

RESERVE at VICTORIA AMENITY and POOL RULES AND REGULATIONS

11.05.23

The Clubhouse and Amenity Center at **THE RESERVE AT VICTORIA** is a luxury amenity for the use and enjoyment of Owners, Authorized Tenants and Authorized Residents within **THE RESERVE AT VICTORIA**. In an effort to keep the aesthetics, quality and value of your Clubhouse, Fitness Room, Adventure Park and Pool Facilities. Please review the following rules and regulations. These regulations can be changed or modified from time to time by the Board of Directors at their own discretion as they may deem appropriate. The Clubhouse at **THE RESERVE AT VICTORIA** does not have on-site clubhouse staff.

HOURS OF OPERATION

- Clubhouse: 8:00 a.m. until 9:00 p.m.
- Pool: Dawn till Dusk
- FITNESS ROOM 24 hrs

GUEST POLICY

With the exception of the Fitness Room, Guests of Owners, Authorized Tenants or Authorized Residents are welcome but could be excluded if the Board determines that the convenience or right of enjoyment of the Residents and Owners is infringed upon. Owners, Authorized Tenants, or Authorized Residents are responsible for their guest's actions and for informing them of these rules and regulations. Guest policy is determined by the Board. Guests must be accompanied by an Owner, Authorized Tenant, or Authorized Resident.

The current guest policy is as follows:

- Pickleball Courts: Pickle Ball Courts are reserved for the use of Owners, Authorized Tenants Authorized Residents and their guest. An Owner, Authorized Tenant or Authorized Resident may invite guests to use the court but must accompany their guests at all times. Children under the age of 12 must be accompanied by an adult Owner, Authorized Tenant or Authorized Resident. Children's use of the court may be restricted to certain hours as determined by the Board.
- Pool Area: The Pool Area is reserved for the use of Owners, Authorized Tenants, Authorized Residents and their guests. An Owner, Authorized Tenant or Authorized Resident may invite guests to use the Pool Area but must accompany them at all times. Children under the age of 14 must be accompanied and supervised by an Owner or Authorized Tenant. Parents or owners represent unaccompanied children between the ages of 14 and 18 and will be held responsible for their actions.

ASSUMPTION OF RISK

Use of the Club and Pool facilities and participation in Club and Pool activities are purely voluntary. All activities potentially involve some personal or physical risk on the part of the participant and such participation by an Owner, Authorized Tenant, Authorized Resident, or their accompanied guest is deemed to be an acknowledgement and acceptance of the risks inherent in the activity.

RESPONSIBILITY

Each Resident is responsible for their guests and accepts full responsibility of the actions and liability of their guests. Any damage that occurs as a result of a resident or their guests will be the responsibility of the resident. The Reserve at Victoria Homeowners Association, Inc accepts no liability or responsibility for injuries that occur as a result of an adult resident or minor resident or their guests using the amenities. Clothing and personal items should not be left unattended and safekeeping shall be the responsibility of the user. Video surveillance shall not be depended on and cannot be accessed on demand as a result of a missing item, accident or injury. Video surveillance equipment is accessed only at the direction of the Declarant or the Board of Directors and in the best interest of the Association and Declarant.

DRESS CODE

Owners, Authorized Tenants, Authorized Residents and their guests should dress in a manner appropriate to the activities enjoyed at the Clubhouse. Management may request those improperly dressed to change or to leave.

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GENERAL OPERATING RULES OF THE CLUBHOUSE

1. Use of the Clubhouse facilities or any part thereof may be restricted any time by the Board or, in emergency situations, by the HOA management. Children under age 14 must be accompanied by an adult Owner, Authorized Tenant or Authorized Resident at all times. Parents or owners represent unaccompanied children between the ages of 14 and 18 and will be held responsible for their actions.
2. Doors will be locked at all times. You must use the access code to gain access to the pool. Do not allow access by anyone you are not certain is a resident or you will be held responsible.
3. Dogs or other pets (with the exception of service dogs for the physically challenged) are not permitted within the Clubhouse facilities. Owners, Authorized Tenants, Authorized Residents or guests must leash their pet(s) and pick up animal waste and respect all other Owners, Authorized Tenants or Authorized Residents.
4. No commercial advertisements shall be posted or circulated at the Clubhouse, and no solicitations of any kind shall be made within the Clubhouse facilities or upon the Clubhouse stationary, except as specifically permitted by the Board.
5. No petitions shall be originated, solicited, circulated or posted at any time in the Clubhouse or on the grounds.
6. Fireworks will not be permitted anywhere within the Clubhouse facilities or adjacent areas, except as specifically approved by the Board.
7. Entertainers will not be permitted to use the Clubhouse facilities without prior written approval by the Board.
8. No Clubhouse property may be removed without written approval by the Board.
9. All complaints, criticisms or suggestions of any kind relating to any of the operations of the Clubhouse facilities should be addressed to the HOA management.
10. Owners, Authorized Tenants or Authorized Residents are allowed to bring their own food and beverage items to the Clubhouse, in accordance with the restrictions posted (please note no glass containers are permitted in the inside of the fence of the pool area). Owners, Authorized Tenants or Authorized Residents and their guest must leave the area in good condition (trash picked up; food disposed of in a sanitary way etc.).

ROOM & EVENT SCHEDULING POLICIES

Use of Clubhouse Facility requires scheduling and approval of management or authorized HOA resident representative and requires execution of the application designated to be completed along with the submittal of the Cleaning and Administrative Fee prior to final confirmation of the schedule. The reserved use of the facility can be reserved use of only the club room or the clubroom and the designated portion of the covered patio in the event of a larger gathering. A maximum of 60 people are allowed for any event if using the club room and designated patio area. The Maximum capacity of the club room is 60. The maximum time for each rental is 4 hours.

Cleaning and Administrative Fee: \$150

After use of the room, the resident who facilitated the use of the room will be responsible for:

- Organizing the room in the same setting it was when arrived in the event anything was moved.
- Cleaning up after themselves including removal of trash, party decorations, etc.
- Removal of any remaining food, drinks, or condiments from the refrigerator.
- Restoring the room and area used to the condition it was in upon arrival.

After the use of the room, management will arrange and schedule a professional cleaning and confirm nothing was misused or broken. In the event of any damage, the resident arranging for the use will be held responsible for the cost of replacement or repair. This cost of misuse will be collected as a fine to the resident in accordance with the collection rules written in the Declaration of Covenants and Restrictions.

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CODE OF CONDUCT

1. Owners, Authorized Tenants, Authorized Residents or guest shall not discipline, correct or abuse any other Owners, guests, directors, officers, management or committee persons verbally or otherwise.
2. Owners, Authorized Tenants, Authorized Residents and guests must conduct themselves so as not to infringe upon the rights and privileges of other Residents, Owners and guests. Owners, Authorized Tenants or Authorized Residents must show respect to other Owners, Authorized Tenants, Authorized Residents and their guest.
3. Owners, Authorized Tenants or Authorized Residents are solely responsible for the conduct and actions of their guests.
4. Owners, Authorized Tenants, Authorized Residents and guests will refrain from loud, profane, indecent or abusive language.
5. Owners, Authorized Tenants or Authorized Residents will be held responsible for any damage incurred to Clubhouse or Pool facilities.
6. Owners, Authorized Tenants or Authorized Residents shall obey all safety rules.
7. Owners, Authorized Tenants or Authorized Residents are prohibited from profiting financially by charging guests for the use of the Clubhouse facilities.
8. Owners, Authorized Tenants or Authorized Residents who conduct themselves in an unbecoming manner or who knowingly break a Clubhouse or Pool rule, or regulation are subject to disciplinary action by the Board, including suspension of that Resident's or Owner's privileges, and/or fine. The period of suspension shall be determined at the sole discretion of the Board and may be as much as 90 days. During any suspension period the Owner is still required to pay all fees.
9. Owners, Authorized Tenants or Authorized Residents may request to appear before the Board to explain their actions and have the right to appear before the Board if disciplinary action is being considered pursuant to the rules and regulations of the Clubhouse.

BULLETIN BOARDS

Only Board or Club-sponsored information may be listed on the Clubhouse bulletin boards. Commercial solicitation is prohibited unless specifically approved by the Board. Any other solicitation is prohibited.

SMOKING POLICY

The Clubhouse is a smoke-free environment. Smoking is prohibited in all areas of the Clubhouse and pool area but is permitted in designated outdoor areas. The Board has the right to designate specific outdoor non-smoking areas adjacent to the pool by posting appropriate signage.

SWIMMING POOL RULES

1. Use of the Pool at the Clubhouse is at the user's own risk, as lifeguards are not on duty.
2. Swimming is permitted only during the open hours of the pool hours are posted and are subject to change.
3. Children under the age of 14 are permitted to use the pool facilities *only* if accompanied and supervised by an adult. Parents or owners represent unaccompanied children between the ages of 14 and 18 and will be held responsible for their actions. Infants must wear either swim diapers or plastic liners over their regular diapers.
4. The pool area is provided primarily for use by Owners, Authorized Tenants, Authorized Residents and their guests. An Owner, Authorized Tenant or Authorized Resident may invite guests to use the pool facility, but the guests *must* be accompanied by an Owner, Authorized Tenant or Authorized Resident at all times.

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5. Food and Beverage may not be consumed within 5 feet of the pool or the spa. No glass containers are permitted in the fenced pool area.
6. Each person is required to shower before entering the pool or spa.
7. Proper bathing attire is required at all times; cut-offs, dungarees, and Bermuda shorts are not permitted at any time.
8. An adult must accompany children wearing flotation devices in the pool.
9. No running or horseplay is allowed on the pool deck.
10. Management reserves the right to remove any Owner or Authorized Tenant or guest from the pool area.
11. Radios, televisions and the like may be listened to, but only if playing at a sound level, which is not offensive or disruptive to other Owners, Authorized Tenants, Authorized Residents and guests. Owners, Authorized Tenants, Authorized Residents and guests will be asked to turn such equipment off if it is annoying others.
12. Animals, bicycles, skateboards, play balls and floats are prohibited in the pool area and the pool except for swim training flotation aids.
13. Safety in the pool area is a priority; running, ball playing, and noisy and rowdy activity are not permitted in the pool area.
14. All persons using the pool area are urged to assist in keeping the area clean by properly disposing of towels, cans, cigarettes, etc.
15. Smoking is permitted only in designated sections outside of the pool area.
16. "Saving chairs" for persons absent from the pool area is not permitted.
17. Coolers are allowed on the pool deck area, but glass bottles, containers and other objects or instruments, which might cause injury, are not permitted in the pool area.
18. No diving in the pool at any time.
19. Rules are subject to change from time to time as authorized by the Board of Directors

GRILLS: There are 2 gas grills available for use of Resident and accompanied guests. They are first come first served basis and cannot be reserved. A refill is kept on site, however access on the spot is currently not in place. It is the goal of management to confirm there is enough gas in the tank prior to each use, however in the event a tank runs out, you may proceed to purchase a full replacement tank and submit your receipt for reimbursement.