

Condos and Villas at Summit Reserve, Clubhouse and Pool Rules

ClubhouseRules010420rev05

Supersedes all prior Rules – Approved by Clubhouse Committee

1. **Building access:** Key pad access code/s (front & back doors, pool gate key lock box) have been given only to residents (at time of closing). **These codes are not to be given out to guests or family members** not residing in our two associations. Visitors are not allowed to use the facilities without the resident present the entire time.
2. **Underage:** Children under the age of 17 must be accompanied/supervised by a resident adult for clubhouse and/or pool at all times.
3. **Home owner Tenant/live in,** If a resident has a tenant/live in that wishes access to the facility, prior written notice must be supplied to both HOA boards and clubhouse committee that includes the tenant's name and signed acknowledgement of rules.
4. **Default of dues and loss of property rights:** If a resident is in default for monthly dues or any special assessment, the right to use the facility will be suspended until dues are current.
5. **The “do nots”:** Smoking, vaping or illegal substances are not allowed in the clubhouse or on the property. There should be no cigarette waste disposed of on property grounds. **Animals are not allowed in the clubhouse or pool area at any time**, with only exception being a documented service animal. Alcohol consuming residents as well as their guests are responsible and liable for their actions while on property. **No glass containers are allowed in the pool area.**
6. **Clubhouse and pool hours:** Must be vacated by 11:45 pm. **The kitchen and all used items or areas must be cleaned (includes kitchen utensils and towels), with trash combined/removed from all room/s and facility. All doors to be locked and all lights to be turned off.**
7. **Group gatherings - clubhouse rental:** Residents are permitted to sign out clubhouse at no cost for gatherings, subject to clubhouse availability (see sign up reservation schedule on foyer desk). **Homeowner must be present at gathering 100% of time. Pool and/or patio area cannot be reserved and shall always be open to all residents. Homeowner is responsible to clean & remove their trash. If cleaning property is required, the homeowner could be assessed a fee of \$25.** Thermostat/s are pre-set and are not to be adjusted.
8. **Rental Don'ts:** Repetitive rentals may not exceed twice a month and only one Friday or Saturday per month. If your plans change and you need to cancel please do as soon as possible. This courtesy makes it available to other residents.
9. **Maximum occupancy:** Under local code, Clubhouse has a maximum occupancy of 40 and pool has 20. Residents to take precedence over guests and courtesy should be used when and if this occurs.
10. **Any resident may use:** **pool and/or workout facility when clubhouse is rented by others. Please use restroom entrances to enter and leave the pool area/s.**

11. **Gas Grill:** has been provided in pool patio area for resident use. Check tank to make sure it's ready to go or needs to be filled. **Grill must be cleaned after use.**
12. **Resident agrees:** to be responsible for their guests and agrees to pay for any damages, if they occur, to the clubhouse during time of their use. If damage occurs and member does not pay, a lien will be put on resident's villa or condo. Only cooking allowed is with microwave or oven. Residents are responsible for all supplies. Resident agrees to "Hold Harmless and Indemnify" Summit Reserve and Clubhouse Directors should any accident, bodily injury or property damage occur to the resident or their guests during their use of the Clubhouse and facilities.