

FLINT RIDGE

~~~~~On the Illinois River

STANDING RULES

FLINT RIDGE PROPERTY OWNERS ASSOCIATION, INC.

Flint Ridge Standing Rules

TABLE OF CONTENTS

<i>Subject</i>	<i>Page</i>
Camping	2-3
Canoeing	4-6
Club House Rules	7-8
Complaints, Grievances, or Suggestions	9
Curfew Hours	10
Day Law Rule; Off-road Vehicles	11
Facility Usage	12
Fees and Fine Schedule	13-14
Fires and Fireworks	15
Golf- Deer Valley Golf Course	16-19
Group Usage	20
Hiking and Picnicking	21
Hunting and Fishing	22
Leash Law and Violations	23
Permits	24
Pine Ridge Club House (Roundhouse) & Statehood House.....	25
Recreational Center Sports Complex	26
Sale of Individual Property – (Resale Procedures).....	27
Security	28
Swimming Pool Rules	29
*Miscellaneous Resolutions and Board Actions	30-34
Accounting	
Architectural Control Committee (ACC)	
Firearms	
General Manager Authorities	
ICC Code	
Oversize Vehicles	
Suspension of Member’s Rights	
Storm Damage Removal Protocol	
Trash Fines	
Illegal Dumping and Littering	
Leash Law	

Flint Ridge Standing Rules

CAMPING

Permitting/Registration:

All campers at Flint Ridge must reserve a campsite thru the Administrative Office. All camping requires a fee, and those fees are collected when you make the reservation. Camping fees are listed in the Flint Ridge Welcome Packet attached to these Standing Rules.

Pertinent information shall be furnished to the POA Office including:

- The Member and his Guests utilizing campsites.
- The intended number of days and nights of camping. There is a 14-day limit on camping.

All Camping Areas:

Campsites are available in Sycamore Park, Luper Hole and the Canoe Pick-up area. Camping will not be allowed in any other areas except with the prior permission of the Board of Directors. Campsites are available by reservation.

Fires will only be allowed in designated areas of Sycamore Park, Luper Hole, and the Canoe Pick-up area. All fires must be in the fire rings that are provided at these locations.

Quiet hours will be enforced in all camping areas from 11 p.m. to 7 a.m. No loud music at any time.

All pets must be leashed.

Curfew- All campers are bound by the curfew hours found in these Standing Rules. After the passing of the curfew hours, all campers must remain in the camping area and not traveling about the property.

Members are responsible for the conduct of their Guests, and assume the responsibility for paying for any damage to Flint Ridge caused by themselves or by their Guests. Members and Guests shall abide by the specific rules posted for the campground being used.

Campers are responsible on a daily basis for collecting all rubbish, debris, and garbage. Trash receptacles will be available. Campers and Members are responsible for leaving the campground in a clean, orderly condition when they break camp. This includes any trash remaining in the fire ring.

Flint Ridge reserves the right to deny camping privileges to any Member whose prior use of the campgrounds has not been in accordance with the rules.

Flint Ridge Standing Rules

Sycamore Park Rules:

Sycamore Park improved campsites, (those having water and electrical hookups), are restricted to Recreational Vehicles, campers, and tent trailers or no more than 2 tents per site. There are 3 primitive camping sites in Sycamore Park for tents only.

Camping outside of improved spaces and attaching to the utilities will not be allowed.

Flint Ridge Standing Rules

FLOATING

Float Season

Float season runs from Memorial Day through Labor Day. Floats will run on Friday, Saturday, and Sunday, weather permitting. Floats will run on Mondays on Memorial Day, the 4th of July weekend, and Labor Day only. Parking is available adjacent to the bus boarding site.

Launch times are 10:00 AM, 11:30 PM and 1:00 PM

The bus will leave the office area at these times.

If no one signs up for the 10:00 and 11:30 trips the 1:00 float trip will be canceled.

Pickup times are 1:30 PM, 3:00 PM, and 4:30 PM

The bus will return you to the office area at these times. A **late charge** will be assessed on any vessel missing the last pickup time at 4:30, in accordance with the schedule of Fees, Fines and Assessments in these Standing Rules. The bus will not wait. There will be no exceptions.

Fees

Float rental fees are found in the Flint Ridge Welcome Packet attached to these Standing Rules.

Fees shall be collected by the POA prior to usage.

Registration/ Release form

All floaters must check in through the main office to obtain a canoe pass. Flint Ridge I.D. will be checked.

All adult Members and adult Guests, prior to issuance of a pass and use of a FR vessel, shall sign a Release of Liability Form for themselves and parental Release of Liability forms for their children who accompany them. Such forms will be retained in the POA office and, when signed, shall be in force for the Member's tenure at Flint Ridge and in force for the season for the Guest.

The passes will be collected at the launch area by canoe personnel. Anyone who does not have a pass will not be allowed to float.

General Requirements:

- * If the river level at Watts or Chewey reaches 5.5 feet, there will be no floating.
- No more than three (3) people to a canoe and no more than five (5) people to a raft. No child under 4 years of age shall be allowed to float.
- All floaters must be able to swim. Per the Oklahoma Scenic River Commission recommendation, children ages 4 to 12 years **MUST WEAR LIFE JACKETS AT**

Flint Ridge Standing Rules

- ALL TIMES. All other floaters must wear lifejackets or use FR vessels at own risk.
- All floaters shall identify themselves and register with the POA office personnel at least fifteen (15) minutes before boarding the bus.
 - Members are responsible for the conduct of their Guests. Members will be charged repair and/or replacement fees for damaged or lost equipment whether under their care or the care of their Guests.
 - All rubbish, trash, disposable cups, cans, etc. shall be kept in the litter bag provided with each FR vessel. The litter bags will be collected at the pickup point.
 - Anyone missing the 4:30 p.m. pickup time for floaters will be charged and pay the overtime fee found in these Standing Rules under Fees/Fines and Assessments. After pickup, all floaters will be returned to the POA office.

State of Oklahoma Rules:

- No Styrofoam containers.
- No glass containers.
- Ice chests must have a securable top.
- One life jacket per person.

Safety:

RIVER RULES

The Oklahoma Department of Tourism has published a few “Rules of the River” which serve as a fundamental guide to safe canoeing.

- Stay with your overturned craft, if possible. It has flotation and will help you stay afloat until you reach shallow water.
- Wear life preservers, especially in water where capsizing is possible. Small children should ALWAYS WEAR PRESERVERS.
- Do not grab or hold fixed objects while moving in swift water. This is a sure way to capsize.
- If your canoe becomes lodged against a fixed object, try to carefully work your way around the object. Never push directly away from it.
- When you reach water that may be unsafe – stop, survey the situation, and plan your route if you intend to run it. Currents are always stronger than they look. Never underestimate them.
- Always distribute weight and gear evenly and tie in valuable items.
- Don’t forget your partner when in trouble. You may be the only one who can immediately help. Know and realize your own strength, endurance and capabilities.

During the summer, an overturned vessel usually means a harmless dunking but when the water level is high, it can be dangerous. When a dunking appears certain, always bail out

Flint Ridge Standing Rules

of the upstream side. It is usually best to try to hang onto the overturned craft for flotation, but if it is in timber or brush, be careful.

Other than the threat of drowning to a non-swimmer, winding up on the wrong side of an overturned canoe is the greatest hazard a floater faces.

While there is no white water at flood stage, the force of the downstream current is simply awesome. In a matter of minutes, it can bend an aluminum canoe around a tree. When the current pins a swamped canoe against a fixed object, it takes several grown men to remove it. If a paddler is caught between the two, he or she is often in a life-or-death situation.

Someone should be able to maneuver the canoe, making it turn right or left, or hold a true course. You do not alternate paddling to one side or the other which results in a zigzag route from one bank to another. You cannot paddle on opposite sides either as the strongest partner will prevail.

The person in the stern (the rear) can control the canoe by using the paddle like a rudder. The bowman merely supplies power on demand. The stern man should be able to guide the canoe with just a slight turn of the tilted paddle as it trails over the side. When an out-of-control canoe goes broadside to the current while approaching rapids or an obstacle, its occupants are about to be dumped.

WEAR YOUR LIFE JACKET!

Flint Ridge Standing Rules

CLUB HOUSE RULES

The following rules shall apply to the use of the Club House and grounds whether during regular business hours or not.

Member:

Membership in Flint Ridge entitles only the following persons to use the Association Facilities, including the club house:

- A member in good standing and, if married, the spouse of said member.

Attire:

Amended May 25, 3013

1. Minimum requirement for attire in the Clubhouse shall be casual clothing and Members and Guests shall be fully clothed, including shoes.
2. No Swimming attire is allowed in the Clubhouse.

Conduct:

1. Members are responsible for the conduct of their Guests. Guests shall comply with the same rules that govern the Member.
2. Members shall be liable for the value of all club house property damaged or removed by either them or their Guests.
3. Flint Ridge shall not be responsible for loss of property from lockers used by Members and/or Guests, or for losses sustained by Members and/or Guests in and around the club house, or for the property of Members and/or Guests left on the premises.
4. Any conduct unbecoming a lady or gentleman will be met with prompt and decisive action by the Violations Hearing Committee. Unbecoming conduct includes, but is not limited to: the use of loud boisterous and obscene language, the attempt to reprimand employees, or any conduct which is likely to endanger the best interest or character of Flint Ridge.
5. Any misconduct of any employee should immediately be reported to the General Manager. Disciplinary action for employee misconduct will be handled by the General Manager who is responsible to the Board of Directors.
6. Suggestions and/or complaints must be made in writing, be signed, and forwarded to the General Manager or President of the Board.

Flint Ridge Standing Rules

Food/Beverage and Usage of Facility: Amended May 25, 2013

1. No meals shall be served or consumed in or around the Clubhouse premises during posted restaurant hours unless purchased through the restaurant. Restaurant hours shall be communicated between the restaurant manager and the Administrative office and posted by the office prior to each business season. The business seasons shall be defined as follows:
 - Summer: Friday of Memorial Day weekend through Labor Day
 - Off season: Tuesday after Labor Day to Thursday before Memorial Day weekend.
2. **Parties**-Arrangements must be made with the POA Office for a Member to have a special party in the Club House (meeting room area). All dances and special parties for those under 21 years of age must be chaperoned by their parents or other responsible adults. All such parties must be approved in advance by the POA Office.
3. **Pets**-Except for Seeing Eye & Service dogs, no pets or animals are permitted in or around the Club House whether restrained or not.
4. **Adult/Minors**-The Club House and its facilities, including the swimming pool, exercise room are reserved for adult and family use. Children under the age of 16 years are not permitted to use the facility unless accompanied by one of their parents. Children under the age of 16 who conduct themselves properly may use the dining facilities without parental supervision, but shall leave the premises upon completion of their meal.
5. **Groups**-All organized group usage must be sponsored by a member and be approved by the POA Office.

Flint Ridge Standing Rules

COMPLAINTS, GRIEVANCES, OR SUGGESTIONS

In writing:

1. Verbal complaints, grievances, or suggestions, while welcome, are generally not as trackable as written ones and may not receive the same consideration as signed written ones. All complaints, grievances, or suggestions shall be made in writing, dated and signed. Those not signed shall not receive consideration.
2. Complaints and suggestions shall be addressed to the General Manager and forwarded to the Association's mailing address or by email, except if the matter concerns a complaint against the General Manager, it shall be forwarded to the President of the Board of Directors at the Association's mailing address or by email. The matter will receive attention and as soon as feasible, a response will be forwarded to the writer.

Grievance:

Grievances are not complaints. Grievances concern matters that have occurred of instant importance or that have progressed to the point where remonstrance or resistance should be considered. When such matters arise, the writer should address and forward a letter to the General Manager, using the Association's mailing address. The matter will receive prompt attention by the General Manager and the Grievance Committee, and as soon as feasible, a response will be forwarded to the writer.

Employee Complaints:

Complaints concerning employees other than the General Manager shall be forwarded to the General Manager at the Association's mailing address. The General Manger is responsible for disciplinary action concerning employee misconduct, and he in turn is responsible to the Board of Directors. A response will be forwarded to the writer as soon as feasible by the General Manager.

Billing:

Problems concerning billings may be handled in a timely manner by calling the Accounting Department at the office.

Flint Ridge Standing Rules

CURFEW HOURS

General Curfew Hours:

1. Flint Ridge has an 11:00 P.M. curfew, Sunday through Thursday, and a 12:00 midnight curfew on Friday and Saturday for any person(s) under the age of 18, as well as all non-property owners.
2. Extended curfew hours are allowed until midnight while attending a scheduled function at any Ridge facility, if accompanied by either a parent or another designated adult over 21 years of age.
3. As with other communities, to and from work and home, and emergencies will be exempt with proper prior authorization.

Local Communities:

Flint Ridge Curfew hours correspond with the local communities. This policy is in effect to create a better working relationship with local communities and to stop increased late night traffic in the surrounding local communities as well as Flint Ridge.

Violations:

Those under the age of 18 who ignore the curfew will be warned first and then, thereafter, the loss of Flint Ridge privileges may occur. For non-residents who ignore the curfew hours, there will first be a warning, being advised of the rules, and that future offenses could result in trespassing charges being filed with the appropriate County District Attorney.

Campers' Curfew:

The curfew hours shall also include any person(s) camping in any camping area(s) in Flint Ridge. After the passing of the curfew hours, all campers must remain in the camping area and not traveling about the property.

Motorized Vehicle Curfew:

In accordance with the Day Law Program, hours for "OFF ROAD" recreational vehicles; i.e., three or four-wheelers or other non-tagable vehicles shall be from 6:00 A.M. to 10:00 P.M. There shall be no operation of said vehicles, in any form, except during the hours specified. This includes golf carts which are operated on Flint Ridge roads.

Flint Ridge Standing Rules

DAY LAW RULES OFF-Road Vehicles

Register Vehicle:

1. All non-tagable vehicles must be registered at the P.O.A. administrative office and must display a Flint Ridge Owner's decal, before they are permitted to be used on Flint Ridge roads. **NO EXCEPTIONS.** No trail bikes are permitted.

Hours of operation:

2. Hours for "OFF ROAD" recreational vehicles; i.e., three or four-wheelers or other non-tagable vehicles shall be from 6:00 A.M. to 10:00 P.M.

Travel restricted to established roads:

3. There shall be no operation of said vehicles, including golf carts, on Flint Ridge roads except during the hours specified. Said vehicles shall be allowed only on established roadways or the property owner's personal property. Said vehicles are prohibited on any Flint Ridge Common Property Areas or recreational grounds other than on established roadways.

Damage:

4. Any destruction of any Common Properties by said vehicles will result in fines as outlined under the "Schedule of Fees and Fines". "Destruction" will be defined as per the A.C.C. Guidelines, and their decision can be contested only through the Flint Ridge Board of Directors.

Fines:

5. Fines for violation of the Day Law program are found in the Schedule of Fees and Fines in these Standing Rules.

Flint Ridge Standing Rules

FACILITY USAGE

Only Members in good standing shall have use of facilities.

Members:

1. The first name appearing on the Deed of Ownership is the Member. If married, the member's spouse is considered as a family member.
2. Should other names appear on the Deed of Ownership, those persons shall be accorded Member privileges but their spouses and children shall be accorded Guest privileges, not Member privileges.
3. Members, including family members, in good standing have the use of facilities at Flint Ridge as enumerated in the By-Laws and in the Standing Rules. However, if a Member is not in good standing, none of the family members, therefore, are in good standing.
4. The Member is responsible for the conduct of family members, Guests or Visitors for any damages they may cause to Flint Ridge.

Member's Tenants/Lessees:

1. Members, who lease their Flint Ridge residences other than to another Member, are not privileged to provide in the Lease Agreement that the Tenant has the use of any facilities at Flint Ridge other than the Member's lot. Instead, such Tenants shall be considered Affiliate Members and shall be required to pay an Affiliate Membership Fee in order to secure access to FRPOA property and use of the Amenities. All rules and responsibilities that apply to Members shall also apply to Affiliate Members.
2. The Member is responsible for the conduct of the Affiliate Member (tenant), the Affiliate Member's family and guests, and for any damage that they may cause to Flint Ridge. Flint Ridge assumes no responsibility to the tenant or the member with the respect to said tenancy other than to provide the normal security provided for all members, guests and visitors. The Member shall be held responsible for payment to Flint Ridge of all dues and assessments should the Affiliate Member fail to pay for such services.

Flint Ridge Standing Rules

FEES AND FINES SCHEDULE

FEES

Fees for various activities are found in the Flint Ridge Welcome Packet attached to these Standing Rules and on file in the administrative office.

FINES

AMOUNT

Amended May 25, 2013

- **Abuse** -Any physical or verbal abuse directed at any Association employee, Board Member, Association Committee Member or Security Officer while occupied in the discharge of their duties. **\$200**
- **Amenity misuse**- Use of any amenity while under suspension **\$200**
- **ACC Violations**- See ACC Guidelines (A Separate Document)
- **Animal Control**-abandoning animals in Flint Ridge **\$200**
 Also See Leash Law below.
- **Burn ban** – see fires below
- **float late fee**- missing the last pick-up time of 4:30 **\$50**
-
- **Damage** to Flint Ridge Property **\$200**
- **Day Law Program**- Violation of Day Law for off road vehicles
 (See page ___of These Standing Rules for Day Law Program)
 - 1st offense **\$200**
 - 2nd offense **\$500**
 - * 3rd offense **\$500**

- **Disruption**- Interfering with or disrupting any meeting of the Members, the Board of Directors or any Association Committee **\$200**
- **Fires**- Burning outside designated fire rings without a permit. **\$200**
- **Firearms**-Violation of Firearm Standing Rule **\$500**
- **Gate Card**- Misuse of gate card. **\$200**
- **Hunting**- Hunting on any portion of Flint Ridge **\$200**
- **Leash law** – See page 24 of these Standing Rules
 - Per animal **\$50**
 - Doubles each time
- **Lot Upkeep**-Flint Ridge Lots in violation of the **Covenants**, **\$500**
 Specifically Page 5, Paragraph 13 as follows:

“Each lot and area shall be kept and maintained by the owner(s) thereof, free of any accumulation of trash, garbage, and debris of any kind whatsoever. Removal of the foregoing shall be the responsibility of each lot owner(s), and no lot owner(s), his agents or employees shall burn or dispose of trash, debris and garbage except in areas

Flint Ridge Standing Rules

designated by the ACC.”

Flint Ridge Lots pertaining to Lot upkeep will be notified in writing, with 14 days to comply or a fine of \$500 will be charged to their account as per the Covenants and A.C.C. Guidelines. Fine of \$500 will be added every 14 days until lot is in compliance

- **Littering-** minimum fine to any person who litters **\$200**
- **Illegal Dumping-**on any Flint Ridge Property **\$500**
- **Off-road vehicles-**Violation of Day Law program-See Day Law Program above.
- **Fines for Traffic Violations:** All roads in Flint Ridge have a 25-mile per hour speed limit unless posted otherwise.

Speeding: All fines below are taken from State Statues

1-10 miles per hour over the limit...\$25

11 to 15 miles per hour over the limit...\$50

16 to 20 miles per hour over the limit...\$100

21 and over mph over the speed limit is considered Reckless Driving

- **Reckless Driving** **\$500**
It is considered Reckless Driving for any person to drive a motor vehicle on Flint Ridge roads and roadways in a careless or wanton manner without regard for the safety of persons or property. Examples would include, but are not limited to: Speeding in excess of 20 miles per hour over the speed limit, following too close, driving left of center, driving on the wrong side of the road, spinning tires or burning rubber, etc.
- **Tailgating/Trespassing-** Assisting and/or encouraging trespassing or tailgating through Security gates **\$200**
- **Violating** any provision of the Protective Covenants, **\$200**
By-Laws, Standing Rules or *Board of Director Resolutions* if a particular fine has not been assigned to the violation.

Flint Ridge Standing Rules

FIRES AND FIREWORKS

Fires:

Amended Standing Rule-6-25-2011

No Burning; except for Board designated emergencies or designated areas:

There is to be no burning, or fires allowed on any residential lot inside Flint Ridge, without a Board of Directors declared emergency, an approved written permit from the ACC, along with the written approval of the Flint Ridge Fire Department and the oversight of the burning by the Flint Ridge Fire Department. Exceptions shall be made for burning in a confined, fireproof, back-yard device.

Fires will be allowed in the designated areas at Sycamore Park, Luper Hole, and Canoe Pickup only. All fires at Sycamore Park, Canoe Pickup and Luper Hole must be in fire rings that are provided at these locations.

Fireworks:

Resolution 6/26/2010

No private fireworks:

There will be no private fireworks ignited within the gates of Flint Ridge at any time during the year. Flint Ridge POA may provide a fireworks show for its members and guests under the guidelines and supervision of the Flint Ridge Fire Department.

Flint Ridge Standing Rules

FLINT RIDGE GOLF COURSE

Pro Shop (918) 597-3636

The Golf Course is maintained for your recreation and enjoyment. All members and guests are required to comply with these rules and policies which are designed to provide the maximum pleasure and proper care of the Golf Course and equipment.

The Flint Ridge Property Owners Association reserves the right to change or modify rules regarding the Golf Course and its services at any time as business needs dictate with or without prior notice.

Flint Ridge Golf Course Rules:

1. **USGA-USGA** rules will govern all play except where modified by local rules.
2. **Hours of Play**-The course will be open for play from 8 a.m. until 5 p.m. ; or 8 a.m. to 7 p.m. May 1st thru Sept. 30th.

The Golf Course Superintendent shall have the responsibility to close the course to play for either maintenance or other conditions as follows:

- a) When the course is too wet for play, the Golf Course Superintendent has the authority to allow play, and carts may be used provided the carts stay strictly on the cart paths.
 - b) A sign will be posted on the No. 1 tee specifying that “All Carts Must Stay on Paths Today.” If any cart operator leaves the path, the number of the cart that violated the rule will be reported to the Pro Shop and the Member who was assigned the cart will be suspended from further use of the carts for 30 days. Continued violations will be reported to the General Manager for further action.
 - c) The Golf Course Superintendent reserves the right to remove a player(s) for behavior that is detrimental to either the course or other players. Reasons for removal include, but are not limited to, fighting, abusive language toward another player or employee, destruction to the course or equipment, excessive public drunkenness, inappropriate attire, etc.
 - c) Members using pull carts will abide by the same rules on these days. This rule will permit more days of play for Members.
3. **Sign in**-All players and non-players must sign in at the Pro Shop before starting play or practice in order to maintain control of the course, prevent unauthorized persons from using the course, to insure the collection of green and cart fees, and to provide knowledge of each player’s whereabouts should an emergency arise.

Flint Ridge Standing Rules

- Members must sign for guests before carts are assigned and before beginning play.
4. **Groups-**
 - a) Members may have as many as four (4) guests in each playing group. Unauthorized groups may not organize a tournament.
 - b) Groups of 5 are permitted on the course at the discretion of the Pro Shop. No more than five (5) players are allowed in one group on the course.
 - c) All groups shall start on the No. 1 tee box, except as otherwise authorized by the Pro Shop employee on duty.
 - d) If a group fails to keep pace on the course and loses more than one clear hole on the players in front, it must allow the following group to play through. When this invitation is given, the players passing through shall be allowed to pass beyond range before play is resumed.
 5. **Fees** – Fees will be charged for use of the golf course and carts in the amounts designated by the Board of Directors in the schedule of Fees, Fines and Assessments in the Flint Ridge Welcome Packet and Standing Rules. Purchases of equipment from the Pro Shop will be made at the listed prices.
Amended January 23, 2014
There will be three (3) types of Guest memberships offered; individual, family and senior (starting at age 65) and requires a Guest Pass. This Guest Golf Membership allows the Guest member access to the Golf Course and Restaurant ONLY, and does not include any other amenities privileges of Flint Ridge.
 6. **Children-** Children under the age of 6 are not allowed on the Golf Course at any time. Children between the ages of six (6) and eleven (11) years may be on the course if accompanied by an adult.

Cart Policies- (Riding carts)

1. Members using carts are solely responsible for any damage to the cart.
2. A valid driver's license is required to drive a cart.
3. No more than two (2) riders are allowed per cart, nor shall more than two (2) bags be attached to the cart.
4. Carts will be assigned through the Pro Shop only.

Flint Ridge Standing Rules

5. Carts shall not be driven on tees, in or immediately around sand traps, or within twenty (20) yards of any green. Do not drive around the left or right side of any green off the cart path.

When approaching signs marked “Go to Cart Path” or white lines indicating “Go to Cart Path”, all carts including pull carts must go to the cart path and remain there until leaving the next teeing area.

6. Do not drive carts in any creek bed or drive excessively rough.
7. Cart operators should avoid following each other’s path from tee to green. Spreading the carts after leaving teeing areas helps prevent wearing of the fairways in certain areas. Use of cart paths as much as possible is requested such as riding the path or the rough until 90 degrees from the ball, and then turning toward the ball.
8. All carts must abide by these golf course rules, both private and rental carts.
9. Operating the Cart-
 - a) Remain seated and keep both feet completely inside a moving cart.
 - b) Do not step from the cart until it has fully stopped.
 - c) Engage the parking brake before leaving the cart.
 - d) Report any defect in the cart to the Pro Shop.

General Requirements:

1. **Score Cards**-All members are requested to turn in their scores to the Pro Shop after play. Handicaps will be figured there from and be used for all tournaments and other contests on the course.
2. **Attire**- All members & guests shall be properly attired. Proper attire shall be the normal & customary apparel usually worn at a country club. Shirts with sleeves shall be worn by all gentlemen. Swimming attire & cut-off shorts are not allowed. Soft spikes or tennis shoes shall be worn, and there are **NO STEEL SPIKES OR CLEATS** allowed. No one is permitted on the golf course in a bathing suit.
3. **Bag/Clubs**- Every player must be equipped with his/her own bag and clubs
4. **Etiquette**-

The following rules of etiquette for golf are applicable at the Flint Ridge Golf Course:

 - In the interest of all, players will play without delay.
 - Players will rake all footprints and marks in smoothing sand traps after they make their shot.

Flint Ridge Standing Rules

- Players will replace and repair all divots on the course and repair all ball marks on the greens.
- Players will promptly leave the putting green after play on any hole is completed.
- Players will keep the course and grounds clean by depositing rubbish and debris in the trash containers provided.
- Employees who are watering the greens have priority. Do not hit to the green until they are finished.
- Every player is respectfully requested to observe the rules of etiquette listed herein and in the latest issue of the USGA RULES OF GOLF and admonished to above all, keep your eye on the ball.

Flint Ridge Standing Rules

GROUP USAGE

1. Group reservations shall be made through the Administration Office.
2. A guest list and group meeting place shall be submitted to the Administration Office at least 1(one) week in advance so that Security may be informed to issue passes and properly direct the guests.
3. Members shall be at Flint Ridge prior to the arrival of the group or shall arrive with the first group of guests.
4. Members wishing float accommodations will be limited to 10 people, including the member. .
5. Members are limited to 10 (ten) guests daily except for family reunions.
6. Members are responsible for the conduct of their guests and assume the financial responsibility for any damage to Flint Ridge caused by themselves or by their guests.
7. Fees will be charged in the amounts designated for the particular activity in accordance with the attached Flint Ridge Welcome Packet
8. Group privileges may be denied any member when a prior group sponsored by that member has been guilty of creating a disturbance or causing damage.
9. All organized group usage of the Club House and of the Flint Ridge Golf Course must be sponsored by a member and be approved by the General Manager as specified under the Standing Rules for the Club House and Flint Ridge Golf Course.

Flint Ridge Standing Rules

HIKING AND PICNICKING

1. Members shall have no more than 10 (ten) guests for picnicking or hiking except for family reunions.
2. Members are responsible for the conduct of their guests and for any damage to Flint Ridge caused by themselves or by their guests.
3. Members are responsible for cleaning the picnic areas they use, placing all rubbish, debris, and garbage in the trash containers provided and leaving the area clean and orderly.
4. No fires shall be ignited other than in permanent Flint Ridge grills or in the Member's portable grill. Extreme care shall be exercised in extinguishing all fires to assure no possibility of spontaneous rekindling and possibly causing a catastrophe. No embers, coals, or ashes shall be placed in the trash containers.
5. Hikers shall not litter the trail and shall use trash containers for all rubbish and debris they may generate.

Hiking Trails

There are four formally designated hiking trails. Sycamore Park Trail, River Cane Trail, Spring Creek Trail and Pine Ridge Club House Trail.

Safety precautions

When hiking, it is prudent to carry along a small first aid kit for use in emergencies.

Members should advise Security of the time and location they and their Guests, if any, will be hiking or picnicking.

Flint Ridge Standing Rules

HUNTING AND FISHING

1. **NO HUNTING IS PERMITTED AT ANY TIME WITHIN THE FLINT RIDGE POA BORDERS.**
2. Poachers apprehended at Flint Ridge will be prosecuted to the full extent of the Law.
3. Fishermen at Flint Ridge must be currently licensed under and shall abide with the Oklahoma Fish and Wildlife Laws. Fishermen shall fish at their own risk. Flint Ridge assumes no responsibility for their safety or for any injury or accident they may suffer.
4. Fishing is permitted in Flint Ridge's Lakes, the Illinois River, and in Member-owned ponds with the written permission of such Owners.
5. Members shall accompany their guests, and are responsible for their guests' conduct and for any damage to Flint Ridge caused by themselves or by their guests.
6. The Security officers will cooperate with the State Game Warden in monitoring poaching and fishing at Flint Ridge.

Safety precaution:

The "Buddy System" works well when fishing or swimming. Please advise someone where you will be fishing and for approximately how long.

Fishing etiquette:

The numbers of fish in the Flint Ridge lakes are limited; therefore, all fishermen are requested to not take home more fish than necessary for a meal.

Fish that are not keepers shall be released. Please wet your hands before unhooking the fish in order not to impair its protective coating that keeps it healthy and free from infection and disease.

Flint Ridge Standing Rules

LEASH LAW & VIOLATIONS

Owners must be in control of their pets at all times.

Violations:

As of January 1, 2001, the following charges will be assessed to anyone in violation of the Flint Ridge Leash Laws:

\$50 per animal
Fine doubles each time

Anyone caught abandoning animals inside Flint Ride will be charged **\$200.00 per animal.**

Flint Ridge Standing Rules

PERMITS

Construction permits; or tree cutting permits:

All construction requires a permit. Rules for permitting are found in the ACC guidelines, on file at the administrative office or on flintridge resort.com under Residents, Building Guidelines.

Permits for cutting trees in excess of 3 inches in diameter measured 12 inches above the ground are also required under the ACC guidelines, on file at the administrative office.

Flint Ridge Standing Rules

PINE RIDGE CLUB HOUSE (ROUND HOUSE), and RV I and RV II CLUBHOUSES

These facilities are especially suited for those gatherings of up to 50 people where the host wishes to conduct business or entertain in private surroundings and has a need for kitchen facilities.

Reservations:

1. Reservation hours will begin at 9:00am. Contact the POA office to schedule your reservation. Reservations may be made year round except when facilities are closed for repairs and renovations.
2. Fees will be charged for the use of the facility in the amounts designated in the Flint Ridge Welcome Packet.
3. The member making the reservation is responsible for:
 - a) Cleaning the facility inside and outside after use thereof including assuring that all rubbish, debris and garbage is properly removed.
 - b) The conduct of the member's guests
 - c) Any damage to the facility, its contents, and equipment caused by member or member's guests.
4. Flint Ridge reserves the right to deny any reservation in the light of previous experience with said member or to stop any party that is creating a disturbance or subjecting the facility to unusual abuse.
5. No overnight lodging. Curfew will be midnight at which time Security will lock the facility until 9:00 am.

Flint Ridge Standing Rules

RECREATIONAL CENTER-SPORTS COMPLEX GAME ROOM

1. **Facilities**-Facilities are available for Tennis, Basketball, Volleyball, Miniature golf, pool tables and ping pong
2. The Rules for Group Usage apply.
3. Anyone under 16 must be with an adult

Flint Ridge Standing Rules

SALE OF INDIVIDUAL PROPERTY

RULES CONCERNING RESALE PROCEDURES

1. Members property may be sold:
 - a. Directly by the owner(s).
 - b. Through a listing by the owner(s) with an accredited broker. Such broker will be given visiting privileges at Flint Ridge for that purpose only.
2. Signs: For Sale sign may be placed on individual property lots within the confines of Flint Ridge.
3. Showing:
 - a. Sellers may show their property at any time to prospective buyers by introducing the buyer(s) to Flint Ridge as their guest(s).
 - b. Brokers may show their properties at any time by introducing the prospective buyer(s) to Flint Ridge as guest of their principals.
 - c. Security shall keep a list of all such introduced prospective buyers at Flint Ridge.
 - d. Any prospective buyer who has not been introduced by a seller or his broker shall be referred to the General Manager.
4. Overnight accommodations for prospective buyers:

Flint Ridge owned rental properties will be available on a guaranteed reservation basis at the fees designated by the Board of Directors in the Schedule of Dues and Fees.
5. Brokers are responsible first to Sellers for the conduct of prospective buyers and for any damage caused by prospective buyers to the Sellers property and second to Flint Ridge for the conduct of prospective buyers and for any damage caused by prospective buyer to Flint Ridge's property. Sellers share these responsibilities to Flint Ridge.
6. Bylaws and Standing Rules:

It is the responsibility of the Seller and of the Broker to acquaint the prospective buyer with the requirements of Flint Ridge's Bylaws and Standing Rules, which can be found online at flintridgeresort.com. The Bylaws have also been recorded and thus should be a part of the abstract so that any buyer should know of them at least twice (1st up front and 2nd through the title search).

Flint Ridge Standing Rules

SECURITY

- A. All members and guests with gate card shall enter and exit Flint Ridge through the electronic security gates. Guests and visitors without cards shall use the security gate and be logged in by the monitor and be issued guest passes.
- B. Members' cars, trucks, vans, Recreational Vehicles, campers, etc. shall be marked with the Flint Ridge identification logo available at the office. The monitor may also note the make, model, and license number of the vehicle(s) for further reference.

No trail bikes shall be permitted.

- C. Members shall be issued a plastic I.D. gate card with the Member's photograph which shall be used to open the electronic control gates. Such I.D. cards will be limited to a Member in good standing and if married, the spouse of said Member, and their children over the age of 16 to 25 whom resides in their household while in school and possess a valid driver's license with the Flint Ridge address.

All cards shall remain the property of the Flint Ridge Property Owners Association and may be confiscated for abuse or misuse. I.D. cards must be in the possession of the approved person whose face appears on the card. In addition to being subject to confiscation for misuse or abuse, the cardholder must pay a penalty to reclaim a card, if allowed, and may be subject to an additional fine for knowingly allowing such a misuse or abuse.

There is a \$25 replacement fee per card.

- D. Security is authorized to stop any vehicle for the following purposes: identification purposes, inspection of the Flint Ridge I.D., verification of a Guest or Visitor pass, to check a driver's license and/or vehicle registration, to remove trespassers, issue citations, and to confiscate the I.D. of Members not in good standing.
- E. Special arrangements shall be made with the General Manager for entrance through other gates to facilitate the construction of improvements, moving, etc.
- F. The Security guards are authorized to take and deliver emergency calls and assist local law enforcement, fire and emergency personnel whenever possible.
- G. When a Member disposes of such vehicle(s), they are requested to remove the Flint Ridge Arrow identification logo from the vehicles(s).

Flint Ridge Standing Rules

SWIMMING POOL RULES

Open Hours:

Recreation Area Pool - 10:00 a.m. to 10:00 p.m. Memorial Day through Labor Day.

The Club House Pool - 10:00 a.m. to 10:00 p.m. Memorial Day through Labor Day.

1. **THERE WILL BE NO LIFEGUARD ON DUTY – Swimmers swim at their own risk.**
2. Members shall accompany their guests and no member shall have more than ten (10) guests daily.
3. Guests shall be determined as any person 4 years of age or older who is not a member of the member's immediate family.
4. **Safety Rules-**
 - **CHILDREN WILL BE SUPERVISED AT ALL TIMES** by their parents or other designated adults. No small children in pool unless accompanied by adult.
 - No one shall swim alone. The Buddy system saves lives.
 - No running in the pool areas.
 - No glass of any kind is allowed in the pool areas.
 - No rough play or hard throwing of objects in the pool areas.
 - No pets inside fenced areas.
5. No food or beverages on the pool deck.
6. **Attire-**
 - No cut-offs will be worn in the swimming pool facilities.
 - Members and Guests shall wear regular and customary apparel worn by bathers.
 - No Shoes on the Deck
7. Flint Ridge will not be responsible for articles missing from the pool areas.
8. Members and Guests are requested to help keep the pool areas clean.
9. Flint Ridge reserves the right to deny use of the pool areas to anyone for reasons of safety.
10. No one under the age of 16 shall be allowed the use of the swimming pools without an adult present.

Flint Ridge Standing Rules

MISCELLANEOUS RESOLUTIONS AND BOARD ACTION

The following Resolutions affect the Standing Rules and can be read in more detail on file at the Flint Ridge Administrative Office. In some cases merely the subject matter is listed, and the entire resolution can be read from the Resolution Book on file at the Administrative office, at the convenience of the office staff. Resolutions affecting the By-Laws are found in the Bylaws.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

June 24, 2006

Signs:

It shall be the practice that no sign of any kind shall be displayed to public view on any residential lot except: 1) One sign used to advertise lots for sale not to exceed 2 feet by 2 feet; or 2) One sign used to identify a builder or contractor of a residence not to exceed 2 feet by 2 feet; 3) Small sign showing the name and address of owner.

September 27, 2008

Amended ACC Guidelines:

The ACC shall consist of at least three members. The ACC may be made up of one POA Board member as selected by the full Board of Directors, and one or two owners in good standing as selected by the full Board of Directors, provided, however, that the POA Board of Directors may authorize the General Manager to select one employee or contractor.

All construction at Flint Ridge will be in compliance with the current ICC Codes as adopted by the State of Oklahoma and the POA Board of Directors.

August 29, 2009

Approval of New ACC Guidelines

New guidelines and a complete instructional packet governing construction at Flint Ridge was approved and is on file at the administrative office and on the official website, flintridgeresort.com.

FIREARMS

December 7, 2013

Firearms are prohibited on all Common Properties of Flint Ridge with the exception of Flint Ridge Security or Law Enforcement personnel.

Flint Ridge Standing Rules

June 25, 2011

Standing Rule on Firearms

No person shall unlawfully discharge any pistol, rifle, shotgun, BB, pellet or any type of air gun or any other weapon or use any device capable of discharging any projectile upon any residential lot or any common property or other property within the boundaries of Flint Ridge. It shall be a violation of the Standing Rules, for any person who unlawfully, intentionally, negligently or wrongfully discharges any kind of firearm or weapon capable of propelling a projectile. Any person violating any provision of this section shall be subject to a \$500 fine, per violation. The intent of this Standing Rule is to curtail, limit and control the discharge of weapons, projectiles or firearms within Flint Ridge, and in no event shall this Standing Rule limit any citizens' rights of protection under federal or Oklahoma state law. Exceptions may be made for any type of organized activity relating to sporting events or competitions approved by the Board of Directors of the POA.

GENERAL MANAGER AUTHORITIES

June 8, 2000

Surplus Equipment:

Summary-Authorizes the General Manager to dispose of surplus property under certain conditions.

June 8, 2000

Purchasing agent and limits:

Summary- Designates the General Manager as Chief Operating Officer and Purchasing Agent, and sets limits for purchasing in excess of budget.

ICC CODE

December 14, 2007

Building Code-Adoption of 2006 IRC:

The 2006 International Residential Code as published by the International Code Council be and is hereby adopted as the residential building code of Flint Ridge Resort, for regulating and governing construction, alteration, movement, enlargement, replacement, repair, location, removal and demolition of residential dwellings within the development of Flint Ridge Resort; and

The actions of the Architectural Control Committee of the Flint Ridge Property Owners Association, Inc. as authorized by the protective covenants of the Flint Ridge Resort be performed in compliance with and under the guidance of said 2006 International Residential Code.

Flint Ridge Standing Rules

OVERSIZE VEHICLES

April 27, 2000

No 10 wheeler tractor trailers

No 10 wheel trailer tractors or commercial fifth wheel trailers will be allowed inside the gates of Flint Ridge Properties. During normal business hours, (6Am to 6PM), vendors of construction materials or vendors delivering other products may, as in the past, be admitted through the construction gate and can proceed directly to their destination and will exit back through the construction gate.

SUSPENSION OF MEMBERS RIGHTS

April 29, 2005

All members delinquent after the 10th of the month shall have their rights to vote and to all Common Properties suspended. Common Properties include, but are not limited to gate cards, amenities and roadways. Exception to primary residences that have homestead exemptions. Properties being leased shall receive notice as provided by Oklahoma law.

DELINQUENT OWNER:

Effective September 28, 2013

If you are a delinquent Owner or a Guest of a delinquent Owner, you will be required to go to the security gate to enter the main area of Flint Ridge.

ASSESSMENTS

December 7, 2013

Before November 30th of each year, the Board of Directors shall consider the Consumer Price Index (CPI) most fitting for Northeastern Oklahoma as follows: If the percentage growth of the CPI is greater than the percentage growth in Flint Ridge General & Administrative Income (G&A Income), then using the most recent data available from the United States Dept. of Labor Statistics, for the South Region for nonmetropolitan areas, the difference in the percent change in the CPI and the percent change in Flint Ridge G&A Income shall be applied as a minimum adjustment to the yearly assessment. In the event that there is positive growth in G&A income and the CPI is negative, then the yearly assessment shall be reduced by the same percentage as the CPI.

The intent of this Standing Rule is to require the Board of Directors to adjust the year assessment for inflation as a minimum adjustment, and does not preclude the Board of Directors from either raising or lowering the yearly assessments to meet the needs of the membership for the upcoming year.

Flint Ridge Standing Rules

DEFINITION OF “BOARD DECLARED EMERGENCY”

July 30, 2011

The Board may declare an emergency in the event of a natural disaster causing a significant amount of tree damage affecting one or more Owners or Common Properties within a Flint Ridge Subdivision.

STORM DAMAGE REMOVAL PROTOCOL

June 25, 2011

Common Property:

General Manager and/or office will coordinate Common Property debris removal as follows: (in order of preference)

- A. Contact vendor to purchase the timber.
- B. Contact vendors who will take the timber.
- C. Maintenance will move non claimed timber to clearings for burnings.
- D. Contact Fire Department before burning.

Priority shall be given to the most necessary Common Property (or most used) in the opinion of the General Manager.

*Note: Use of the Maintenance crew will be done in accordance with the General Manager’s plan, including priority and schedule of availability, as the Maintenance crews have many other obligations.

** General Manager will get back with the Board within the next 30 days to discuss the general location and extent of the damage, his plan, the progress and the anticipated time frame for removal.

Personal Property (Residential Lots):

Lot Owners are encouraged to:

In order of preference:

- A. Contact Vendors (and possibly connections made through the General Manager) who will purchase the timber.
- B. Contact vendors who will take the timber.
- C. Burn timber under the following guidelines:

1) Owner will apply for a permit to burn, issued by the A.C.C. via the Fire Department Burn Permit. The Lot Owner will contact the A.C.C. for a permit for a specific location. The location must get the written approval of the Fire Department. The Fire Department will oversee the burning.

Flint Ridge Standing Rules

2) If the Owner has no safe clearing, Owner will apply for a permit with the A.C.C. to move timber to closest safe Common Property, preapproved by the Fire Chief, at Owner's expense. (Maintenance could provide service at cost, depending on their schedule). The Fire Department will oversee the burning.

The A.C.C. shall issue a permit to Owner only if the Owner applied for the permit and receives written approval from the Fire Department.

DELINQUENT MEMBERS

March 31, 2018

All Members who are delinquent with the exception of the RV Parks must enter Flint Ridge through the security gate entrance. Entrance to Flint Ridge will only be granted if it is the primary residence. No use of the amenities will be permitted.

- Members owing \$500 or more have to meet their guest at the security office by the construction gate and guest are only allowed at the member's property. Guest found elsewhere on Flint Ridge property will be escorted off property.
- Members owing more than \$800 will be allowed no guest.

TRASH FINES

March 31, 2018

Lot Upkeep—Flint Ridge Lots in violation of the Covenants, \$500 Specifically Page 5, Paragraph 13 as follows:

“Each lot and area shall be kept and maintained by the owner(s) thereof, free of any accumulation of trash, garbage, and debris of any kind whatsoever. Removal of the foregoing shall be the responsibility of each lot owner(s).”

Owner(s) will be notified in writing about lot upkeep, with 14 days to comply or a fine of \$500 will be charged to their account as per the Covenants. A fine of \$500 will be charged every 14 days thereafter until the lot is cleaned up.

ILLEGAL DUMPING AND LITTERING FINES

September 29, 2018

Any dumping of household items, building materials or other trash on any Flint Ridge property including the stump dump with result in a \$500 fine plus costs associated with clean up and disposal. Throwing trash along the side of road will result in a \$200 fine.

LEASH LAW FINE

September 29, 2018

Violation of leash law will result in a \$50 fine per animal and doubles each time after the first incident.