



**RUMBLING BALD**  
RESORT ON LAKE LURE

**GUEST POLICY**

Fairfield Mountains Property Owners Association, d/b/a Rumbling Bald Resort on Lake Lure, (herein referred to as the “Resort”) is committed to creating and maintaining a friendly and open environment for its Members to enjoy the use of the common areas and amenities such as golf courses, restaurants and other recreational facilities. Guests are welcome to use the Resort amenities and facilities according to the guidelines set forth in this policy.

**DEFINITIONS:**

**Member:** A Member is a purchaser of a fee interest in a Lot or Living Unit in the Resort and subject to the Declaration, as amended. Each Member and his/her household shall be entitled to the use and enjoyment of all facilities owned and operated by the Resort.

**Member’s Household:** A Member’s household is defined as his/her domestic partner and all dependent relatives making their permanent home with the Member. The Member, his/her domestic partner, and all dependent relatives making their permanent home with the Member are entitled to a Membership Card.

**Membership:** A Membership is classified as either (a) Regular Membership for Improved Lots, (b) Regular Membership for Unimproved Lots, (c) Time Share Membership, or (d) developer membership. Time Share Membership shall be defined as an Interval Owner Membership (record owner of timeshare week(s) hereinafter referenced as “Lot or Living Unit”).

**Primary Member:** Every Lot or Living Unit shall have one recorded property owner designated as the “Primary Member” for the purpose of securing Membership rights and interests in the Resort. The Primary Member’s Resort rights include the right to vote and to use and enjoyment of the common areas, facilities and amenities unless otherwise assigned to a Lessee/Renter.

**Lessee/Renter:** A Lessee/Renter is an individual who has leased or rented a Member’s Lot or Living Unit for more than a six (6) month period. The Primary Member’s membership rights shall transfer to the lessee/renter to use and enjoy the Resort’s common areas, facilities and amenities. Voting rights shall remain with the Primary Member (owner) of the Lot or Living Unit.

**Guests:** A Guest is a non-Member visiting a Resort Member, a tenant of the Resort through a rental agreement, or a non-Member(s) attending a Resort function/activity/facility. Guests may also be tenants/renters from other property management companies and/or rental programs, provided the Living Unit is a subjected property within the Resort. As Guests, all such persons are required to adhere to the Guest Policy and follow the Resort’s applicable covenants, restrictions, and rules and regulations.

**Resort Staff:** Employee(s) of Rumbling Bald Resort.



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## **MEMBER RESPONSIBILITIES:**

Members: The recorded Property Owner(s) are responsible for registering the Primary Member and all dependent relatives, including specifying the type of dependency (i.e. son or daughter), with the Resort Staff. The Resort Staff shall be notified in writing within thirty (30) days of any changes to the Primary Member's household and/or Primary Member status. Primary Member status may be changed in writing twice a year.

Member interests and rights may not be transferred except as allowed by the Resort's Declaration, as amended, Board Policies, or Rules and Regulations. Members must have in their possession a Membership card and photo identification at all times when using Resort amenities. Membership identification cards are nontransferable and may be used only by the Member identified on the card.

Timeshare Member or Exchange Guest or Vacation Rental Company Guest: Each timeshare association's Board of Directors, timeshare association management firm, or vacation rental company will on a daily basis fax to the Security Office a list of incoming Timeshare Members, Exchange Guests or Vacation Rental Company Guests. Additionally, every Wednesday each timeshare association's Board of Directors, timeshare association management firm, or vacation rental company will provide an estimated count of anticipated Timeshare Members, Exchange Guests, or Vacation Rental Company Guests for the upcoming weekend.

## **GUEST RULES:**

Guests are expected to show common courtesy and respect for all Members, other Guests, and Staff and are expected to conduct themselves in the same responsible manner as Members. Guests must have an authorized "Guest Pass" in their possession at all times. Guest passes are non-transferable.

### Member Accompanied and Unaccompanied Guests:

1. Members must have their Membership Card with them at all times while using Resort Facilities. Members under the age of three are not required to have a Membership Card.
2. Regardless of whether a Guest is accompanied or unaccompanied by a Member, Guests must have a Guest Pass when using Resort Facilities or Guest privileges. Guests under the age of three are not required to have a Guest Pass.
3. Members can obtain Guest Passes from the Front Desk in the Administration Building during normal business hours. Members must be in good standing in order to receive Guest Passes. Timeshare Members and Exchange Guests can obtain Guest Passes from the customer service desk of the respective vacation company that they are contracted



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with. Timeshare Members and Exchange Guests under the age of three are not required to have a Guest Pass or Membership Card.

4. Guest Passes are valid only for the dates listed on the pass. Dates of stay must be listed on the Guest Passes; and Guest Passes are valid for the dates of stay, or a maximum of one month, which ever is shorter. Guest Passes will specify the unit, the guest's name, and will be initialed by authorized Resort Staff or by the timeshare association's Board of Directors or by an authorized employee of the timeshare association's management firm. The Guest Pass will also indicate the name of the company, firm, or association that issued the pass.
5. Members, Timeshare Members, and Exchange Guests are responsible for their Guest's behavior and for their compliance with all Resort Rules, Regulations, and Policies.
6. Guest Passes and privileges may be revoked temporarily or permanently due to a violation of Resort Rules, Regulations, or Policies. A Member's privileges may also be revoked for violation of Resort Rules, Regulations, or Policies. Additionally, a fine may be imposed and/or reimbursement may be required for damages, or any other remedy provided by law.
7. If a Guest Pass is lost or stolen, a replacement can be obtained from the customer service desk that originally issued the Guest Pass.
8. Car Passes may be issued by the Administration Office, Security Office, by the timeshare association's Board of Directors, by an authorized employee of the timeshare association's management firm, or by a vacation rental company. Members must call in advance to the Security Office if a Car Pass needs to be issued. Car Passes must indicate how long the pass is good for and the initial of the individual that issued the pass.

## **GUEST PASS POLICY CHANGES**

The Board of Directors reserves the right to change, revise, amend and/or eliminate the Guest Pass program at any time. If the Board of Directors adopts any Guest Pass Policy changes, the Resort will post the revised Guest Pass Policy on the Resort's website.

This Guest Pass Policy becomes effective \_\_\_\_\_.  
(Date)

I HEREBY CERTIFY that the Board of Directors has duly adopted the Guest Pass Policy this \_\_\_\_ day of \_\_\_\_, 2007.

\_\_\_\_\_  
Secretary, Board of Directors

\_\_\_\_\_  
Date