EXHIBIT E

Sterling Estates Homeowners Association Pool Rules

Residents must have an access fob with them to enter the pool area. The pool is for the use of Sterling Estates owners and their guests only. Only one fob per household will be activated. The pool and surrounding area is under camera surveillance.

TRESPASSERS WILL BE PROSECUTED.

Use of the Pool/Clubhouse Facility is a privilege, not a right.

Please Note: Access fob will ONLY be activated for residents in good standing with the Sterling Estates Homeowners Association. To be in good standing you must:

1. Be current on your homeowners dues.
2. Be in compliance with the Sterling Estates Covenants and Restrictions (no more than one notice letter regarding a specific violation for the previous 60 day period).
3. Have a current Sterling Estates HOA Release of Liability and Assumption of Risk Form on file with Hinson Management, Inc.

Each household will be given one (1) pool access fob to the pool gate. If the fob is lost or damaged, a replacement can be obtained from the management company at a cost of $25.00. Call Hinson Management at 864-599-9019 ext 106.

Identification

1. Swimmers must have a pool fob-key to enter the pool area.
2. You may be asked to identify any family members and/or guests at the pool. Anyone who cannot produce his/her fob or be identified as a guest of a member will be asked to leave. Any homeowner has the right to request identification and ask trespassers to leave the pool.
3. An adult person of the member's household must supervise all children under the age of 16 while at the pool. For the purpose of this document the word adult is defined as a person 18 years old and above.
4. Residents must be 18 years of age to bring guests to the pool.

General Requirements and Conduct

Any individual(s) who are reported to be/or found to be in violation of any of the pool rules will be reported to the SEHOA Board and/or the Spartanburg County Sheriffs Office (as applicable). Serious infractions or repeat offenses may result in disciplinary action up to and including loss of pool privileges at the discretion of the Board. The nature of the situation will be considered and action(s) toward resolution will be at the Board's discretion.

1. Use of any facility and equipment provided in the pool area is at your discretion. Please use caution. **SWIM AT YOUR OWN RISK**. Life saving equipment (including rescue pole, first aid kit, rescue buoy, life preserver) and a telephone are available and are for emergencies only.
2. The pool will be open from 6 a.m. until 9 p.m. Sunday– Thursday and 6 a.m. until 10 p.m. on Friday and Saturday.
   There is NO lifeguard on duty!

3. If there is a contamination incident, it should be reported immediately to Hinson Management, Inc. at 864-599-9019 ext. 3.
4. No children under the age of 16 are allowed to swim or be inside the pool fence unless accompanied by an adult person of the member's household.
5. Absolutely NO DIVING ALLOWED.
6. No cut off shorts will be allowed. All swimmers must wear a swimsuit. Absolutely no swimming in underwear.
7. No infants or toddlers are allowed in the pool with disposable diapers on. Swim diapers are mandatory and must be changed at least once every two hours. You will be responsible for all costs of chemicals ($200 or more) to sanitize the pool if feces are found in or around the pool area. DHEC will close the pool for 24 hours if this happens.
8. Conduct by any person deemed to be dangerous, unreasonable, or offensive (including "horseplay," loud radios, and obscene language) is not allowed and should be reported to the SEHOA Board.
9. No glass containers of any type are allowed inside the pool area. Any expenses incurred from violation will be assessed to the homeowner.
10. No smoking or vaping is allowed at the pool or on the clubhouse grounds.
11. Alcoholic beverages are prohibited.
12. Food is permitted in the pool area and deliveries are allowed.
13. All trash generated must be placed in garbage containers or otherwise properly disposed of.
14. Swimmers are encouraged to shower before entering the pool. Persons with open sores, wounds and bandages or communicable disease should not use the pool.
15. Flotation devices are permitted as long as there are ten (10) people or less in the pool. All air inflatable crafts used must be a one person carrier. Exceptions are arm-floaties and toddler carriers/life preservers.
16. Running and boisterous play within the pool area is prohibited. Under no circumstances shall pets, bicycles, skateboards, or scooters be permitted within the pool fences. Roller-skates and/or rollerblades must be taken off at the gate and carried into the pool area to be stored with personal belongings. They may not be worn within the pool fences.
17. Any item lost will be your responsibility. If the item lost or found is of great value, please contact Hinson Management at 599-9019 ext 3.
18. If you re-arrange pool furniture, please be considerate and replace it once you are finished. When you leave the pool area, please put the umbrellas in the down position to prevent damage from wind and weather.
19. The gate is to remain locked at all times. The pool can be accessed only with a pool fob-key. Under no circumstances should the gates be propped open. The fence and gate that surround the pool area are for resident protection. All pool users should be instructed not to admit anyone into the pool area, even if they have a pool fob-key in their possession. If their pool-fob key does not work, the owner should contact Hinson Management at 599-9019 ext 106 for instructions.
20. Swim safely and treat others as you would like to be treated. Parents are responsible for the behavior of their children.
21. In the event of inclement weather, swimmers are to clear the pool during the storm and for at least thirty minutes after lightning and/or thunder has ceased. Swimmers are welcome to stay in the pool area during this time, but are cautioned to stay a safe distance from the water.
22. In addition to these rules, there are DHEC rules posted. Pool rules may be review and modified at the direction of the Board of Directors without notice.

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UNDER NO CIRCUMSTANCES WILL ALCOHOL, TOBACCO, FIREARMS OR DRUGS BE PERMITTED IN THE POOL OR SURROUNDING AREA. ANYONE SEEN ENGAGING IN THEIR USE WILL BE SUBJECT TO LOSS OF PRIVILEGES FOR A PERIOD TO BE DETERMINED BY THE ASSOCIATION BOARD, AND OTHER LEGAL ACTIONS MAY BE TAKEN IN CONJUNCTION WITH THE SPARTANBURG COUNTY SHERIFFS OFFICE.

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MISCELLANEOUS

Security Cameras

The pool area is under monitored camera surveillance 24 hours a day. Surveillance video will only be used to enforce pool rules and aid law enforcement in prosecution if necessary.

Guest Policy

Sterling Estates owners must accompany guests at all times. Owners are responsible for their guests. In order to keep the pool from becoming overcrowded, adult owners will be limited to four (4) guests per household. Any guest who is disruptive or exhibits dangerous behavior will be asked to leave. If you have a situation where you would like more than 4 guests, please send Michelle@hinsonmanagement.com an email to be forwarded to the Sterling Pool and Clubhouse Committee for consideration at least 48 hours in advance. No one under 18 can bring guests without supervision.

Pool Fob-keys

Each household will be given one (1) pool access fob to the pool gate. If the fob is lost, a replacement can be obtained from Hinson Management, Inc. at a cost of $25.00 per fob. Please notify Hinson immediately if a fob is lost or stolen.

Restrooms

The restroom fixtures are sanitized and cleaned by the pool service company daily. The designated maintenance person(s) are responsible for cleaning mirrors, cleaning counters, stocking hand towels, emptying trash and hosing down or mopping the floors (as needed). However please be mindful of other homeowners by cleaning up after yourself and your children when using the restrooms.

Pool Parties

Pool Parties may be booked for a fee of $50.00. This does not close the pool to other owners but will allow a homeowner to have up to 10 nonresidents for up to two hours on Monday thru Thursday. Parties may not be booked on the weekends or holidays. The party should be held under the cabana area near the restrooms. Pool Parties must be booked by calling Hinson Management and completing a written agreement with payment.

Clubhouse

If you have reserved the **Clubhouse** and use the pool, which is prohibited, you will not only lose your security deposit for the clubhouse, but also your pool privileges. Repeated abuse of the pool facility by any member may result in loss of pool privileges.

Pool Maintenance

The pool closes at 9:00 p.m. (Sunday– Thursday) and at 10:00 p.m. on Friday and Saturday. Everyone should be out of the pool and deck area no later than 10 minutes after the pool closes. The pool service company has access to the pool for maintenance purposes after the closing time. Your fob will not work 15 minutes after closing time.



Reservation Information

This agreement is for the Sterling Estates Clubhouse only and does not include the pool or pool area. Use of the pool or pool area during a clubhouse function will result in the loss of both pool and clubhouse privileges.

Rental Fee: $175.00 (non-refundable)
Security Deposit: $200.00 (refundable)
Reservation Hours: 8:00 a.m. – 10:00 p.m. (includes setup and cleanup)

Return the signed agreement, security deposit, and rental fee to:
Hinson Management, Inc.
P.O. Box 160207
Boiling Springs, SC 29316

Eligibility

- Only Sterling Estates homeowners in good standing may reserve the clubhouse.
- Association assessments must be current.
- The homeowner or responsible tenant must remain present during the entire event.

Key Pickup

You will receive a code from Hinson Management before your event. Do not enter the clubhouse before your reservation time begins (even to decorate).

Clubhouse Rules

- Maximum occupancy: 50 people.
- There are 24 parking spaces. Do not park on the grass or street or block traffic. Parking violations could result in loss of deposit and future clubhouse privileges.
- Do not place tables or equipment on the grass.
- Inflatables, such as bounce houses, are not allowed.
- No use of the pool or pool area during your reservation.
- Bathing suits are not permitted in the clubhouse.
- No firearms are permitted in the clubhouse.
- Keep music and noise at a reasonable level. No excessive noise or unruly behavior.
- Grills are permitted only in the parking lot, never under covered porches or in the pool area.
- Do not use tacks or staples in the wood or walls. Please use removable tape only.
- Remove all decorations after the event, including balloons
- Take your trash with you and dispose in your own trash containers. Do not use the trash carts at the pool.

Cleaning Checklist

Before leaving the clubhouse, please complete the following:

☐ Turn off all interior lights (exterior lights are automatic).

☐ Remove all trash and replace liners (do not place in pool trash carts).

☐ Rinse trash cans if necessary.

☐ Vacuum cleaner may be used on the floor.

☐ Sweep and mop kitchen and bathrooms and main room.

☐ Clean bathrooms, mirrors, sinks, and toilets.

☐ Clean stove and microwave if used.

☐ Clean refrigerator completely, including ice.

☐ Clean glass tables and countertops, including wall behind countertops.

☐ Wipe fingerprints from windows and doors.

☐ Remove all food and personal belongings.

☐ Remove all decorations, including balloons. Be sure to remove any decorations placed outside clubhouse as well.

☐ Any spills on furniture must be professionally cleaned

☐ Leave both thermostats set on 80 degrees (air conditioning) in warm weather and 62 degrees (heat) in the winter. One is located in the hallway near the men's restroom, the other is past the ladies restroom.

☐ Cleaning Supplies are located under kitchen sink

Please leave the clubhouse in the same clean condition in which you found it. We recommend taking photos before and after the event.

Damage Responsibility & Agreement

Security Deposit

The clubhouse will be inspected after your event. If damage has occurred or additional cleaning is required, all or part of the security deposit may be retained. If repair or cleaning costs exceed the deposit, the homeowner is responsible for the remaining balance. Failure to return the key as instructed may result in forfeiture of the security deposit.

Acknowledgement

Homeowner Name: _____

Property Address: _____

Phone Number: _____

Email: _____

Type of Event: _____

Reservation Date: _____

Reservation Time: _____

Homeowner Signature: _____

Date: _____

I have read and agree to abide by the Sterling Estates Clubhouse Rental Agreement. I understand that I am responsible for my guests, any damages occurring during my reservation, and compliance with all Association rules.