

# August 2018 Property Manager Report

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## Golf Cart Operation Rules and Regulations

*We have many new Homeowners in Britton Falls, here is an opportunity for everyone to review the Golf Cart Ordinance*

The Fishers Police Department would like to remind residents of the city's local ordinance concerning the use and operation of golf carts. Fishers' City Ordinance No. 090214D (codified at §94.02 of the Code of Ordinances) authorizes the use of golf carts on some neighborhood streets if the following conditions have been met:

1. Fishers has determined that golf carts may be safely operated on the streets within the specific neighborhood;
2. A threshold amount (75 percent or higher) of property owners in the Neighborhood have voted in favor of allowing golf carts within the neighborhood and the results of the election have been certified; and
3. The proper signage in the designated locations has been placed.

Golf carts shall **not** be operated on the public streets of Fishers **except** in full compliance with the provisions of this section. **Currently, Britton Falls, Thorpe Creek, and Graystone are the only neighborhoods, in Fishers, to be in full compliance with the provisions of this section.**

### OPERATION REGULATIONS

a) Hours of Operation. Golf Carts shall only be operated on designated streets from sunrise to sunset unless such golf cart is equipped with headlights, taillights, brake lights, seatbelts, turn signals, and rearview mirror.

b) Right-of-Way. The operator of a golf cart shall yield the right-of-way to overtaking motor vehicles.

c) Streets. Golf carts may only be used on streets designated within the establish neighborhood or other Fishers' approved neighborhood areas. Nothing in this policy shall be construed to apply to or limit the use of golf carts on golf courses or private property.

d) Fishers Property and Sidewalks. Golf carts shall not be operated on any sidewalk, pedestrian walkway, multi-use path, or trail or any other non-designated public ways.

The only exception to this use is of golf carts on Fishers' municipal property for official purposes.

e) Golf Cart Capacity. The seating capacity, normally no more than four (4) passengers, shall not be exceeded nor shall the operator or any passenger be permitted to stand while the golf cart is in operation.

f) Parking. Golf carts may only be parked in the same manner and at the same places designated for parking of motor vehicles. The stopping, standing, or parking of golf carts in areas where parking is not allowed or in any place that impede the flow of traffic,

pedestrian walkways, or a passageway is prohibited.

g) Alcohol Use. No person under the influence of an alcoholic beverage shall operate or be in control of any golf cart operated within the neighborhood. No golf cart shall have an open alcoholic beverage container aboard while in operation.

h) Valid License Required. Only persons possessing a valid driver's license issued by the State of Indiana, another state of the United States, or an international agency shall be permitted to operate a golf cart on Fishers streets.

### **DISCLAIMER, LIABILITY, AND INSURANCE**

a) Disclaimer. Golf carts are not designed for or manufactured to be used on public streets, and Fishers neither advocates nor endorses the golf cart as a safe means of travel on public streets. Fishers in no way shall be liable for accidents, injuries, or death involving the operation of a golf cart.

b) Assumption of Risk. Any person who owns, operates, or rides upon a golf cart on a public street within the designated use area does so at his/her own risk and peril and assumes all liability resulting from the operation of the golf cart.

c) "Proof of Financial Responsibility". Shall mean, pursuant to Ind. Code §9-25-2-3, proof of ability to respond in damages for liability that arises out of the ownership, maintenance, or use of a Golf Cart in the following amounts:

- 1) Twenty-five thousand dollars (\$25,000) because of bodily injury to or death of any one (1) person;
- 2) Subject to the limit in subdivision (1), fifty thousand dollars (\$50,000) because of bodily injury to or death of two (2) or more persons in any one (1) accident; and
- 3) Ten thousand dollars (\$10,000) because of injury to or destruction of property in any one (1) accident.

### **PENALTIES**

Fishers shall issue a uniform ordinance violation citation (as outlined in the golf cart ordinance) to any person violating a provision of this policy in the following amounts which shall be processed by and paid to Fishers' Ordinance Violation Bureau as follows:

- First Offense: Fifty Dollars (\$50.00);
- Second Offense within one (1) year: One Hundred Dollars (\$100.00); and
- Third offense and any additional offense within (1) year: Two Hundred and Fifty Dollars (\$250.00)

Please note: Britton Falls Rules and Regulations state that all golf carts must be electric, gas powered is not permitted.

## **Recreational Vehicle Parking**

Please find the RV parking Guidelines that include the Chateau and the Villa. Thank you to Nick Kirincich and the AC Team for the efforts that went into this.

### **BRITTON FALLS RECREATIONAL VEHICLE (RV) PARKING**

1. Only the north side next to the curb is designated for RV Parking at the Chateau and the east end at the Villa.
2. Parking is by permit only. Permit is obtained at the front desk of the Chateau for both the Chateau and Villa. Permit must be displayed in the window of the RV. If the RV comes in after hours, permit must be obtained the following morning.
3. Parking is on a first come first serve basis. First RV should pull all the way up to the west end, leaving room to get out. This will allow more parking for other RVs that may come in to park.
4. The maximum time limit for parking is 72 hours.
5. Resident groups scheduling bus excursions shall notify the Chateau the length of time cars will be parked and display a placard in the car window.
6. Parking will be blocked out during Chateau/Villa hours on days of expected heavy Chateau/Villa activity, e.g. Easter Egg Hunt, Choir program, Trunk or Treat, Dance and food truck event, etc. When parking is restricted for these events, Property Management will note the Community Calendar and send a broadcast E-mail 2 weeks in advance.

7. If Jacks are used on the RV, they must be on blocks to preserve the pavement.

8. Vehicles left unattended for longer than 4 hours must obtain a permit. If residents join to car pool and leave vehicles at a parking lot, the unit shall be parked at the south end (by the swimming pool), north end in the first 3 rows, or at the east end of the Villa.

## **NO OVERNIGHT CAMPING OR LODGING IS ALLOWED**

## **Britton Falls Maintenance Schedule (August-September-October)**

### **Waterfalls Repair**

Water falls is scheduled for August 23<sup>rd</sup> through the 29<sup>th</sup> for different contractors to come in and make the necessary repairs to make our waterfall great again!

### **Irrigation**

New common area irrigation is being installed and all should be complete by the end of August.

### **Turf conditions**

Common area that needed over-seeding and turf repair work will begin mid-to late September

Turf Aeration will take place beginning at the End of October

### **Fall Clean-up**

Fall Clean up to begin in October. This will consist of cutting back perennials and grasses around the home and cleaning up the mulch/plant beds

## **Tree Pruning**

Ornamental Tree Pruning (front of house tree) will start the 2<sup>nd</sup> week in October and be complete by the end of October

## **Concrete repair and Maintenance**

We are complete with our 1<sup>st</sup> round of concrete leveling and concrete replacement. We have spent nearly 30K this year on concrete maintenance and repair... If you have common area concrete in need of repair please report to John and I (Brad Bryant) to get on the schedule for the next round of repairs

## **Personal space concrete repairs**

Homeowners have made mention of concrete repairs they are responsible for such as driveways and walks leading to the front door of the home. Concrete is less expensive the more you do. So, homeowner want to get together to have their concrete repaired. This could include Leveling and or replacements. If you are interested in this, please contact John or myself (Brad Bryant) and we will try to connect you to other homeowners looking for the same thing....