

THE ESTATES

Community Association, Inc.

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Welcome to *The Estates*

First of all, let us welcome you to your new neighborhood. We think that you have made a great choice in picking the community that you want to live in and hope that you will be happy here.

The Association has put together information that we hope will make the transition to your new community a pleasant experience. Please take time to read the contents carefully and if you have any questions, feel free to contact any of our board members or volunteer committee chairs and they will be happy to assist.

For those that would like to surf (the web) while in the pool/clubhouse area, I am sure you will be happy to hear that wireless internet is available to you. The wireless connection is THEESTATES and the security code you will need to enter to gain access to the secure connection is 1122334455.

You may also find our website (www.theestates.net) to be a helpful resource. The first time you access the site you will need to enter a registration code in order to add your information to the website and gain access to community only links on the site. The registration code you will enter is "panther". Once you are logged in please enter as much information as you wish to divulge into the site. At least one email address is recommended so that you can receive community updates which are sent out during the year.

As a new homeowner it is your responsibility to acquaint your family with the community covenants. They can be located on our website under the document links. We are including a few of the highlights within this guide, but it is important that you familiarize yourselves with the entire document. These covenants exist in order to protect our community and our property values. If you have any questions or require any clarification please feel free to contact us.

The Estates Board

Richard Woodlock- President
678-364-8793

Mike Newton-Vice President
770-486-9430

Bonnie Matter-Treasurer
678-519-1263

The Estates Board and Committee Members

<p><u>President</u> Richard Woodlock rwoodl5400@aol.com 770-486-9965</p>	<p><u>Vice President</u> Mike Newton miketerry4@bellsouth.net 770-486-9430</p>	<p><u>Treasurer</u> Bonnie Matter bmatter55@comcast.net 678-519-1263</p>
<p><u>Website & Architectural Review</u> Chris Waples chris@waples.us 770-631-8707</p>	<p><u>Clubhouse</u> Lisa Shlapak aunut@comcast.net 770-631-8563</p>	<p><u>Children's Playgroup</u> Kari LaRusso kariskarts@gmail.com 770-632-3790</p>
<p><u>Pool Committee</u> <u>Swim Team</u> Anne Myers annemyers21@aol.com 770-486-6813</p>	<p><u>Welcome Committee/ Directory</u> Anne Childress annechildress@comcast.net 770-487-0076</p>	<p><u>Tennis Courts</u> <u>Tennis Leagues</u> Jenny Staples jenny.staples@comcast.net 770-487-6767</p>
<p><u>Fitness Room</u> Jeff Shlapak aunut@comcast.net 770-631-8563</p>	<p><u>Playground</u> Shannon Gladden shannongladden@hotmail.com 770-487-0173</p>	<p><u>Social Committee</u> Kathy Turner turner100@comcast.net 678-545-0060 Beth Prellberg Shannon Gladden</p>



The Estates



Architectural Review Process

The Estates is a community governed by protective covenants. Purchasing a home in The Estates subdivision offers many advantages to the homeowner, but at the same time it imposes some restrictions and responsibilities. These restrictions are not meant as an inconvenience or an invasion of your freedom, but rather as a means of maintaining property values and harmony in your community.

Please be advised that with few exceptions, any alteration to the exterior of your home requires prior permission from the Architectural Review Board (ARB). This includes, but is not limited to, any additions, landscaping changes, color changes, or exterior modifications of any kind. Specific requirements can be found in the covenants and guidelines.

You can find out more about the process by clicking the "Architectural" link at www.theestates.net. Please allow enough time prior to starting your project to get approval. In most cases the ARB will attempt to complete request in two weeks. The covenants allow the ARB 60 days for the completion of this process. We are all volunteers with our own jobs and families. Please allow a minimum of three weeks for the ARB process. Be very thorough when you submit your request. Include drawings, materials details, color samples, lot plat and pictures. This will reduce questions about your project and expedite your request.

If you have any questions about the ARB process please contact Chris Waples, 770-631-8707

The Estates Board

The Estates Swimming Pool Rules

(Private Membership Only)

POOL HOURS: 8:00 a.m. - 10:00 p.m.

THE FOLLOWING ARE NOT ALLOWED IN THE POOL OR POOL AREA:

- NO children between the ages of 14 and 15 years old may have non-member guests unless accompanied by a parent or guardian. Children between the ages of 16 and 17 years old may bring no more than one (1) non-member guest at a time.
- NO children under the age of 14 are permitted to swim unless a responsible individual aged 16 or older supervises them within the fenced pool area.
- NO children under the age of 16 are permitted to swim alone in any of The Estates pools.
- NO pool gate may be left open. Close and lock the gate upon entering/leaving the pool area.
- NO SMOKING of any type shall be permitted in the pool area.
- NO SUPERSOAKERS or WATER GUNS are permitted in the pool area.
- NO PETS are allowed in the pool area at any time.
- NO solo swimming in the main pool area.
- NO running, pushing, jumping in/on others, dunking or holding others under water.
- NO diving in the shallow area (water less than 5 feet deep).
- NO glass containers on pool deck.
- NO chewing gum.
- NO alcoholic beverages are allowed for anyone under the age of 21. Containers of alcoholic beverages should be kept out of sight. A person showing signs of intoxication will be denied use of the facilities and subject to suspension of pool privileges and/or expulsion.
- NO children will be allowed to loiter in or around the clubhouse or bathroom area. Bathrooms are open during swim hours, which are 8:00 a.m. to 10:00 p.m. Please escort young children to the bathroom and tidy up afterwards, especially if your child has an accident.
- NO bicycles, skateboards, roller blades, roller skates, scooters or other vehicles.
- NO swimming with open or infected wounds.
- NO Cut-offs or improper swim wear are allowed in the pool.

Member Responsibilities:

- Admittance only to residents of The Estates subdivision of Peachtree City, Georgia (the "ESTATES") in good standing and their guests.
- Unpaid residents of the ESTATES, or those not in good standing cannot be considered "guests" of members in good standing. Unpaid residents of the ESTATES or those not in good standing will not be permitted access to the pool at any time under any circumstances.
- The number of guests allowed at any given time will be limited to four (4) per family, unless previous arrangements have been made with the Pool Committee.
- **The ESTATES is a "SWIM AT YOUR OWN RISK" facility.** There are no lifeguards present at any time.
- Each eligible resident is given one gate key per household. For safety and security reasons, your key will be required for entry into the pool area and access to bathrooms. There is a \$5.00 charge for any lost key.
- All members are required to familiarize their children with all the pool rules.
- **The floating ropes, lifeguard ring and pool safety equipment are not toys and shall only be used in an emergency.**
- Food is permitted in the pool area so long as refuse is properly disposed of in the trash receptacles that are provided.
- All trash must be placed in the receptacles provided.
- Pool parties must be scheduled in advance and are subject to prior approval from the Pool Committee or any agent authorized by the Board of Directors. There must be at least one adult, age 16 or older, for every 5 children present. There may be **no more than 10 non-member** guests. There may be no more than one (1) party at a time at any of the Estates pools.
- Clubhouse may not be used in conjunction with pool party.
- **BABIES AND YOUNG CHILDREN IN DIAPERS MUST WEAR RUBBER PANTS** and swimsuits.
- *The pool will be closed for 24 hours after any fecal contamination. Please monitor your children CLOSELY so that everyone can enjoy the pool without interruption. Please clean up any messes made by your children.*
- An adult, age 16 or older, must supervise children in the wading pool. Children over 5 years of age will not be permitted in the wading pool.
- Water wings, children's small round floats, snorkel tubes, face masks, soft plastic "beach" balls under 12" in diameter and lightweight fabric water balls (no tennis or rubber balls) are permitted.
- The Estates Board of Directors, Pool Committee and their agents have the authority to disallow exuberant games when they interfere with the enjoyment of the pool by others.

- The Estates Board of Directors, Pool Committee and their agents shall have the authority, when they deem it necessary, to expel anyone at any time for misbehavior, use of abusive language, or apparent intoxication. Those individuals may not return to the pool area until the following day. (To file a complaint, submit it to Anne Myers, 114 Calloway Crossing).
- Every precaution will be taken for the health and safety of all concerned; however, the Estates Community Association, its Board of Directors, Pool Committee and their agents will not and do not assume any responsibility for any injury to members or their guests, or for any loss or damage to any personal property of members or their guests.
- The facility gates must be properly closed upon entering and exiting the facility.
- The Pool Committee will handle subjects not covered by the above rules.

The Estates Pool Use Agreement

In consideration for The Estates Homeowners Association allowing the non-exclusive use of the pool and related recreational facilities in The Estates subdivision (hereinafter "Pool") I, the undersigned, agree as follows:

- I have carefully read and understand and agree to abide by the Pool Rules and regulations.
- I understand that **children are not allowed to use the Pool without an adult in attendance** except under the conditions described in the "Pool Rules". I understand that solo swimming in the main pool is prohibited.
- I assume all responsibility, risks, liabilities and hazards and forever discharge The Estates Homeowners Association ("Association") and their officers, directors and employees, agents and members, past, present and future, from any and all claims, costs, causes of action and liability for personal injury or death and damage to or destruction of property arising from my use of the Pool.
- I agree to indemnify and hold harmless the Association and their Officers, directors and employees, agents and members, past, present and future, for any and all claims, costs, causes of action and liability (including but not limited to attorneys fees) resulting from negligence or otherwise for any injury, to any person or property suffered me, my family members, employees, agents, guests, or any member of the Association or any other person who arises from or is in any way related to my use of the Pool.
- I assume all responsibility for the actions and behavior of all persons present at the Pool at my request or invitation and agree to be personally responsible for causing all persons to comply with the rules and regulations concerning pool use.
- I understand that keys and pool tags are the property of the Homeowners Association. Said Keys and tags will be distributed to all homeowners in good standing and must be returned to the Association if I move from The Estates subdivision or upon request of the Estates Board of Directors.
- I have carefully read and understand this Agreement and agree to be bound by its terms.

Name (Please Print)

Signature

Address

Home Telephone Number

The Estates Pool Party Rules and User Agreement

In an effort to maintain a controlled atmosphere and establish guidelines for pool parties, the following rules and user agreement have been established.

- The "host" and "guest of honor" must be residents of the Estates (i.e. you cannot throw a pool party for your friends 6 yr old daughter from another neighborhood)
- Only 1 Pool party will be scheduled at anytime, on a first come first serve basis.
- No one may schedule a pool party during the SAME hours as an outside neighborhood Social. They must end one hour prior to neighborhood event.
- No one may reserve the clubhouse in addition to having a pool party.
- All pool rules will be adhered to including rules regarding guest ratios.
- No more than four guests per Estates household unless arrangements are made thru pool committee.
- Approved Pool Parties will be limited to 10 guests with an adult for every 5 children present (1:5 ratio)
- The pool party members will not infringe or restrict other resident's enjoyment of their facility. Guests will be considerate and respectful of others at the pool. No running or pushing and no splashing of smaller children.
- Food is permitted in the pool area. Hosts are expected to clean up & all trash will be emptied into the trash receptacles OUTSIDE the pool gate. NO GLASS ALLOWED. - A \$30 cleanup fee will be assessed if the area is not cleaned up properly.
- If you want to schedule a party, please contact Anne and Bob Myers, (770) 486-6813. They are in charge of coordinating all activities in and around the pool. The area under the canopy may be reserved for party setup and serving if you wish. In addition to this agreement, you need to ensure all guests abide by current established Estates Pool rules. See Estates web site for rules.

Please sign and return this form for approval.

Name : _____
Date of party: ____/____/____ Time (max 2 1/2hrs)
of Guests expected: _____
Reason for party: _____

I agree to adhere to the rules as stated above:

Signature



The Estates



FITNESS ROOM USER AGREEMENT

In an effort to maintain a controlled atmosphere and establish guidelines for the fitness room, the following rules and user agreement have been established.

- 1) The user must be an Estates resident member in good standing.
 - a) Adult residents are allowed 1 guest
 - b) Children under 18 require written board approval & are **NOT allowed guests**
 - c) No one under 14 allowed without adult supervision. **NO EXCEPTIONS**
- 2) All members using the exercise facility must sign in.
- 3) Proper Athletic attire should be worn. Shirts and athletic shoes are required.
- 4) ALL members are expected to bring a towel and wipe down equipment after use.
- 5) ALL weights are to be returned to racks. No plates are to be left on the ground.
Bars are to be zeroed out. Weight and dumbbells are to remain in matted area.
- 6) Keep music and noise to a reasonable level. Fitness users will not be allowed to infringe on other residents' enjoyment of this facility. Everyone is expected to be considerate and respectful of others. Limit time to 30 min if someone is waiting.
- 7) Food is NOT permitted in the fitness area. NO GLASS Bottles ALLOWED.
- 8) Report any missing equipment or damage you CAUSE OR FIND to an Estates board member or the fitness committee and make a note of in the sign in book.
- 9) Any member who willfully or neglectfully causes damage will pay for damage to fitness facility. Members are responsible for their guests.
- 10) All members use the Estates Fitness Room at their own risk and accept full responsibility for any injuries.

Failure to abide by these rules will result in loss of privileges. Please sign and return this form for fitness room key and approval.

Print Name _____ Date _____

Names of additional household residents using facility _____

I agree to adhere to the following rules

I agree to adhere to the following rules

Signature(s)

Updated 02/05/2013



The Estates Clubhouse Rules & Guidelines



***** You must read and understand the following rules and guidelines for the clubhouse before requesting a date. To reserve the clubhouse go to theestates.net website and click clubhouse under the committee's link on the left hand navigation bar.**

Permitted Activities:

1. Association meetings and Association committee meetings.
2. Association sponsored social events.
3. Adult card games and parties. Alcoholic beverages served are to be BYOB.
4. Non-profit seminars or symposiums sponsored by an Estates resident who must be present.
5. Children and teen parties sponsored by Estates resident with minimum of one adult present for every 8 children/teens.
6. Scout activities/meetings of Estates residents who are in an active leadership role.
7. Sales parties (such as Tupperware) given or sponsored by an Estates resident. Estates resident can give or host 1 per yr and must be present. In general these sales events are limited to 4 hours
8. Informational political activities such as "meet the candidate".
9. Church related activities sponsored by Estates resident that would not be considered a worship service open to the congregation at large.
10. Closing time for all functions will be **11:00 PM Sunday through Thursday, and 12:00 am Friday and Saturday.**

Prohibited Activities:

1. **Use by NON ESTATES RESIDENTS.** If it is found that you have reserved the clubhouse for a function hosted by a non-Estates resident, a fine of \$250 will be imposed. In addition you will lose clubhouse rental privileges for a period to be determined by the Estates Board of Directors.
2. Children/teen parties/functions with less than 1 resident adult for every 8 children/teens. Sleep-overs or slumber parties are prohibited
3. **Use of clubhouse in conjunction with a pool party.** You **cannot** have any person in attendance at a private clubhouse function use the pool.
4. Craft fairs and flea markets.
5. Insurance/investment seminars and fundraisers.
6. Summer camps/day care.
7. Political fundraisers.
8. Drug/alcohol dependency meetings.
9. Church worship services open to the congregation at large.

10. Advertisement of activities in the media. Media includes television, radio, print (newspaper, fliers posted to the public at large).

Cleanup checklist located on the bulletin board in the kitchen is to be filled out before leaving the clubhouse with all items accomplished. A minimum \$50.00 fine will be imposed if all items are not accomplished and may go as high as \$250.00 depending on the amount of cleaning required.

Paint or glue is prohibited at any function. Do not attach decorations or any other object to the walls or window trim with tape, tacks or any other substance.

**CLOSING TIMES for functions- 11pm Sunday- Thursday and 12
midnight Friday & Saturday**



The Estates



Playground Rules

- Although teens are permitted to use the picnic benches, the play systems themselves are meant for use by children under the age of thirteen.
- Smoking and drinking (alcoholic beverages) in this area is strictly prohibited.
- All trash created by visitors of this area must be discarded into a proper trash receptacle.
- Parental supervision is required at all times for children under thirteen.
- Any child that is jeopardizing the safety of other children using the play system will be asked to leave.
- All play equipment should be used in the manner it was intended. Any child seen abusing this equipment will be asked to leave the play area.
- Any equipment that is damaged as a result of abuse will be repaired or replaced at the expense of the parent(s) of the child.



The Estates



Tennis Court Rules

Point of Contact for Tennis: Jenny Staples 770-487-6767

General Rules

- Courts are for The Estates HOA members and their guests only.
- Guests must have HOA member present to use courts. Only one court may be occupied by guests at a given time.
- Courts close and lights must be turned out at 10:00 p.m. nightly.
- Courts are to remain locked when not in use.
- Proper tennis attire is required, to include, non-marking soles on tennis shoes. Other footwear, i.e. flip-flops, crocs, sandals are not permitted on courts.
- All players must conduct themselves in a sportsman-like manner. No foul, profane or abusive language is permitted on courts.
- No skateboards, roller blades, skates, heelys, scooters, bicycles, strollers, glassware, tobacco products or gum is permitted on the tennis courts.
- The Estates HOA members are responsible for removing trash generated while using court.
- Tennis courts are for tennis only--no other sports.
- The Estates HOA is not responsible for damage to or loss of personal property.
- The Estates HOA is not responsible for injuries incurred during use of courts.
- Vandalism will not be tolerated. Vandals will be prosecuted.
- Guests and Coaches are expected to abide by The Estates Tennis Court Rules. Failure to adhere to these rules will result in loss of guest/coaching privileges

Court Reservation Rules

- Courts may be reserved a maximum of one week in advance.
- Reservation sheets are posted on the marquee at the tennis courts.
- Courts may be reserved for a maximum of 2 1/2 hours at a time.
- One court may be reserved for each HOA family at a time.

- Courts must be reserved on the sign-up sheet each time you play--failure to do so could result in forfeiture of the court to players who have a reservation for that time.
- All scheduled league practices, matches and make-up matches on league default days take precedence over other play.
- Failure to show up within 15 minutes of reservation time will result in a defaulted reservation.

Coaching, League and Team Rules

- **Coaches must** provide proof of current Coaching Certification and proof of current Liability Insurance to Jenny Staples to gain approval for using The Estates courts for coaching purposes.
- Requests for team league play must be submitted 2 weeks prior to the start of play or practices, whichever comes first. Either the captain or co-captain must be a member of The Estates HOA.
- Adult teams may reserve courts for play or practice as long as all of The Estates HOA members are welcome to join the team given league rules for ratings and composition of the team. For example, any 3.5 level HOA member may join a team using The Estates courts if the team is also a 3.5 team.
- Non-residents will pay a \$15.00 court fee per season of league play.

To limit the number of non-residents using our courts, The Estates board determined that new teams signing up for The Estates courts must draw 80% of their roster from our neighborhood.

The Estates Mailbox and Post

One of the things that distinguish our neighborhood from all others is our unique mailbox post. All homes are required to have the same mailbox and post. At one time a few residents requested that the covenants be changed to allow for plastic mailboxes that were similar in shape and size. Four homes were granted a waiver. It was determined that since we had no single source for the new mailboxes we could not maintain uniformity. It was decided that no more request for plastic post would be granted and all replacement post must conform to the one installed by John Wieland Homes.

Attached are the specifications for the post. The estates website contains a supplier that we have worked with that will sell you a post that meets our specifications, but you are under no obligation to purchase from this supplier. We may have a few posts left and available for immediate purchase. Please contact an Estates Board Member to check availability and price. If you have any questions about replacing a mailbox post please contact any board member.



The Estates



Covenant Highlights

Please Note that these are only excerpts from the community covenants and that a full reading of the covenants is highly recommended. We know that some people can become disenchanted when discussing “the covenants”, but please remember that they exist to protect our community and your homes value. Thank you.

Section 4. ***Vehicles***. Vehicles shall not be parked on any street within the Community. Vehicles shall not be parked on the Common Property or on any portion of a Lot other than the driveway and the garage. Except for automobiles and passenger trucks, vehicles shall not be parked, so as to be visible from any Lot for periods of more than twenty-four (24) continuous hours. The term "vehicles," as used herein shall include, without limitation, motor homes, boats, trailers, motorcycles, scooters, trucks, campers, buses, and automobiles.

Section 8. ***Nuisance***. It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of his or her Lot. No Lot shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any Lot that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property adjacent to the Lot. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes shall be located, installed, or maintained upon the exterior of any Lot unless required by law.

Section 10. ***Architectural Standards***. No exterior construction, alteration, addition, or structure of any nature whatsoever (including, without limitation, fences, pools, tennis courts, exterior lighting, tree houses and play equipment) shall be commenced or placed upon any part of the Community, except such as is installed by the Declarant, or as is approved in accordance with this Section, or as is otherwise expressly permitted herein. No exterior construction, addition, structure, or alteration shall be made unless and until the plans and specifications

showing the nature, kind, shape, height, materials, and location shall have been submitted in writing to and approved by the Board or its designee. The Board or its designee may promulgate written guidelines for the exercise of this review.

Section 17. ***Clotheslines, Garbage Cans. Woodpiles, Etc.*** All clotheslines, garbage cans, woodpiles, and other similar items shall be located or screened so as to be concealed from view of neighboring Lots, streets, and property located adjacent to the Lot. All rubbish, trash, and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate thereon. Notwithstanding the foregoing, the Association reserves the right to provide and maintain a dumpster for the use of residents within the Community. Declarant, however, hereby expressly reserves the right to dump and bury rocks -and trees on property within the Community as needed for efficient

Section 23. ***Mailboxes.*** All mailboxes and mailbox posts shall be of the same type and color as that originally installed by the Declarant.

Section 24. ***Detached Structures.*** No detached structure shall be placed, erected, allowed, or maintained upon any Lot without the prior written consent of the Board or its designee. All detached structures must be consistent in design materials and color with the dwelling on the Lot.

Section 26. ***Above Ground Pools.*** Above ground swimming pools shall not be permitted within the Community.



The Estates



Highlights from Community emails

- For those that would like to surf (the web) while in the pool/clubhouse area, I am sure you will be happy to hear that wireless internet is now available to you. The wireless connection is THEESTATES and the security code you will need to enter to gain access to the secure connection is 1122334455. Please do not give this code out to anyone that does not live in the community.
- In order to avoid costly and unnecessary repairs to our community I implore you to lock the gates/doors to any of our facilities once you enter and leave the facility. If you see someone that is not a guest of a community member or anyone that is mistreating our facilities, please ask them to leave.
- When facilities are left open they become vulnerable to theft and vandalism by non-community members. Unfortunately when this occurs we must draw unnecessarily from the community funds to repair or replace items that are damaged or stolen. I know that wedging gates open with a rock or not pulling the gate completely closed may make entry and exit more convenient for you and others, but it does put our community funds and potentially and more seriously other community members at risk. We have also had several instances where the Tennis Court lights have been left on. Not only is this a waste of electric, but the bulbs that are used are very expensive to replace. When you are done using the courts (or any of the facilities), please turn off lights and lock the gates
- As many of you have observed, the playground area is blanketed with wood chips making it extremely susceptible to fires that may be started by improperly disposed of cigarettes. This area is primarily used by the young children of our community and we do not want to see any unfortunate injuries do to improper disposal of cans, bottles or other potentially hazardous materials. We will be making provisions to place a trash receptacle in this area. In the meantime if trash needs to be disposed of the garbage pails are conveniently located to the left of the clubhouse (when facing the front).
- Since your children are not part of the community distribution of these emails, it falls upon you to make sure that your children fully understand why these rules exist and to ask them to adhere to them. It is in your best interest that they are kept informed since you are ultimately responsible for their actions.