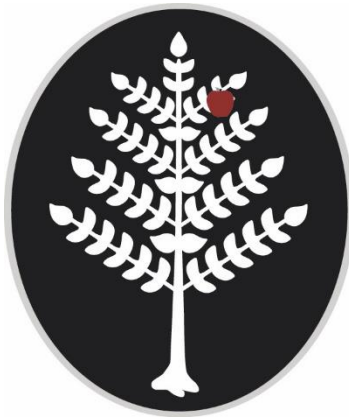


The
**NEWBERRY
COUNTRY CLUB**
DALLAS, PENNSYLVANIA



2024

Rules and Regulations

(Adopted 1992- Amended March 2022)

2024 Membership Fee Schedule

	All Privilege	Pool Only	Golf Only	Court Only
Family	\$1,100	\$780	\$690	\$165
Couple	\$1,050	\$740	\$660	\$135
Single	\$780	\$460	\$430	\$110
Student	N/A	N/A	\$175	\$55

Membership Add On				
Caregiver	\$75		**Adult Children	\$125

**** Adult children between 21 and 25 years of age living in the household.**

Member Definitions

- All Privilege Membership - entitles the member(s) to the use of the golf course, swimming pool, tennis and pickleball courts and the recreation area.
- Family Membership—includes husband and wife and children under the age of 21 living in household. Children between 21 and 25 years of age or living in the household may be added to the membership at an additional cost.
- Single Membership—includes one individual only. The addition of caregivers or adult children is not permitted.
- Couple Membership—includes a husband and wife or two adults living in the same household.
- Student Membership—available for full time students including undergraduate college students.

Member Additions

- Caregiver—individual at least 16 years of age who is responsible for supervising children under the age of 13 can be added to the membership for a fee of \$75.00. A guest fee will be charged for a caregiver if attending when another adult member or another adult caregiver is present.
- Adult Children—adult children between 21 and 25 years of age living in the same household may be included on the membership for a cost of \$120 per individual. Proof of residency must be provided.
- Individuals that do not reside in the same household must purchase separate memberships.

Guest/Cart Fees

Guest and cart fees will be charged to your account on a weekly basis. You must check your TownSq account on the 1st of each month to determine the amount owed. Payment may be made online or mailed to or dropped off at the Newberry Office. Payments not received by the 15th of next month will be charged a late fee.

Guest Limits

The same guest may not use the facilities more than 3 times in a one-month time period.
Pool - guests are limited to 6. If more than 6 guests will be attending, the group must be registered as a party. (Additional fees apply).

Guest Fees:

- Pool \$15 per person
- Tennis and Pickleball \$15 per person
- Golf \$20 per person

* No fees are charged for children under 5 years of age.

Cart Rental:

- Cart Rental \$20 per cart
- Each rental is limited to 4 hours or 18 holes.
- Individuals must be 18 years or older to rent a cart.

SIGN IN

- All Residents, Members and Guests must sign in prior to using facilities.
- Sign in with the Gatekeeper before using the facilities and turn in any guest passes.
- If the Gatekeeper is not present, sign in sheets are located at each amenity site.
- Please print Member’s name and indicate the number of members and guests in group.
- Golf – Sign in sheet is at #1. Please print one name per line.
- Pool – Sign in sheets are located on table outside pool gate.
- Tennis and Pickleball – Sign in sheets are in the court display board at the tennis courts.
- Recreation Area- Sign in Sheets are located on table outside the pool gate.

HOURS OF OPERATION

Golf Course	April 1 st through October 31 st	7am to dusk.
Recreation Area	April 1 st through October 31 st	7am to dusk.
Pool	Memorial weekend through Labor Day	11am to 8pm daily
Tennis/Pickleball	April 1 st through October 31 st	7am to 10pm daily.

All facilities are open daily based on weather conditions.

GOLF LEAGUE PLAY TIMES

League play has priority. Present schedules are:

Men’s League	Saturday 9:30am – 12pm	Course Closed
Mixed League	Wednesday 4pm – 7pm	Course Closed

The **Newberry Country Club closes at 10pm nightly.** Club members must leave the recreation area by 10pm except for a special club function that has been approved by management.

COUNTRY CLUB and COMMON AREA RULES

The Newberry Estate Country Club is comprised of a portion of Newberry Estate to be used for recreational purposes that include golf, tennis, pickleball, swimming, lounging, playground use, recreation area and banquet facilities. Any violation of these rules will be reported to the Newberry Board of Directors. The Board will review the incidents and reserves the right to discuss the incident with the violator. The Board also reserves the right to impose fines and other penalties if residents, members, or outside guests fail to comply. **Any person not in compliance may lose membership privileges.**

All members' fees will be due January 1st of each year. Payment may be made in three installments: end of February, end of March, and final payment due end of April. Membership fees may be reduced after July 15th for new members only.

If a unit owner is not the resident of a unit in Newberry, either the owner of the unit or the resident of the unit will have the privilege to utilize the Country Club Facilities. It is the responsibility of the unit owner to notify the Newberry Office which party will accept the privileges. This does not apply to residents and Unit Owners who are immediate family members.

The entrance area and Ring Road are not part of the Country Club or recreation facility and cannot be used for recreation purposes. It is private property belonging to the Homeowners' Association and can only be used for ingress and egress. The speed limit is 15 mph and will be strictly enforced.

The Appletree Terrace Patio is not part of the Country Club area. This area cannot be used for any activities or lounging other than those approved by management or caterer.

Children under the age of 13 must be under the direct supervision of their parents or host or caregiver who is at least 16 years of age. The staff will not assume responsibility for any child left alone.

Non-resident members may not bring any bicycles, wagons, rollerblades, skateboards, toys of any type to be used for recreation purposes. Only appropriate equipment pertaining to the area in which it is to be used is permitted.

There is to be no swimming or wading in the streams and ponds. Fishing, by residents only, will be permitted if in compliance with PA Fish Commission regulations.

Any damage to club property will be charged to the responsible member. All members shall be held responsible for the conduct of their respective guests and children.

No noxious or offensive activities shall be carried on in any part of the Country Club or Common Area nor shall anything be done therein, either willfully or negligently, which may be or become a nuisance to the resident homeowner or any part of the Newberry Estate entire property.

No signs, soliciting, advertisements, displays or decorations of any kind will be permitted in the Common Area or Country Club Area without prior approval of the Newberry Estate Homeowners' Association.

The Newberry Country Club and/or Newberry Estate Homeowners' Association will not be held responsible for any theft or for loss or damage to personal property on the premises.

Pets are not allowed in any part of the recreation property. This includes all golf, swimming, tennis, lounging and banquet areas. Pets of Country Club Members are **NOT ALLOWED** on Newberry Property.

Littering of any kind on Newberry Property is a violation and strictly enforced.

Alcohol Policy

It shall be the policy of the Newberry Estate Homeowners' Association:

- That beer and wine may be brought and consumed in the pavilion area only.
- That each homeowner, resident and non-resident member must assume the responsibility not only for themselves but also for their guests.
- That no alcohol or glass containers may be brought into the pool area at any time.
- That no individual under 21 years of age shall consume alcohol
- That no individual or organization may serve alcohol to a minor
- That no individual or organization shall charge money for alcohol
- The Association assumes no liability for any injury, wrongdoing, or problem caused by the breach of these rules.

It shall be the policy of the Newberry Estate Homeowners' Association in regard to visibly intoxicated persons:

- That no person shall consume alcoholic beverages to the point of impairment or intoxication.
- That any homeowner, resident, or non-resident member not adhering to these rules will be asked to leave Newberry Estate Common Area property immediately and will be subject to suspension of membership privileges.
- Any guest not adhering to these rules must leave the property immediately and future access to the facilities will be at the discretion of the Board of Directors.

Vehicle and Parking Regulations

Vehicle Rules and Regulation apply to all vehicles owned and operated by both residents and non-residents that use roads or parking facilities maintained by the Newberry Homeowners' Association. This includes guests, service personnel and patrons of Appletree Terrace and the Highlands.

Definition of Motor Vehicle - A motor vehicle is defined for this regulation as a vehicle that is self-driven, including passenger cars, trucks, motorcycles, mopeds, and motor-driven cycles. Excluded are golf carts, tractors and other similar vehicles which are not covered by these rules and regulations.

Vehicle Documentation

- Anyone operating a motor vehicle of any type on property maintained by the Newberry Homeowners Association shall have, in their possession, at all times a valid operator's license, valid motor vehicle registration, valid motor vehicle insurance card and valid inspection stickers on the motor vehicle.
- These valid registrations shall be produced or be visible for inspection when requested by Newberry Estate Management or a Newberry Security Officer.

Vehicle Decals

- All motor vehicles of Newberry residents, renters and maintenance personnel who work most of their time at Newberry Estate must display a valid Newberry Decal on their motor vehicle for identification and security purposes.
- Vehicle decals can be obtained from the Newberry office upon providing proof of the vehicle owner's valid motor vehicle registration and current insurance.
- The Newberry Decal must be prominently displayed on the passenger side of the vehicle, on the back window.

Speeding and Traffic Signs

- The posted speed limit within Newberry is 15 miles per hour.
- Any resident, guest or vendor operating a motor vehicle is expected to adhere to the speed limit.
- All motorists are expected to obey all posted traffic signs throughout Newberry.

Parking

- There is no parking on Ring Road or any grassy areas throughout the property.
- Vehicles that are parked on or alongside Ring Road will be towed at the owner's expense.
- The parking lots throughout the Newberry Estate Common Property are for residents, country club members, their guests and guests of Appletree Terrace or the Highlands.
- Overnight parking is not permitted unless authorized by the Newberry Estate Homeowners' Association.

Bicycle Riding

- Newberry Residents and their house guests may ride bicycles on Ring Road
- Non-resident members may not bring bicycles onto the property to ride.
- A Newberry Estate Identification tag must be displayed on the bike. Tags may be obtained from the Newberry Office.
- Safety helmets must be worn.
- Bicycles may be ridden after dawn and before dusk only.
- Children under the age of 13 riding bikes must be accompanied by adults.
- Parking lots should be avoided during "high traffic" times.
- Individuals choosing to ride bicycles on Newberry Property must sign a liability waiver indemnifying Newberry.

Guests Regulations

Guests of Non-Resident Members:

- Guests of any member may use the facility only after the member has registered their guest at the office or designated sign in area.
- If a Gatekeeper is not present the Member will complete the sign in sheet.
- Tennis, Pool and Golf guests' names should be printed in appropriate place on sign in sheet.

- Golf Guests should not exceed 3 guests per round of golf.
- The same guest may attend a maximum of 3 times in a one-month time period.
- All guests must be accompanied by a member for all activities.
- One caregiver is permitted for members less than 13 years of age at no charge when parents or guardians are not attending. Family members of caregivers are not eligible to attend as guests.
- Pool Guests are limited to 6 or a party must be registered with the office (See Party Guidelines pg.7)
- Guest fees will be subject to the current fee schedule listed on page 2.

Guest of Resident Members:

- The guest of a resident must be registered at the Newberry Office or designated sign in area for all country club activities.
- Guests playing with a resident will not be charged a guest fee.
- Guests of a resident not playing with a resident must carry a resident’s golf tag and turn in a guest pass. Immediate family members of a resident will not be charged a guest fee. Immediate family members are defined as parents, children, grandchildren, and siblings.
- Guest of a resident not playing with the resident, may play a maximum of three times in a one-month time period even if the guest of different residents or members.
- If the number of guests constitutes a group of people being entertained as a party or outing, guests must be registered at the business office at least one week in advance. Guest fees will be charged

POOL RULES

(Pool is open 11am to 8pm daily)

Use of Pool:

- The use of the pool is permitted only when lifeguards are on duty.
- All members and guest must sign in prior to using the pool.
- The main entrance for the pool area is located by the playground.
- The entrance by the Office is for Employee use only.
- Children under the age of 13 must be accompanied by an adult or a caregiver at least 16 years of age.
- Lifeguards or Pool Manager are in charge of the pool area and will enforce all posted rules.
- All accidents, however, minor, are to be reported to a lifeguard.

Proper Conduct:

- No running, no pushing, no horseplay, no dunking. Lifeguards have authority to “bench” repeated offenders, or ultimately revoke the swim privileges for the day or even the season. There will be no refund in the event privileges are revoked.
- Baby pool: No rough play. This area is intended for small non-swimming children.

- No rafts or large floats are allowed. Other floating toys, fins, and masks may be used unless they interfere with the safety of the swimmers. Lifeguards have authority to restrict use of or remove any toy or float.
- Non-swimming children are neither permitted in the deep end of the pool nor use the diving board.
- Children wearing floatation devices of any kind may not leave the 3 ½ foot area.
- Parents or guardians must be with non-swimming children at all times in the pool area.

Proper Attire:

- Bathing suits must be worn.
- Cut-off jeans and Bermuda shorts are not permitted.
- Toddlers and infants MUST wear swim diapers to ensure cleanliness of the pool.

Pool Cleanliness and Safety:

- Nothing shall be taken into the pool which will pollute the water or create a hazard. This includes beverages.
- Persons having skin diseases, sore or inflamed eyes, colds, nasal or ear discharge, or any kind of communicable diseases, open sores, or bandages of any kind cannot be admitted into the pool. Lifeguards or pool manager have complete discretion as to who may use the pool.
- Food will be allowed only at tables in the pool area, the pavilion and snack bar.
- Non-alcoholic beverages in plastic containers will be permitted in pool area but not in the pool.
- No glass containers are to be brought into the pool area. Non-breakable containers must be used.
- No alcoholic beverages are permitted within the pool area.
- No smoking is permitted within the pool or pavilion areas.
- Members are responsible to dispose of their own garbage into proper containers.
- Pool furniture is for intended purpose only.
- Tables with umbrellas must not be moved from position on the pool decking.

Pavilion Party Guidelines – Reservations required. Contact the Newberry Office for details.

Community Room Use Guidelines – Reservations required. Contact the Newberry Office for details.

Locker Policy

- The lockers and a combination lock will be rented for \$50.00 for the entire season
- Each locker and combination lock (no outside locks allowed) will be assigned by the office
- Items permitted: towels, suits, extra clothing, pool toys, goggles, tennis equipment or shower needs
- Items NOT allowed: Food, combustibles, or hazardous materials
- At the end of the season all items shall be removed, and lock returned.
- All items not claimed by October 1st will be donated to a local charity.

TENNIS RULES (Courts open 7am to 10pm daily)

General:

- Proper tennis attire always required: shirts, tennis sneakers, no bathing suits.
- No more than 4 players on a court.
- No observers on courts.
- Players are responsible for removal of garbage/rubbish from courts.
- No food or beverages other than water are permitted on the courts.
- All members and guests must sign in.

Court Time:

- All players will use sign in sheet with start time or MUST relinquish court upon request by pro or persons waiting.
- Court time will be allowed on a first come, first serve basis.
- There is a maximum of ONE-hour play time when others are waiting, regardless of score.
- When all four courts are in use, a numerical progression system will be in effect - courts must be vacated according to reserve times listed.
- Doubles have priority over singles with a 10-minute courtesy during priority hours.
- Singles may complete the hour only by converting to doubles. The group may only complete the original allotted hour.
- Priority Hours: Weekdays – 6:30pm to 10pm. All day weekends and holidays.

Juniors (16 years and under):

- With the approval of the pro, a junior may elect to play in adult activities, but must relinquish participation in any parent/child tournament.
- Member children under 13 must be directly supervised by an adult.
- Teaching court will be always made available to tennis pro.
- The pro may use teaching court weekends and holidays from 7am to 10am.
- The tennis pro may ask players to relinquish teaching court at any time during the above-mentioned times.
- During priority hours, excluding 7am to 10am weekends, those taking lessons are to follow the same rules as other players and sign up on the board.
- When a court becomes open for a lesson, the pro has the option of asking those using the teaching court to move to the open court.

PICKLEBALL (Courts open 7am to 10pm daily)

General:

- All members and guests must sign in prior to using the court.
- Proper tennis attire is required at all times: shirts, tennis sneakers, no bathing suits.
- No more than 4 players on a court.
- No observers on courts.
- Players are responsible for removal of garbage/rubbish from courts.
- No food or beverages other than water are permitted on the courts.
- The pickleball Court is available on a first come first serve basis.

Recreation Area – Shuffleboard – Bocci – Horseshoes

(Open daily 7am to dusk)

General:

- Horseshoe, Bocce ball and shuffleboard are available on a first come first serve basis.
- If other players are waiting, play is limited to one hour from start time.
- Equipment will be available from the gatekeeper when on duty or through the Newberry Office.
- Copies of Rules for play are available at the Newberry Office, on our website or from the Gate Keeper.

GOLF RULES

(Open daily 7am to dusk)

- To participate in any Newberry Golf League, participants must be a resident or have a golf membership.
- Standard and local golf rules and golf etiquette are to be observed.
- Players cannot hit more than one ball from each tee if it holds up the play of golfers behind them.
- All resident members must display the current Newberry golf tag on a golf bag or cart.
- Any person that plays as a guest of a resident without the resident, he/she must carry and display the resident member tag.
- Guests of a non-resident member may play only if accompanied by the non-resident member.
- All players, including guests, must sign in (print name) on the sign in sheet provided at the kiosk near the #1 tee.
- All golf play should start on #1 tee with one exception: Gatekeepers may suggest a group(s) start elsewhere in the interest of speeding up play.
- Male golfers 70 years of age or older may tee off from the women's tees.
- Children under 13 years of age cannot use the golf course unless they are directly supervised by an adult member over 16yrs of age or a teenage member with a Golf Responsibility Certificate.
- Slower players should allow faster players to play through.
- The golf course to be used for any other recreational purpose. Children or adults not observing proper etiquette and respect for the golf course will be asked to leave.
- Each player must have his/her own clubs and bag.
- Dress Code
 - Proper footwear (no metal spikes) and golf attire is required.
 - Ladies
 - Golf shirts that cover the shoulders are permitted.
 - Tank tops, bathing suits, razor back sports tops or camisoles are not permitted.
 - Shorts (to the knee or below) capris and slacks are permitted.
 - Bathing suits, short shorts, or cut off pants are not permitted.

- Men
 - Golf shirts, with or without collars are permitted.
 - Tee shirts and not permitted.
 - Shorts (to the knee or below) or long trousers are permitted.
 - Jeans without holes are permitted.
- Alcoholic beverages are not permitted on the course.
- League play has priority. Present schedules are:
 - Ladies League to be posted.
 - Junior League to be posted.
 - Mixed League Wednesday 4pm to 7pm Course Closed
 - Men's League Saturday 10am to 12pm Course Closed
- NO DOGS are permitted on the golf course.
- The golf committee members, office staff, gatekeepers and residents have a duty to report any infraction of these rules and regulations.
- The golf course is not a practice area and should not be used for that purpose.
- The practice green near #1 tee should be used for putting and the area adjacent to #1 tee for pitching and chipping.
- A golf tee must be used for the tee shot on each tee to minimize divots in the tee area.
- If a divot is taken, the sand/seed mixture provided should be used. Golfers should also rake sand traps and repair ball marks on the greens.
- The golf course is closed if frost conditions exist. Please contact the management before using the facilities during the off season.
- No other sports will be permitted on the golf course at any time.
- **USGA RULES** govern play except when modified by local rules as follows:
 - **Water Hazards and Lateral Water Hazards**
 - Holes 5 and 8 have "drop zones" for water hazards; penalty one stroke.
 - For lateral water hazard, as on 6 and 7, one penalty stroke and
 - play a ball from the point of the last shot or
 - drop a ball within 2 club lengths, not nearer to the hole, from the point where the ball last crossed the margin of water.
 - If ball enters water in front of #4 green, ball may be hit out of water with no penalty or drop ball behind where it entered the water with a one stroke penalty.
 - **Ball on cart path #8 or #9** – Free lift, no penalty. Ball may be dropped within one club length of the edge of the cart path in line with where the ball came to rest, but no closer to the hole.

MOTORIZED GOLF CART RULES

General Cart Rules

- Anyone operating a motorized golf cart on Newberry Property (which includes all of Ring Road, Common Area and Country Club Area) must be at least 16 years of age.
- If there is any question of age, a driver's license must be presented.
- Golf cart use may be limited or prohibited under certain conditions. Changes or restrictions will be posted at #1 tee.
- Carts should be kept at least 25 feet from the greens whenever possible and MUST remain on the cart paths where they exist.
- All wet areas are to be avoided.
- 90-degree rule - if crossing the fairway in a golf cart is necessary, the fairway should be crossed at a 90-degree angle regardless of conditions.
- 90-degree rule must be observed on fairways 1, 2, 3, 4, and 7.
- Fairways 5, 6, 8 and 9 should not be crossed in a golf cart.
- All resident owner golf carts must register the cart with the Newberry Office.

Rental Cart Rules

- Drivers must be 18 years of age to rent a cart.
- The cart rental fee is \$20 per cart for 4 hours or 18 holes.
- Carts will be available starting in April - weather permitting.
- Carts may be reserved by calling the Newberry Office. People who have reserved carts will have priority. Gatekeepers will be on site to rent golf carts to golfers. If no gatekeeper is available and the Newberry office is open, carts may be rented directly from the office.
- The Newberry member must sign a Rental Agreement or in the case where a guest is playing without a resident, that person must sign both his or her name and the resident's name and that member is also responsible for any damages caused by the use of the cart.
- When rental agreement signer has completed use of golf cart, it MUST be returned to the gatekeeper. It may NOT be given to anyone else for use.
- Carts MUST be kept on the golf course and not used for any purpose other than golf.
- Only the driver and one passenger are allowed in a single cart.

Fining/Violation Policy

Violations:

- The first incident of a violation of the Rules and Regulations or any policy rule of the Association (a "Violation") shall result in a written courtesy notice to the owner, resident or non-resident member with no fine imposed. If applicable the cure time for a violation, unless otherwise specified by the Association at their sole discretion or required by state law, shall be within ten (10) calendar days of receipt of the courtesy notice.

- Failure to cure such Violation within ten (10) calendar days of delivery of such courtesy notice, shall incur fines in the following amounts, at a frequency of every other week beginning from the date of the first courtesy notice and shall be cumulative, unless otherwise specified by the Association at their sole discretion:
 - 2nd violation notice: \$25 fine
 - 3rd violation notice: \$50 fine
 - 4th violation notice and thereafter: \$100

The Association may impose all costs and expenses associated with the enforcing of the Rules and Regulations or any policy rule and/or policy rules and curing the Violation including attorney fees.

The Association reserves its right to seek injunctive relief and damages at any time at its sole discretion and has the authority to use their discretion to shorten the timeline given to correct gross violations which require immediate attention. The Association may also exercise this authority to make exceptions or grant extensions for correction due to extenuating circumstances.

Violation Identification Process

- A violation should be documented through a clear photograph of the violation for the association’s records **or** by written confirmation by TWO designated persons.
- Individuals may report violations to the designees. Designees include Board of Directors and Association Manager.

Violation Appeal Process

- An owner, resident or non-resident may appeal a violation and/or fine within ten (10) days of receiving courtesy violation notice.
- The appeal shall be submitted in writing to the Newberry Office.
- The Board of Directors shall contact the individual within ten (10) calendar days of receipt of appeal letter to schedule an appeal meeting which shall be held within two (2) weeks of the receipt of appeal letter.
- A minimum of three Directors shall attend the appeal meeting.
- Fines will be suspended during the appeal process.
- If the violation is repealed, no fines will apply.
- If violation is upheld, the Association at its sole discretion may institute fines according to the original fine schedule.

Failure to Pay a Fine:

The Association, at its sole discretion may suspend an owner’s, resident’s or non-resident member’s right to use the common elements and at its sole discretion choose to use a collection agency to collect past due fines.

Contact Information

Maria Lindsey – Association Manager	570-675-5236	maria@newberryestate.com
Tom Landon – Pool Manager	570-675-5236	
Jack Monick – Tennis Pro	570-647-8010	jacmonique@gmail.com
Fred Di Maria- Appletree Terrace	570-674-5529	appletree1@frontiernet.net