. to 9:00 p.m. Monday thru Sunday. Pool Parties which are scheduled within regular Pool Security timeframes will not be accessed an additional fee. Pool Parties which require additional hours of coverage (outside the regular Pool Security timeframe) will be charged an additional \$15 per hour for each hour and any portion of an hour which exceeds fifteen minutes.

**By order of the Lochmere Board of Directors
Revised for clarification 08/21/2015 & 03/15/17**