



Sunalei Preserve Common High Mountain Camp and Shelter Rules & Regulations

Every Homeowner will be issued a code for access to the High Mountain Camp and Sunalei Shelter.

Please turn off all lights and check the thermostat before leaving.

Please remember to lock up any portion of the Clubhouse that you open.

Please consider the Clubhouses as additional rooms of your home.

Commonly shared recreation facilities include, but are not limited to, the following: High Mountain Camp, Sunalei Shelter, the fire pit, tennis court, and other common areas and trails as designated by the Sunalei Community Association (the Association).

Before using any of the Sunalei recreational equipment, homeowners should be familiar with the safe operating procedures associated with each piece of equipment. Homeowners and their guests use the equipment at their own risk. The Association and its management are not liable for any injury.

For safety and liability concerns, Homeowners must be at least 18 years old to use the Sunalei workout room. Persons 17 years old and younger may use the workout room and other recreational equipment only when accompanied and supervised by a parent, legal guardian, or another responsible person over the age of 18.

Sunalei High Mountain Camp and Shelter Facility Rules & Regulations

- 1. In an emergency, dial 911** on the phone located in the main room of the Clubhouses. Tell the operator you are located at either ___ for the Sunalei Shelter and ___ for the High Mountain Camp in the Sunalei Preserve Development, which is located approximately 3.8 miles from the Zionville Volunteer Fire Department. Sunalei is accessed off 421 after turning onto Rich Mountain Road. Take Rich Mountain 2.1 miles up until you see the Sunalei entrance on your left. Sunalei is a gated community, but there is an emergency key access for the fire department.
- 2. Additionally, after notifying 911, please notify Blue Ridge Professional Property Services at (828) 262-4646**
- 3. All recreational equipment provided by the Association shall be used on a first come, first serve basis.**
- 4. A large flat-screen TV, Blue-Ray DVD player and sound equipment are all available for use at the High Mountain Camp. The instructions for their use are located with the**

remote-control devices. Please contact Blue Ridge Professional Property Services at (828) 262-4646 if you have any questions or problems operating this equipment.

5. All Homeowners and guests are asked to make the clubhouses a relaxing and enjoyable environment for everyone. Please keep conversations appropriate. The use of ear phones/buds are recommended for personal music players when other property owners are present.
6. The High Mountain Camp, Sunalei Shelter, and the immediate surrounding areas are considered **NON-SMOKING**.
7. Please do not bring valuables with you to the clubhouses. The Association will not be liable for the loss, or theft of, or damage to Homeowners', their guests' or renter's personal property.
8. In accordance with the laws of the State of North Carolina and Tennessee, no one under the age of 21 shall be served an alcoholic beverage within the Commonly Shared Recreational Facilities and other Association Common Areas. All Homeowners shall be subject to all North Carolina State and Tennessee host liability regulations and agree to satisfy any requirements set forth therein. A one day liquor license or proof of insurance may be required by the Association's Board of Directors (the Board) for any hosted event.
9. The Board reserves the right to close any of the facilities at any time to repair, clean and maintain the amenities, or in emergencies.
10. The Commonly Shared Recreational Facilities may not be used for commercial purposes, other than those approved by the Board. There shall be no selling of products or services unless approved by the Board.
11. For reasons of safety, no skateboarding or roller skating/blading of kind is allowed in the parking area.
12. No pets or animals of any kind are allowed inside the Sunalei Shelter or High Mountain Camp, Workout Facility unless the Homeowner(s) or guests are present and the pets are house-trained. Dogs and other pets should be on a leash or under owner voice control at all times. **Wet pets are not allowed inside these facilities.** Homeowners are required to clean-up after their pets and to properly dispose of any waste.
13. Should a Homeowner, or their guest accidentally break or lose any item, furniture or equipment in the clubhouses or Workout Facility, the Homeowner is responsible for notifying Blue Ridge Professional Property Services for its repair or replacement.

Use of the Interior/Exterior Fireplaces and the Fire Pit

1. There is a wood fireplace in both clubhouses. Owners must check that the flue is open prior to use. No fire in the fireplace shall be left unattended. Please clean up all soot after use. Be especially sure to close the flue after use only after the fireplace has been cleaned up.
2. When using the fire pit, please make sure you completely extinguish the ashes with water. A bucket is in the Sunalei Shelter Cleaning closet.

Trash Removal and Our Animal Neighbor

Please carry out your trash. Larger trashcan is available in the downstairs supply closet at the High Mountain Camp. A supply of trash can liners is kept in both the Shelter and Camp's kitchen cabinets. The Association would greatly appreciate your consideration of removing your trash from inside the Clubhouses as well.

1. Additionally, after notifying 911, please notify Blue Ridge Professional Property Services at (828) 262-4646

Reserving the High Mountain Camp

1. Reserving the High Mountain Camp is restricted to Homeowners for personal and private functions. Use of any common area by outside organizations, whether or not requested by a Homeowner, must first be approved by the Board.
2. All Reservations made will be posted on the Sunalei Preserve Community Association web-page under the Community Calendar tab maintained by Blue Ridge Professional Property Services
3. Please contact support@brppservices.com to reserve the Sunalei Shelter or High Mountain Camp
4. Reservations should be made as early as possible, preferably 2 weeks in advance of the intended function. However, reservations can be made at any time if there are no other reservations for that same day. Reservations must clearly describe the function (i.e., family cook-out, game day, business meeting, memorial service, anniversary, birthday, family reunion, etc.), the number of attendees, the start and end times. All reservations must be approved by an Officer of the Board.
5. **Reservations for a Homeowner's private or personal functions cannot be made for consecutive days, or on any of the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.** When Homeowners are considering using the Clubhouses on these holidays they should be as inclusive of the Sunalei Preserve Community as possible and doing so with the expectation that other community members will also likely be using the facility as well. On these holidays the facilities and use of the Clubhouses should be shared among all Sunalei Community members and their guests.
6. If a reservation has not been made and approved, a Homeowner using the Shelter or HMC must understand that other Homeowners, their guests or renters are still permitted to have full access to the facility with an expectation that each will respect the others presence in the spirit of community.
7. Currently, reservations do not require security or cleaning deposits. However, sometime in the future, as the Community continues to grow, the Sunalei Board of Directors may review these Sunalei Clubhouse reservation rules and determine if there is a need to incorporate a requirement for security and cleaning deposits.
8. Homeowners may not charge their guests for admission, food, beverages or entertainment for personal or private parties.
9. The Homeowner who reserves the Sunalei Clubhouses is responsible for all pick-ups/deliveries (if any) to be made the day of the event. Reserved functions shall conclude by 10pm without prior approval for an extension.
10. The Homeowner making a reservation must be present during the period the Amenities are in use under such reservation. Homeowners are responsible when their guests use any of the commonly shared recreational facilities including the tennis court, fire pit, shelter, HMC and workout room.
11. A detailed Cleaning Checklist is posted in the kitchens and attached hereto. **Homeowners are required to follow the Clubhouse Cleaning Checklist after a function.** In addition, a dry erase board is installed inside the supply closet for communication with the custodian for any needed cleaning supplies or areas that may require special attention or minor repair.

12. All Homeowners' personal items (i.e. bikes, games, sports equipment, etc.) shall be kept in proper locations, neatly and out of way of others, and **not** stored in the clubhouses or workout facility.
13. Homeowners and their guests must be respectful of neighbors and observe **quiet hours** at the Clubhouses between **10:00pm-7:00am**.
14. The Board is responsible for enforcing these rules and regulations and addressing any violations. Homeowners in violation of these rules or delinquent in their assessments may be prohibited by the Board from future use of High Mountain Camp. Tennis Court, Fire Pit, Sunalei Shelter and/or the Workout Facility.

Cleaning Checklist

- ✓ Clean all countertops
- ✓ Clean all cooking appliances, if used
- ✓ Clean and wipe out sink
- ✓ Turn off all cooking appliances
- ✓ Clean all spills and crumbs
- ✓ Wash all dishes and return them to their proper location
- ✓ Clean the coffee pot, if necessary
- ✓ Return all community ingredients (i.e. creamer and sweetener) to proper locations
- ✓ Return all furniture to original positions
- ✓ Sweep and mop floors, if necessary
- ✓ Turn off all lights
- ✓ Collect and remove all trash, trash can be disposed at the Hwy 421 West refuse/recycling site: 5533 Old US Highway 421, Zionville, NC 28698 which is open MWF and Saturday (8am-6pm)
- ✓ Remove all personal items
- ✓ Make notes on white board inside the closet of anything needing to be replaced or repaired
- ✓ Re-set thermostats (if appropriate) and close and lock all doors and windows