

FAIRFIELD MOUNTAINS PROPERTY OWNERS' ASSOCIATION, INC.
d/b/a Rumbling Bald on Lake Lure ("RB")

GOLF CART OPERATION POLICY

WHEREAS, the Fairfield Mountains Property Owners Association, Inc. d/b/a Rumbling Bald on Lake Lure (hereinafter referred to as RB) is subject to the Declaration of Restrictive Covenants of Fairfield Mountains first recorded in the Rutherford County Registry of Deeds in Deed Book 388, Page 404, and as amended; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors does hereby adopt the following procedures and policies for golf carts to be operated on the golf courses, private roads, and common areas owned or maintained by RB.

DEFINITIONS:

Golf Cart: A vehicle designed primarily for recreation or sporting use on a golf course. Low speed vehicles (LSVs), as defined by N.C. General Statutes, are included under the definition of a Golf Cart for the purposes of this policy.

Member Golf Carts: Golf carts that are owned by a RB member in good standing and used for personal use or included as part of a private vacation rental for a RB property owned by the member.

RB Rental Golf Carts: Golf carts that are offered for rental by RB.

Commercial Golf Carts: Golf carts that are offered for rental in RB by a third-party.

REGULATIONS:

Member Golf Carts: All Member golf carts must be registered by Security and will receive a permit decal designating their use on the private roads and common areas of RB. The following policy requirements apply:

- The owner must sign a "Waiver and Release" form at the time of registering the golf cart.
- The operator of the golf cart must carry a valid driver's license and must be 16 years or older.

Member golf carts to be used on the golf courses for the purposes of playing golf, during golf course hours of operation, may only have turf (low profile) tires.

RB Rental Golf Carts: RB may offer rental golf carts to Members or guests for use on RB's private roads and common areas. The following policies apply:

- Operator of the golf cart must carry a valid driver's license and must be 21 years or older.
- Operator must sign a RB "Golf Cart Rental Agreement and Waiver"

Commercial Golf Carts: Any golf cart offered by a third-party to Members or guests at RB, must first register at the RB Administration building. An annual fee, as determined by the Board, will be required in order to register the golf cart and receive a permit decal for use on RB's private roads and common areas. In addition, the following requirements apply:

- The third-party must show proof of commercial liability coverage with a minimum coverage amount of \$1,000,000 per occurrence, \$2,000,000 total.
- Operator of the golf cart must carry a valid driver's license and must be 21 years or older.

Golf Cart Parking: Properly registered Member Golf Carts, RB Rental Golf Carts, and Commercial Golf Carts may park in common areas designed for vehicle parking but should always park in a manner that allows for at least two carts per single parking space.

Other Restrictions:

- The operator of golf carts on the private roads of Rumbling Bald on Lake Lure must observe all posted traffic signs. They should, whenever possible, yield to overtaking vehicular traffic.
- The number of passengers in a golf cart may not exceed the manufacturer's rated seating capacity.
- Guests are not permitted to bring golf carts onto the property.
- The operation of a golf cart within the community carries with it some assumption of liability. Golf cart operators are responsible for any damage to personal property or injury to individuals that result from accidents involving that golf cart. It is highly recommended that all Members with a golf cart purchase a golf cart insurance policy that includes liability coverage.
- Golf carts are not permitted on state roads unless they have been properly registered by the Town of Lake Lure, in accordance with Chapter 30, Article V. Golf Carts in the Code of Ordinances.
- If the golf cart is to be used at night, it must be equipped with, at a minimum, operative headlights, taillights, brake lights and either a rearview mirror or side mirrors.
- Any violation of this policy may result in the immediate expiration of the valid registration and use of an unregistered golf cart on POA roads would be considered a violation of the Member Code of Conduct.

The POA Board of Directors reserves the right at any time, and from time to time, to change, amend, or delete any portion of this Policy, or to abandon such Policy when in its judgment the best interests of the property owners of the POA would be best served thereby.

In the event any provision of this Policy is invalid or illegal for any reason, the invalidity or illegality shall not affect the remaining parts of the Policy, but the Policy shall be construed and enforced as if the invalid or illegal provision had never been inserted, and the POA Board of Directors shall have the opportunity to correct and remedy the invalidity or illegality by revising this Policy.

Policy Effective January 1, 2009

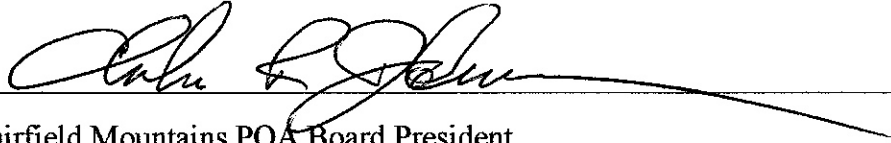
Amended by the Board of Directors on January 26, 2009

Amended by the Board of Directors on January 28, 2025

CERTIFICATION

I hereby certify that the foregoing policy resolution was duly adopted by the Board of Directors of Fairfield Mountains Property Owners Association at a meeting held on January 28, 2025 at which a quorum was present.

ATTEST:


Fairfield Mountains POA Board President