

# **Hot Springs Village Arkansas Property Owners' Association**

## **General Rules & Regulations**



# Hot Springs Village Property Owners' Association General Rules & Regulations

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# Hot Springs Village Property Owners' Association

## General Rules & Regulations

The purpose of this information is to familiarize Members and guests with the general rules and regulations that govern the use of Hot Springs Village Property Owners' Association (POA) facilities and services. A complete list of POA policies is available on the website at [explorethevillage.com](http://explorethevillage.com).

### 1.0 GENERAL

#### 1.1 Entrances to Hot Springs Village

Authorized persons include members, authorized guests, service employees and contractors or those conducting business with professional services. Members may make gate reservations for authorized visitors any time up to ten days prior to arrival through the Member Portal of our website at [www.explorethevillage.com/members](http://www.explorethevillage.com/members) or by calling the West Gate at 501.922.1640, or East Gate at 501.922.5015.

#### 1.2 Identification Cards & Passes

- a. Persons entering Hot Springs Village and/or using POA amenities will be required to show current identification as requested by any POA employee. Identification may be in the form of:
  - i. A member card
  - ii. A member dependent card
  - iii. A family member photo ID card
  - iv. A temporary dependent card (under 16 years of age)
  - v. A visitor card
  - vi. A work pass
  - vii. A POA vehicle dash pass or decal
  - viii. Other identification as requested
- b. Members may submit information to the POA Administration office for Visitor Cards. Members are responsible for the conduct and actions of their guests.

#### 1.3 Traffic Control

Motor vehicle operators are required to observe all laws in accordance with the State of Arkansas including observation of all speed limits, traffic lights, and signs posted in Hot Springs Village. Arkansas Motor Vehicle Traffic Laws apply, and citations may be issued for violations. The speed limit in Hot Springs Village is 30 mph unless otherwise posted. All vehicles operating on Hot Springs Village roadways shall conform to state regulations relative to lights and horsepower.

#### 1.4 Fire Regulations

Open burning is prohibited in Hot Springs Village unless specifically approved, in writing, by the Hot Springs Village Fire Department. Normal and acceptable methods of outdoor grilling/cooking are permitted in commercially acquired cooking appliances or an outdoor cooking or

heating structure that has been approved by the Architectural Control Committee (ACC). Use of outdoor recreational fire pits requires a permit issued by the Fire Department.

### **1.5 Litter Control**

State fines for littering are applicable to violators under Arkansas Code 8-6-401.

### **1.6 Common Property**

The Common Property of Hot Springs Village including, but not limited to, green belt areas, roadways, road rights-of-way, lakes, driveways, golf courses and all other amenities and facilities, is available for the use and enjoyment of all members of the POA, and their guests. The Common Property, Forest & Wildlife policy regulates landscaping, construction, and encroachments on common property of Hot Springs Village. Unauthorized depositing of leaves, litter, debris, or other material onto common property is prohibited.

### **1.7 Solicitation**

Solicitation by non-profit organizations at manned and unmanned gates is allowed with approved permit from the Permitting and Inspections office. All other solicitation is prohibited on POA property without General Manger approval.

### **1.8 Pets**

Dogs shall be under owner control at all times so as not to be a nuisance or hazard to others in accordance with Garland and Saline County ordinances. Dogs must be registered at the POA Administration office. The registration fee includes an identification tag for your dog.

### **1.9 Fireworks Regulations**

Private use of fireworks is prohibited.

### **1.10 Hunting Regulations**

Hunting with firearms or archery equipment is prohibited within the area of Hot Springs Village, unless as a part of a POA approved, organized urban hunt.

### **1.11 County Ordinances**

Ordinances regulating animal control, noise, and exterior maintenance of property within Hot Springs Village have been enacted by the Garland and Saline County Quorum Courts. For a complete copy of the ordinances, please visit our website at [www.explorethevillage.com/governance/governing-documents](http://www.explorethevillage.com/governance/governing-documents).

## **2.0 COMPLIANCE**

The Code Enforcement division of the POA is the enforcing agency for violations of POA policies, rules and regulations, and other published governing documents.

## **2.1 Storage of Vehicles on Residential Property**

- a. All vehicles must be in working condition and display a valid license plate. Non-family vehicles are subject to additional restrictions and include the following vehicle types:
  - i. Buses, box and utility trucks, pickup trucks, and vans over 6,000 lb. G.V.W., construction equipment, commercial vehicles, recreation vehicles, motor homes, campers, boats, trailers, and similar non-family vehicles.
  - ii. Vehicles not normally or customarily used for personal or family transport
- b. Non-family vehicles are subject to the following:
  - i. Vehicles may be parked in a residential driveway for up to 72 hours in any 30-day period for the sole purpose of loading, unloading, cleaning, or servicing the vehicle.

## **2.2 Vehicles Parking on Streets and Common Property**

- a. Non-family vehicles may not be parked on the street, except for vehicles actively servicing an adjacent residence or business.
- b. Parking of family vehicles is permitted on streets with designated on-street parking areas, subject to the following:
  - i. Parking does not impede the flow of traffic.
  - ii. Parking has been approved by the Public Safety Department and Compliance Division.
  - iii. No vehicle may display “For Sale” or “For Lease” signs
- c. Family vehicles, excluding golf cart trailers, may be parked within road rights-of-way, excluding arterials and collectors, where no on-street parking lane exists for guest overflow.
- d. Parking on common property is prohibited except at designated trailheads and parking lots, only for the duration of use of common property facilities. If a vehicle is deemed to pose a hazard to public safety, the ranking police officer in charge is authorized to have the vehicle towed.

## **2.3 Exterior Property Premises**

- a. Exterior property premises must be maintained free from hazardous conditions, building materials (other than active construction sites), appliances, household items, rubbish, garbage, debris, and similar items, including at yards, sidewalks, driveways, carports, porches, walkways, stairs, parking spaces, and similar areas not completely enclosed.
- b. The following items are prohibited within front and side yards and within 20 feet of golf courses and lakes:
  - i. Items covered with tarps, which are further restricted from the rear yard of lots abutting golf courses and lakes
  - ii. Vegetable gardens
  - iii. Stacks of firewood, except in a side yard in a finished firewood rack or enclosure designed for storing firewood
  - iv. Playground equipment
  - v. Swimming pools and hot tubs

- vi. Gazebos
  - vii. Containment fences
  - viii. Storage sheds, which are further restricted from the rear yard of lots abutting golf courses and lakes
- c. Excess yard items or items considered not aesthetically pleasing or that devalues neighboring properties will be submitted to the ACC as a compliance case for review and approval or denial.
  - d. No dumping is allowed on the properties (as defined in Declarations, Article 1, Section 1 b).
  - e. Exterior lighting affecting other properties may be considered a nuisance violation.

### **3.0 PERMITTING & INSPECTIONS**

The Permitting & Inspections Division issues and monitors all residential and commercial building permits. Permits are required for: commercial buildings, churches, new homes, alterations and/or additions to commercial, churches or existing homes (including roofing, electrical, plumbing, and heating & air), decks, covered decks, enclosing existing decks, attached or detached garage, irrigations systems, propane tanks, seawalls, boat docks, swimming pools, storage buildings, solar panels, landscaping, signs, in-home businesses, common property permits (general clean up, selective cutting and or pruning of large healthy trees, and shaping under and around boat docks and lakefront property line). Detailed rules and regulations and more information are available in the Permitting & Inspections Department in the POA Administration Building, or by calling 501.922.5559.

#### **3.1 Docks, Swim Decks, Boat Slips and Piers**

- a. One waterfront structure is permitted per lakefront lot. For safety reasons, all waterfront structures must have an address sign mounted on the structure in a location facing the lake and approved by the Lakes Manager. Signs must be purchased from the POA to ensure consistency and visibility.
- b. Docks in townhouse areas are subject to the following:
  - i. One structure is allowed for each townhouse unit that fronts the lake.
  - ii. ACC may require boat docks to be consolidated into one dock with multiple slips.
  - iii. Docks must be located directly in front of the individual townhouse unit and kept 20 feet from adjoining property lines.
  - iv. Dock and townhouse ownership are linked and transferred together.
  - v. Enclosed boat docks, decks, or slips are prohibited.
- c. Lighting and electrical are subject to the following:
  - i. Boat docks with electrical wiring must post electrical shock hazard risk signage, in accordance with Arkansas State Statutes.
  - ii. Lights must be pointed downward and be shielded to prevent bulb visibility within 50 feet of the lake side of the structure and not beyond property lines.
- d. Permanent boat docks, decks, and piers are subject to the following:
  - i. Structures must be 20 feet from adjoining property lines and extensions of property lines into the lake.
  - ii. Structures are limited to 28 feet in length from the property line.
  - iii. Structures must not interfere with access to existing docks.

- iv. Congested Coves: To allow for adequate boat passage between existing and future docks, all boat dock locations must be established with consideration for present and future property owners, and as directed by the ACC. The maximum extension is twenty (20) feet or 33.3% of the width of the water, whichever is less. A minimum of twenty-five (25) feet of water must be maintained at all times between boat docks on opposite shores. Considering the mandatory clearances, it may be necessary to build a boat slip instead of a boat dock.
- v. Boat slips may be cut into the shoreline or extended into the lake but must be located a minimum of 15 feet from adjoining property lines and approval from developer is required.
- e. Floating boat docks and decks are subject to the following:
  - i. The design must allow for the rise and fall of lake levels.
  - ii. The design must incorporate an encapsulated polyethylene shell.
  - iii. Metal roofs are allowed in earth tone colors only.
- f. The following modifications or conditions require conformance with POA requirements:
  - i. Additions or changes to the existing dock or deck size, configuration, or location
  - ii. Changes or repairs to the flotation system, including the dock structural elements attached to the system
  - iii. Changes or additions of roof coverings and their associated structural elements
  - iv. Changes or additions to accessories, including manual or electrical boat lift systems
  - v. Occurrence of visible deterioration of the existing flotation system, which could result in environmental contamination of the lake
  - vi. Moving a dock from one location or lot to another

### **3.2 Fencing and Screening**

Fencing and walls within frontage yards are limited.

- a. Border garden fencing does not require a permit and is limited as follows:
  - i. Border fencing is limited to 24 inches in height.
  - ii. Border fencing may not be used for containment.
  - iii. Materials should be wrought iron, coated aluminum, rigid plastic, or natural wood picket.
  - iv. Colors should be natural earth tones.
- b. The following above-ground fencing is prohibited:
  - i. Electric, barbed wire, razor wire, hog wire, rolled wire, or other types of hazardous fencing
  - ii. Any wire smaller in size than 12 gauge and wire mesh fencing
  - iii. Galvanized or painted metal wire fencing
- c. Chain link fencing:
  - i. In Commercial zones, the ACC may permit vinyl covered chain link on a case-by-case basis, set back a minimum of 20 feet from streets, paths, and common property.
  - ii. The ACC may permit the use of vinyl-covered chain link, black, green, or brown in color, in residential zones.
- d. Fence and wall height are limited as follows:
  - i. Fencing along golf courses and lakes must be black or bronze decorative metal or wrought iron, set back 20 feet from the rear property line, and limited to 5 feet in height.



- ii. In all residential areas, fencing is limited to a maximum of 5 feet in height.
- e. Fence and wall materials are limited as follows:
  - i. Metal and iron fencing must be black or bronze.
  - ii. Wood slats must be between 3.5 and 5.5 inches wide, with spaces equal to the slat width or shadow box style.
  - iii. Commercial fencing will be evaluated on a case-by-case basis.
  - iv. Privacy fences are not allowed except in Commercial settings for screening.

### **3.3 Landscaping**

The standards of this section apply to all landscaped areas.

- a. Time of Permit Application and Installation: Must be issued within one year of completion of new home and issuance of Certificate of Occupancy.
- b. Site Development Landscape Standards:
  - i. Landscaping is required on all developed properties.
  - ii. Landscape plans are evaluated on a case by case basis.
- c. Irrigation System: Pumps in lakes require a permit and must be covered or screened, as approved by the Lakes Manager and ACC, and identified with electrical hazard signage as approved by the ACC. The Waiver of Liability and Indemnity Agreement must be included with the permit if the irrigation system is lake-based.
- d. Landscape Materials: For recommended plants and trees that are known to do well in this planting zone, see Men's Village Garden Club website at [www.mensvillagegardenclub.com](http://www.mensvillagegardenclub.com).

### **3.4 Outbuildings and Storage Sheds**

- a. Outbuildings, storage structures, and sheds should match the wall and roof style, color, and material of the primary dwelling.
- b. Pre-built storage or outbuildings are reviewed on a case-by-case basis by the ACC.
- c. Storage and outbuildings on lakefront or golf-facing lots, except freestanding garages, are reviewed by the ACC on a case-by-case basis.

### **3.5 Signs**

#### **3.5.1 Garage Sale, Yard Sale, Estate Sale Signs**

- a. Signs and stakes provided by the permitting and inspections department must be used, limited to 5 signs per sale.
- b. Signs are valid for 10 days from the date of sale and must not be reused.
- c. Signs may be erected 1 day prior to the sale and must be removed within 5 hours of the end of the sale.
- d. Signs must not be altered (other than writing in address of property).
- e. Signage is prohibited at the Hot Springs Village entrance gates, including:
- f. West Gate: On DeSoto Blvd., from Hwy 7 to San Fernando Road, and, up W. Villena Drive to Nevada Lane (1st street to the left).
- g. East Gate: from Hwy 5 to Elcano Drive
- h. Balboa Gate: On DeSoto Blvd., from Hwy 5 to Entereza Way.

- i. Glazy Peau Gate: On Estrella Way, from Warren Watson Road to Mazarron Drive, and, on Mazarron Drive South to Pyrenees Way and North to Jalisco Circle.
- j. Danville Gate: On access road, from Balearic to the west side of Danville Road.
- k. Cortez Gate: On Cortez, from Cortez Road to Cortez Gate.
- l. Hot Springs Village follows all safety protocols as issued by the Arkansas Department of Health concerning COVID-19. It is your responsibility to determine what protocols are applicable for the type of estate / garage sale being held. A complete list of protocols can be found at <https://www.healthy.arkansas.gov/programs-services/topics/novel-coronavirus>.

### 3.5.2 Exempted Signs

*(signs in this section do not require a permit when all associated regulations are followed)*

- a. Changing copy, maintaining, or repainting an existing sign is exempt, provided structural and electrical changes are not made without a permit.
- b. Signs erected entirely within the confines of a commercial site, provided the sign cannot be viewed from streets or common property, are exempt.
- c. Address and Residential Identification Signs
  - i. Any identification sign at the entrance of a single-family residence or affixed to a mailbox, such as a sign which bears only the street number, mailbox number, or name of the occupant of the premises.
  - ii. Identification signs are limited to a maximum size of one (1) square foot.
- d. Political Signs / Political Flags
 

Political signs must conform with the following requirements:

  - i. Political signs are limited to three (3) square feet and may not exceed 30 inches above grade.
  - ii. Political signs and flags may be erected 30 days prior to the advertised election date and must be removed within 5 days of the advertised election date.
  - iii. One sign per candidate or referendum item is permitted per lot, up to three (3) signs total, except at any building being used as polling place.
- e. Official Signs
  - i. Any sign erected by the Hot Springs Village POA, Garland or Saline counties, or federal government.
  - ii. Public utility and traffic signs.
- f. Residential Construction Signs
  - i. Signage may only identify contractor or subcontractor name, address, phone number, and license number.
  - ii. The contractor is allowed one (1) sign with a maximum area of four (4) square feet.
  - iii. Each subcontractor is allowed one (1) sign with a maximum area of four (4) square feet.
  - iv. Signs may only be erected after a building permit has been issued.
  - v. Signage must be removed within 5 days of the final inspection.
- g. Residential Rental and For Sale Signs
 

Subject to the following:

- i. One sign may be attached to the house or fastened to a stake mounted in the yard and one additional sign facing a golf course or lake frontage.
  - ii. Short term rental signs may be permanently attached to the house, signs mounted in yards must be removed once the house is rented for a 60-day period or longer.
  - iii. Rental Signs are limited to one (1) square foot in area.
  - iv. Residential Real Estate for sale signs are limited to four (4) square feet in area.
  - v. Residential Real Estate for sale signs must be removed within 7 days of closing.
- h. Warning and Instructional Signs
- i. Any warning sign, non-advertising signs (e.g. “no trespassing,” “no dumping”), or non-advertising symbol which pertains to the parcel of property upon which it is located, provided any such sign does not exceed 4 square feet in copy area and is not illuminated.
  - ii. Any special instruction sign (e.g. “open,” “closed,” “hours of business,” “no smoking”) provided any such sign does not exceed 2 square feet in copy area
- i. Miscellaneous Signs
- i. Any memorial sign, gravestone, or commemorative plaque.
  - ii. Any generic, architectural feature that is designed, integrated, and constructed as part of a building.

### **3.5.3 Prohibited Signs and Sign Locations**

- a. In-home business signage is prohibited in all residential zones.
- b. Billboards
- c. Any sign advertising products or articles that are not manufactured, assembled, processed, repaired, or for services sold on the premises
- d. Two or more signs that convey a single, cumulative advertising message, part of which is contained on each sign in the series
- e. Animated, Moveable, or Inflatable Signs
- f. Any sign that simulates emergency lights on emergency vehicles, traffic-control signals, or devices
- g. Any sign that uses an intermittent light or lights, including flashing lights, beach lights, strobe lights, rotating beacons, chasing lights, or zip lights
- h. Any permanent sign that is wind or power-operated including flags, streamers, pinwheels, balloons, and feather flags
- i. Electronic Message Center signs except where permitted by variance through the ACC
- j. Temporary signs at street intersections are limited to 30 inches in height within a triangle measured 30 feet from the intersection along each right-of-way.
- k. No permanent sign may be located within a triangle measured 30 feet from the intersection along each right-of-way.
- l. No signs may be located in a way that causes a hazard to pedestrian or vehicular traffic.
- m. Signage is prohibited at the Hot Springs Village entrance gates, including:
  - i. West Gate: On DeSoto Blvd., from Hwy 7 to San Fernando Road, and up W. Villena Drive to Nevada Lane (1st street to the left)
  - ii. East Gate: On DeSoto Blvd., from Hwy 5 to Entereza Way

- iii. Glazy Peau Gate: On Estrella Way, from Warren Watson Road to Mazarron Drive, and, on Mazarron Drive South to Pyrenees Way and North to Jalisco Circle
- iv. Danville Gate: On access road, from Balearic to the west side of Danville Road
- v. Cortez Gate: On Cortez, from Cortez Road to Cortez Gate

### 3.5.4 Temporary Signs

*Off-premises* signs for businesses holding a single special event

- a. Businesses holding one special event per year seeking signage should apply for a permit 2 months prior to the event.
- b. Temporary event signage for a special event may be erected 3 days prior to the event and must be removed within 24 hours of event completion.
- c. Businesses seeking temporary event signage are limited to a maximum of five (5) A-Frame ground signs.
- d. All signs located in road rights-of-way must be approved by the Public Works Department.
- e. Signs for organizations holding multiple annual events
  - i. Organizations holding multiple annual events, including special and regular events, require an annual permit, submitted by January 31 of the current year. Permit application must include date and name of each special event.
  - ii. Organizations holding up to 3 special events (Maximum) per year seeking signage should apply for a permit 2 months prior to the event.
  - iii. Organizations seeking temporary event signage may be erected 3 days prior to the event and must be removed within 24 hours of event completion.
  - iv. Organizations seeking special event signage are limited to A-Frame ground signs and yard signs. subject to the following requirements:
    - 1. Up to five (5) signs are allowed per event, four (4) of which may be located on property other than the property where the event is being held.
    - 2. All signs located in road rights-of-way must be approved by the Public Works Department.

### 3.5.5 Permitted Signs (a permit is required for all signs in this section)

- a. General – Signs must conform with the following standards:
  - i. Exterior signs must be made of durable, weather resistant materials.
  - ii. No sign, once approved, may be moved, or altered without additional approval, excluding maintenance or repainting required to restore a sign to its original, approved condition.
  - iii. Signage must be earth-toned
  - iv. Signs located along streets must be a minimum of two (2) feet from a curb, ramp, driveway, light pole, street sign, or fire hydrant.
  - v. Internal sign illumination is limited to window and wall signs within storefronts.
  - vi. Light sources must be mounted, shielded, and pointed towards the sign face to eliminate spill-over glare onto any adjacent streets, properties, or skyward.
  - vii. Exposed bulbs or lamps must not exceed the equivalent of 25 watts of incandescent light.
- b. Commercial Electronic Message Center Signs

- i. EMC signs are permitted for use on ground signs for Churches and POA facilities.
  - ii. Each image must remain static for a minimum of eight seconds.
  - iii. Transitions must be instantaneous, without intervening flashing, animation, or movement of any kind.
  - iv. Signs must be equipped with automatic dimming technology.
  - v. Signs must not exceed 0.3 foot-candles above ambient light measured at a distance of 200 feet.
- c. Commercial Band Signs
  - i. Band signs may be located above tenant storefronts, below second story windows, and beneath the building cornice or coping.
  - ii. Band sign copy must be at least six (6) inches from building corners.
- d. Commercial Banner Signs
  - i. Banner signs must be made of flexible materials such as cloth, canvas, and vinyl.
  - ii. Banner signs may be hung on the side of a building or suspended from a portion of a building structure.
- e. Commercial Construction Signs
  - i. Signs are limited to identification of the architect, contractor, sub-contractor, landscaper, and financier.
  - ii. Signs must be removed within 5 days of the final inspection.
  - iii. Signs may only be erected after a building permit has been issued.
  - iv. Signage must not be above four (4) feet from street grade.
- f. Commercial Corner Signs
  - i. Corner signs are only permitted at building corners where each facade is along a street.
  - ii. Corner signs may extend up to six (6) feet above parapets.
- g. Commercial Ground Signs
  - i. Ground signs are limited to the following locations:
    - 1. Side street lot lines
    - 2. Front lot lines for churches and POA facilities only
  - ii. The bottom of the sign must be within two (2) feet of grade.
  - iii. Ground signs must be set back a minimum of ten (10) feet from property lines.
- h. Commercial Projecting Signs
  - i. Projecting signs must be erected on a wall of a building.
  - ii. Projecting signs may project up to four (4) feet from the wall of the building on which it is erected.
- i. Open House and Model Home Signs
 

An annual permit is required for real estate companies holding multiple open houses throughout the year.

  - i. A single use permit is required for open houses being held for sale by owner.
  - ii. Signs must be free-standing on a stake or frame.
  - iii. The business name must be identified on signs with minimum of two (2)-inch copy.
  - iv. Balloons, streamers, feathers, and other types of decoration may not be used.

- v. Signs are allowed for 3 consecutive days in any one 7-day period.
- vi. Up to four (4) signs may be located off site.
- j. Commercial Window Signs
  - Window signs may be:
    - i. Letters painted directly on the window
    - ii. Hanging signs hung interior of the glass
    - iii. Vinyl appliqué letters applied to the window, consisting of individual letters or graphics with no visible background
- k. Commercial Yard Signs
  - Yard signs must be free standing and constructed using solid materials to prevent the sign from being destroyed or blown away.

### 3.5.6 General Sign Size and Zoning Restrictions

a. For Sale	Residential & Commercial Zones	3 square feet each side
b. Open House/Estate Sale/Model Home	Residential & Commercial Zones	3 square feet each side
c. A-Frame	Commercial Zones only	Maximum 9 square feet each side
d. Banner	Commercial Zones only	Size approved by ACC on a case-by-case basis
e. Canopy	Commercial Zones only	2 square feet per linear foot of shopfront
f. Commercial Construction	Commercial Zones only	Maximum 32 square feet
g. Corner	Commercial Zones only	Maximum 40 square feet
h. Ground	Commercial Zones only	36 square feet each side
i. Hanging	Commercial Zones only	6 square feet each side
j. Marquee	Commercial Zones only	Size approved by ACC on case by case basis
k. Mural	Commercial Zones only	Size and design approved by ACC case by case
l. Wall Sign	Commercial Zones only	3 square feet per linear foot
m. Yard Sign	Commercial Zones only	1 per 50 feet of frontage; 6 square feet each side

### 3.6 Holiday Decorations

Holiday decorations, holiday flags, streamers, and similar seasonal holiday items must be removed by the end of the month directly following the holiday.

### **3.7 Flags**

A flag of any nation, government, sports team, or non-political nonprofit organization which is flown from a permanent freestanding or wall-mounted flagpole or, with respect to the United States flag, must be flown in a manner acceptable for the display of the national ensign as set forth in the U.S. Flag Code.

### **3.8 Solar Energy Systems**

- a. Solar panels and solar roofs must be roof mounted.
- b. Solar panel trim must be either black or colored to match the roof and if facing the street, lakes or golf course, shall be low profile racking system (no grid type).
- c. Solar panels may not be located on street-facing roof slopes unless this is the only area where adequate sun is available to ensure functionality.
- d. Plans for solar roofs must specify the physical size of solar and non-solar units.
- e. Solar roofs must match in color, size, and shape for the entire roof area.
- f. Installers must inspect roof framing to ensure it is suited for the weight of the solar power installation.

### **3.9 Siding and Exterior Paint**

- a. Change of color requires a permit.
  - i. Color must be of earth tone. Earth tones are browns, tans, umber, brick red, terracotta, yellow ochre, warm grays, shades of green such as moss and trees, brown oranges, burnt sienna, whites, and some red browns, and some gray blues. Earth tone colors are muted and flat that emulate the natural colors found in dirt, moss, trees, and rocks.
- b. If no color change, no permit is required.

### **3.10 Tree Cutting**

- a. Permit required for the following:
  - i. Lots over ½ acre
  - ii. Anything over 3” diameter at breast height (DBH)
  - iii. Trees must be marked with paint or flagging, in conjunction with submitted plan, for onsite ACC review.
- a. No Permit required:
  - i. Lots ½ acre or less

### **3.11 Administrative Fines**

Pursuant to POA Declaration, Article VIII, Section 3, the POA has the ability to impose a monetary penalty for any single incident infraction as defined in its Protective Covenants and Rules and Regulations. Such infractions include temporary structures, obstructing lines of sight, installation of prohibited signs, obstructing easements, livestock, poultry and pets, parking on residential property and parking of commercial vehicles. In addition, fines may also be imposed for failure to obtain a required permit and failure to clean up site/right-of-way after completion of a landscaping job, pursuant to the violation of Architectural Control Committee Policy, Chapter 5, Article 1. Violators are subject to fines as established by the POA Board of Directors.

## **4.0 RECREATION GENERAL RULES**

The following general rules apply to all POA recreational amenities in Hot Springs Village. Enforcement shall be in accordance with Article VIII, Section 3, of the Declaration.

- a. Verbal abuse of POA personnel will not be tolerated.
- b. Users must register in the office or check-in area of a facility, or with an onsite representative of the department, present proper photo identification and pay the stated user fee, before using the facility, if applicable.
- c. Proper attire is required.
- d. The POA and its employees are not responsible for lost, damaged, or stolen articles.
- e. Users are expected to dispose of litter properly. Receptacles are provided at each facility and throughout Hot Springs Village.
- f. All facilities are non-smoking.

In addition to the regulations mentioned herein, special notices and rules may be posted at each recreation facility or amenity.

### **4.1 Golf Course Regulations**

The director of golf and staff serve as representatives of the POA and have full authority to enforce all rules and regulations, which relate to the operation of the golf facilities.

Each golfer must register individually in the golf shop, show proper ID and pay applicable fees before starting play.

Member Identification accepted:

- Current POA Issued Photo ID Membership card
- Current POA Issued Photo ID Family Card
- Current Temporary Membership card

Non-Member Identification Accepted:

- Tee Time Confirmation Notice
- A photo-bearing ID such as a driver's license must be presented.

Payers must retain receipt for duration of play and show to course officials upon request. Each golfer must have their own set of golf clubs and a golf bag.

Children 12 years of age and under must be accompanied by an adult in order to play.

Non-players under 18 years of age are permitted to accompany a parent/guardian in a golf cart; a spectator waiver must be signed by the parent or guardian. All non-players riding in a golf cart will be charged the applicable cart fee.



Golfers and non-players accompanying golfers must be attired in proper golf clothing while on Hot Springs Village golf facilities. Collared shirts, dress shorts and slacks are preferred. Men must wear shirts with sleeves at all times. Ladies must wear shirts or blouses that cover the midriff. Players stopping at the clubhouse during play for an abnormal length of time must obtain permission from the golf shop before continuing play.

Operators of both private and rented power golf carts must observe the posted cart rules of the day.

No more than two persons and/or two golf bags are permitted on a POA owned or a private golf cart during the course of play.

No person other than members of the POA golf professional staff, or person authorized pursuant to a contract with the POA, may provide golf lessons or actively solicit golf lessons to be given, at any POA golf facility.

Verbal abuse of golf shop personnel, tee-time reservation personnel, course marshal or golf maintenance personnel will not be tolerated. Enforcement and penalties shall be in accordance with the Declaration, Article VIII, Section 3 c.

**Current Tee Times:** Current times are defined as times available after the lottery runs up to 5 days before the date of play. Non- members may request tee times by calling the Central Tee Time office or the individual course golf shops up to 5 days before the date of play.

**Advanced Tee Times:** The POA maintains an advanced tee time reservation system. The advanced tee time system is intended to provide tee times for non-resident property owners and resident property owners with guests.

- Non-resident property owners may make tee times up to 90 days in advance and may also accompany their guests under the same stipulations; the maximum number of guests is 7 per booking, with a maximum of 2 bookings per day scheduled at least 4 hours apart. The member must play with their guests in order for their guest(s) to be eligible to receive discounted Accompanied Member Guest pricing.
- Public / Package golfers may make tee times in advance as directed by the Director of Golf in line with demand for the golf courses.
- 9-hole morning tee times can be scheduled after 12 p.m. the day before play, if space is available, by calling the golf shop or Central Tee Times directly. 9-hole tee times can be made at any time at Coronado Golf Club.

**Cancellations:** Cancellations must be made by 12:00 noon the day prior to the scheduled tee time. Cancellations may be made by calling any golf shop, Central Tee Time reservations, or via the Member Portal. Property owners not canceling a tee time by 12:00 p.m. will be charged with a no-show. Any property owner receiving three or more no shows will be suspended from the tee time

system.

All Shotgun Starts must be approved by the Golf Department.

**Tee Time Home Access:** The POA Golf Department offers property owners 24-hour access to schedule current, advanced and lottery tee time requests through the online member portal. Cancellations, player history, league sign-up and tee time display is also available.

#### **4.1.1 Golf - Rain Check Policy**

The POA provides for the issuance of a rain check to a player when inclement weather that did not exist at the start of play causes discontinuance of play. Rain checks will not be issued for other reasons unless specifically authorized by the director of golf.

- a. Rain checks for 18-hole rounds will be handled as follows:
  - i. An 18-hole rain check will be issued when play is stopped on holes 1, 2, 3, 4, or 5. A 9-hole rain check will be issued when play is stopped on holes 6, 7, 8, or 9. If a golfer has begun play on the tenth hole, no rain check will be issued.
- b. Rain checks for 9-hole rounds will be handled as follows:
  - i. A 9-hole rain check will be issued when play is stopped on holes 1, 2, or 3. If a golfer has begun play on the fourth hole, no rain check will be issued. Rain checks will not be issued for twilight play.

#### **4.1.2 Use of Private Golf Carts on Hot Springs Village Roadways**

All private golf carts/neighborhood electric vehicles must follow Hot Springs Village POA rules and regulations concerning carts, must be registered with the POA, and display current registration decal.

##### **Regulations:**

- a. Each vehicle shall be equipped with two, white mounted headlights, and one, red rear mounted taillight.
- b. Golf carts shall be equipped with an orange flag fastened to a pole at least seven feet above the ground.
- c. Each vehicle will be equipped with a rear-view mirror.
- d. Number of passengers should not exceed those recommended by the vehicle manufacturer.
- e. Automobiles and trucks have the right-of-way over golf carts. Pedestrians have the right-of-way over motorized vehicles.
- f. Golf carts shall not be operated on Hot Springs Village roads or sections thereof, designated by "Golf Carts Prohibited" signs. A complete list of regulations applicable to the operation of golf carts on Hot Springs Village roads and trails is listed on the website at [www.hsvpoa.org](http://www.hsvpoa.org) under Governance/Governing Documents/Policies Chapter 3, Article 8 Regulations Governing Use of Motorized Vehicles on Village Roads and Trails (Other than Autos and Trucks).

## 4.2 Lakes

### 4.2.1 Introduction

The lake rules and regulations are focused on ensuring a SAFE and COURTEOUS environment on Hot Springs Village Property Owners Association (HSVPOA) lakes for all users, as well as to protect our precious resources (specifically shorelines, docks, and seawalls of both private and common areas, marinas, beaches, launch ramps, spillways, etc.), and to minimize actions that drive lakes-related maintenance and repairs (such as dredging, rip-rap installation, weed abatement, water treatment, etc.).

- a. Lake use and boat launching areas are monitored by HSVPOA Police, HSVPOA Lakes Management and Compliance personnel, and Arkansas Game and Fish Commission.
- b. Penalties for non-compliance may include loss of member privileges and or monetary fines pursuant to HSVPOA Declaration, Bylaws, Protective Covenants, and Policy Guide.

### 4.2.2 General Regulations

- a. In addition to Hot Springs Village rules and regulations, all state and federal boating and fishing regulations apply to Hot Springs Village lakes.
- b. No boat, power or sail, in excess of 28 feet in length, shall be allowed on the lakes.
- c. The following watercraft, are not permitted on Hot Springs Village lakes:
  - i. Houseboats (watercraft used as living quarters) or any boats with toilet facilities; "unconventional craft," such as Personal Watercraft (PWC), jet skis, water bikes, wave runners, drag boats, hydroplanes, tunnel boats, power racing boats, and wake boats with filled ballast; or any motorboats without a muffler.
  - ii. Additionally, the use of any mechanical augmentations, or other methods, to generate or shape wakes is prohibited.
  - iii. No homemade modifications to boats will be allowed without the written approval of the HSVPOA Lakes and Permitting and Inspections Department.
  - iv. All boats must be maintained and kept in a seaworthy condition. Failure to maintain boats in good mechanical or physical condition shall be cause for removal from the slip upon written notice. These rules apply to all boats stored or used on any lake within Hot Springs Village.
  - v. The landing and takeoff of aircraft from Hot Springs Village lakes is prohibited.
  - vi. Persons under 12 years of age may not operate a boat powered by more than 10 HP except under the direct supervision of an adult.
  - vii. Persons operating a boat must obey all navigational aids (buoys, signs, etc.).
  - viii. The tying of boats to buoys is prohibited.
  - ix. It is against state law and HSVPOA Policy to move, displace, tamper with, damage or destroy any navigational aid. Violators are subject to prosecution and/or HSVPOA penalties.

### 4.2.3 Safety Regulations

- a. Overloading: No boat shall be loaded with persons or cargo to exceed the weight limits normally applied to a specific class or type of craft.
- b. All recreation boats, and POA equipment, must have one Personal Flotation Device (PFD) for each person on board, plus one throwable device on vessels 16 feet or longer.
- c. Children 12 years of age and younger must always wear a PFD while aboard a boat, except within the area enclosed by railings and only when the vessel is not underway.
- d. You are prohibited from operating any motorboat or other vessel or manipulating water skis or other devices, while under the influence of alcohol, a controlled substance, or both.
- e. Excessive noise after dark is prohibited.
- f. Firearms, air guns, pellet guns, bows and arrows, or other weapons are not allowed in or about any boat on the waters, shoreline, dock or launching ramp, of any lake in Hot Springs Village.
- g. All boats must be properly lighted between sunset and sunrise as prescribed by Arkansas State Law.
- h. Right-of-way:
  - i. Powerboats (over 7.5 HP) shall yield the right-of-way to sailboats, anchored boats, manually powered boats, motor powered boats (under 7.5 HP) and other craft, when necessary, to avoid risk of collision.
  - ii. Boats departing from docks, piers or ramps shall have right-of-way over all other watercraft approaching the structure. This applies within 100 feet of the dock, pier or ramp.
- i. Speed:
  - i. “No Wake Speed” is the speed at which a boat does not produce a wake, not to exceed 5 MPH. All travel within 100 feet of shorelines (including islands), designated recreation areas, dams, docks, piers, rafts, floats, or anchored boats must be at NO WAKE SPEED.
  - ii. Racing of boats on Hot Springs Village lakes is prohibited.
  - iii. Speed limits are as follows:

<b><u>Lake</u></b>	<b><u>Maximum Speed</u></b> (MPH)
Balboa	35
Coronado	30
Cortez	30
DeSoto	30
Granada – tubing only	20
Pineda – no water sports	20
Estrella – no water sports	No wake
Isabella – no water sports	No wake
Maria – no water sports	No wake
Segovia – no water sports	No wake - Electric powered trolling motors only
<u>Sophia – no water sports</u>	<u>No wake</u>
Lago	WATER RESERVOIR – NO PUBLIC ACCESS

#### **4.2.4 Towing Water Sports**

- a. Towing water sports (e.g., skiing, tubing, wake boarding, etc.) are allowed on Lakes Balboa, Coronado, Cortez, and Desoto in areas specifically marked for skiing. Tubing is allowed on Lake Granada in the main body of the lake.
  - i. Boats towing persons on water skis or similar devices must stay in the main body of water and NOT ENTER COVES, keeping the boat and towable 100 feet from the shoreline, docks, marina, launch ramps, floating markers, other craft and any areas so designated.
  - ii. Towing of empty tubes outside of designated ski areas is permissible only at NO WAKE speed.
  - iii. Wake surfing is prohibited.
- b. Boats towing persons on water skis or similar devices must have, in addition to the driver, an observer (at least 12 years of age) or a wide-angle mirror to observe the person being towed.
- c. All towing water sports traffic pattern must be in a counterclockwise direction.
- d. Towing water sports are permitted from ½ hour after sunrise until ½ hour before sunset.
- e. Boat operators and skiers must conform to all state and Coast Guard regulations pertaining to the operation of the boat and equipment such as belts, life preservers, tow ropes, etc.
- f. Parasailing is prohibited.

#### **4.2.5 Swimming**

- a. Swimming is not allowed near boat launching and storage areas.
- b. Swimming more than 100 feet from shore, or anchored boat, is not advisable.

#### **4.2.6 Fishing**

All rules and regulations of the Arkansas Game and Fish Commission apply to anyone fishing the lakes and streams of Hot Springs Village including, but not limited to the following:

- a. A valid Arkansas Fishing License is required by all persons 16 years of age or older who wish to fish. Local regulations relative to limits and size of fish caught may be adopted from time-to-time by the POA, and such regulations will be posted.
- b. Rod-and-reel fishing only.
- c. Trotline, limb line, yo-yo, jug fishing, hoop nets, or use of commercial nets is prohibited.
- d. Spear fishing and bowfishing are prohibited.

#### **4.2.7 Littering**

- a. No person shall deposit, place or throw from any boat, raft, dock, marina, shoreline, etc., any cans, paper, bottles, cigarette butts, shrubbery, trimmings, grass cuttings, leaves, weeds, tree limbs, garbage or general refuse, nor solid or liquid waste, into the waters of any Hot Springs Village lake, or into any drainages leading to lakes.
- b. Brush piles may be established for fish habitat under the direction of the Lakes Ecology & Fisheries Manager.
- c. The planting of aquatic plants is prohibited.

#### **4.2.8 Boat and Trailer Registration**

- a. Lake use is any boat (powered or unpowered) used in a Village lake, or any boat sitting upon or suspended above the lakes within HSV, or any boat trailer sitting within the parking area of any HSV boat launch area. Examples of powered boats include, but are not limited to aluminum and fiberglass fishing boats, ski boats, pontoons, sailboats with motors, etc. Examples of unpowered boats include, but are not limited to kayaks, canoes, paddle boats, paddle boards, Jon boats, row boats, sail boats without motors, etc.
- b. The HSVPOA requires all property owners to purchase and display an annual lake use decal on all boats (powered or unpowered) and trailers used on HSV lakes. Decals must be affixed to the boat before it is used on any HSV lake. Trailered boat access is limited to designated boat launch areas. Decals must be fixed to the transom of applicable boats, left of center and above the water line; left rear and above the water line of boats without a transom; and on the top of trailer tongues. Decals on boats that remain covered shall be fixed in the identified location and below the cover to be visible while the cover is in place.
- c. Any lake user that does not have an annual lake use decal is required to purchase a daily lake use permit, available at each boat ramp or the HSVPOA Administrative office. For extended temporary lake users, a 7-day lake use permit is available at the HSVPOA Administrative office. Failure to purchase decals or lake use permits will be considered noncompliance and is subject to suspension of privileges and/or fines.
- d. Long-term renters (defined as renters who have a lease of six months or longer) may purchase and display the same lake use decals available to property owners. To purchase a decal, the renter must present a copy of his or her lease. The fee will be established in the annual fee schedule as approved by the Board of Directors.
- e. Failure to properly display a decal may result in the suspension of privileges and an administrative fee. Failure to produce and display a daily or extended lake use permit will result in the violator being asked to purchase the registration or leave the lake.
- f. Work passes do not grant access to lakes for recreational use of any kind. This includes fishing from shore, beach access, or any other lake activity. Work pass holders that require lake access to complete a project for an owner can purchase daily lake use permits at each ramp. Violations may result in removal of work pass access, administrative fees, and could include complete revocation of work access.

#### **4.3 Beaches**

- a. No lifeguard on duty/swim at own risk.
- b. No pets allowed on the beach except service animals.
- c. Profanity will not be tolerated.
- d. No smoking.
- e. No glass containers.
- f. No loud music.
- g. Children cannot be left unattended.
- h. Stay within buoy area.
- i. Beach closes no later than sundown.
- j. Beach Patrol staff has the final authority.

## **4.4 Coronado Fitness Center**

Members and guests must comply with all rules and regulations, as posted at the facility. General rules and regulations include, but are not limited to the following:

- a. Glass containers are not allowed.
- b. Children under 13 years of age must be under responsible adult supervision at all times.

### **4.4.1 Water Areas**

- a. Proper swim attire is required. No cut-offs or street shoes.
- b. Shower before entering pool or whirlpool.
- c. Children who are not potty trained must wear swim diapers.
- d. Children must be 16 or older to be in the whirlpool room, whirlpool, steam room, or sauna.
- e. All guests using only the pool must wear a pool-issued, identification wrist band. Life vests, arm floatation devices and floats with seats for infants are permitted.
- f. Lifeguards have final authority.

### **4.4.2 Weight and Exercise Rooms**

- a. Children 13 through 15 years of age may use the weight room if they have completed an orientation program with Fitness Center staff. They must be accompanied by a responsible adult, 18 years of age or older, at all times.
- b. Shirts are required; closed-toe shoes that cannot slip off are required for use of all equipment and machines.
  - i. No wet swimsuits or pool shoes are allowed.
  - ii. No shoes that mark flooring are permitted.
  - iii. Water in non-breakable containers may be brought into the weight room; no food allowed.

## **4.5 Coronado Tennis Center**

Court reservations can be made by calling the Coronado Tennis Center at 501.922.5054, or online through the Total e portal on the POA website ExploreTheVillage.com. Proper tennis attire must be worn at all times.

To retain the integrity of the Coronado Tennis Center, tennis participants are expected to abide to the following requirements.

- a. Tennis attire is the standard. Shirts are required. Undershirts and cutoff jeans are not allowed.
- b. Tennis shoes made for playing tennis are required. Shoes with nubs that could dig into the clay are not permitted. Black soled shoes that could mark the hard courts are not permitted. Tennis courts are for playing tennis and tennis training only.
- c. For your protection, play is not permitted on the hard courts when wet, even slightly. For the protection of the clay courts, please leave immediately if they begin to hold water, either from rain or thawing after a freeze.
- d. No person other than members of the POA Tennis professional staff, or person authorized pursuant to a contract with the POA, may provide tennis lessons or actively solicit tennis lessons to be given, at any POA tennis facility.

#### **4.6 DeSoto Family Recreation Area**

For reasons of safety, no motorized vehicles are allowed beyond the miniature golf area, with the exception of maintenance equipment and vehicles for the disabled.

#### **4.7 Lawn Bowling and Croquet Green**

- a. Must purchase appropriate pass to participate.
- b. Knowledge of the games is required to play. Instruction is available through the lawn bowling club and croquet club.
- c. Flat-soled shoes (no heel) must be worn for play.
- d. A mat must be used and is provided.
- e. No food, drink or smoking allowed on the green.
- f. Pets are not allowed on the green.
- g. Other use of the lawn bowling green is prohibited unless prior approval from the Recreation Manager.

#### **4.8 Pickleball and Bocce Ball Courts**

- a. Must purchase appropriate pass to participate.
- b. Instruction is available through respective clubs.
- c. Flat-soled shoes must be worn for play.
- d. No food, drink or smoking allowed on the playing courts.
- e. Pets are not allowed on the playing courts.

#### **4.9 Trails**

- a. Policy Chapter 3, Article 8, Regulations Governing Use of Motorized Vehicles on Village Roads and Trails (Other than Autos & Trucks) applies.
- b. Motorized vehicles of all types are prohibited on walking trails unless used by POA staff in their official capacity for safety or maintenance of the trail.
- c. At all times, golf carts must yield to all walkers, joggers, and bicyclists.
- d. All pets must be leashed at all times.

#### **4.10 Recreational Vehicle (RV) Park**

- a. Hot Springs Village RV Park is a private park for members and sponsored guests. Guests are welcome with a member sponsorship. Member's number is required with reservation. A daily rental fee is charged, and reservations are required. RV Park payments are final and nonrefundable. The RV Park is available only for use by self-contained recreational vehicles with toilet and wastewater holding tanks.
- b. RV sites are available to Hot Springs Village members for a maximum of 14 nights. Additional nights may be approved by the Recreation Manager. Sponsored guest may occupy sites for a maximum of seven nights. After maximum number of nights, RVs must vacate the park for 14 days before returning. RV's must register at the Ponce De Leon Center between the hours of 9:00 a.m. and 2:00 p.m., Monday through Friday.
- c. Later arrivals (after 2 p.m.) must register the next business day. Pets must be restrained and under



owner control at all times. Owners are required to clean up after their pets.

- d. Discharging on the ground or any place other than the dump station is prohibited. Damage to common property, such as cutting trees or picking wildflowers, is prohibited.
- e. For the enjoyment of all guests, quiet hours are between 10:00 p.m. and 7:00 a.m.
- f. Washing vehicles in the RV Park is prohibited.
- g. A trash dumpster is provided on site. All trash must be bagged and deposited in the dumpster.
- h. Towels and swim clothing only are allowed on drying lines.
- i. RV units must supply their own adapters for electricity, water, and sewer. Tampering with utility outlets is prohibited.
- j. An above-ground contained fire pit may be used. Fires must be extinguished before retiring for the night.
- k. External generators are not allowed in the RV Park.
- l. All sites must be kept clean and orderly. All trash must be kept bagged.
- m. Vehicle repair or maintenance is not allowed in the RV Park. Contact the Recreation Manager to request an emergency vehicle repair authorization.
- n. Music may be played only loud enough to be heard at your site.
- o. Vehicle parking is allowed on your rented site only.

#### **4.11 Coronado Community Center and Ponce de Leon Center**

**Contracts are required for all rentals.** Specific rules and regulations are listed in the contract for each facility rental. Use of the following amenities requires contract with the Ponce de Leon Center (501.922.5050 or 501.922.4231):

- a. Coronado Community Center
- b. Balboa and Cortez Pavilions and the Balboa Shade Shelters
- c. Police Training and Events Center
- d. Boat slips at the DeSoto Marina and Coronado Boat slips
- e. Coronado RV Park
- f. Woodlands Auditorium
- g. Ouachita Activities Building
- h. Casa de Carta
- i. Grove Park
- j. Green Market
- k. Coronado RV Park

NO Alcohol may be brought into either Coronado or Ponce de Leon Centers nor taken from the buildings for consumption, in accordance with Arkansas State Alcohol Regulations. For all other locations, individuals are to act in accordance with all county and state ordinances and statutes follow all regulations of the Arkansas Beverage Control Commission.

#### **4.12 Pavilions/Beach Shade Shelters**

**Contracts are required for all rentals.**

- a. Use of beach area is permitted when renting a pavilion.

- b. Pavilions and Beach Shade Shelters are non-smoking.

#### **4.13 Dog Park**

To gain entry to the off-leash DeSoto Dog Park, users must first register dog(s) at the POA Administration Building located at 895 DeSoto Blvd., pay the fee and sign the Dog Park Waiver.

- a. Dogs must be registered, vaccinated, and wear an appropriate collar with tags.
- b. Owners must leash and unleash their dog(s) within the double-gated entrance and carry a leash for each dog inside the park.
- c. Owners are responsible for the behavior of their dog(s) at all times.
- d. Owners must be within visual sight and voice control of their dog(s) at all times.
- e. No dogs under five months of age are allowed, as they may not be fully vaccinated and are vulnerable to disease and injury.
- f. Do not allow your dog to jump on people or bark excessively.
- g. Aggressive dogs are not permitted.
- h. No female dogs in heat
- i. No sick dogs
- j. No food inside the park
- k. No smoking
- l. No alcoholic beverages

#### **5.0 SUPPORTING DOCUMENTS & POLICIES**

Hot Springs Village Property Owners' Association Declaration and Protective Covenants, By-laws, and Policies. The Hot Springs Village Property Owner's Association reserves the right to change and/or adopt rules and regulations at any time without notice (provided they do not violate any state or federal law and do not conflict with the terms of the Declaration and Covenants and Restrictions.

**THE GENERAL RULES AND REGULATIONS CONTAINED HEREIN DO NOT REPRESENT ALL RULES AND REGULATIONS APPLICABLE TO HOT SPRINGS VILLAGE AND ITS FACILITIES.**