

VI. CLUBHOUSE RULES AND PROCEDURES

A. Purpose: These clubhouse rules are intended to preserve and maintain the value of the clubhouse while providing a benefit to the residents of LA SONATA.

B. Clubhouse

1. Prohibited Behaviors

a. Smoking, Alcohol, Weapons (concealed or open carry) are not allowed in the Clubhouse, Fitness Room, Pool area, or Play Area, including parking lot.

b. Noise: Excessive noise shall not be permitted. The determination of excessive noise shall be solely the right of the La Sonata HOA. As the Premises and Pool are near private homes, all those who use Clubhouse, Fitness Room, Play Area and Pool should be respectful of neighbors.

c. Parking: The Facility's parking lot is only for those using the Clubhouse, Fitness Room, and Pool. Service vehicles are allowed for the duration of services being performed. No other vehicles are allowed.

d. Pets: **Pets** are not permitted in the Clubhouse, Fitness Room, Play or Pool area, except as authorized by the La Sonata HOA Committees.

e. Attire must be worn inside the Clubhouse

2. Liability: The La Sonata HOA is not responsible for loss or damage to personal property.

3. Responsibility: Homeowners will be held responsible for the actions and behavior of their guests

C. Event Room Rental

1. Good Standing Required: No residents may rent the clubhouse unless they are in good standing with any dues or fines

2. Acknowledgement and Release of Liability: The ACKNOWLEDGEMENT AND RELEASE OF LIABILITY form must be signed by adult resident of LA SONATA making reservation. The La Sonata HOA is not responsible for loss or damage to personal property.

3. Rates: The La Sonata Board of Directors shall establish a rental amount for the year at the first regular Board meeting of the year. The Board reserves the authority to limit the number of times and how often a resident may rent the clubhouse

4. Procedure: A Clubhouse reservation form must be completed and signed by any Homeowner and submitted to the HOA Office or any HOA Clubhouse/Pool Committees member with two checks made

payable to "**La Sonata HOA**" as follows:

a. First Check- for reservation fees, which is **non refundable** \$50.00 (1-50 persons)

b. Second Check- for cleaning and damages deposit \$100.00

c. Return of Deposit: deposit check will be returned **IF** the Clubhouse/Pool area is left clean, which includes vacuuming, mopping, garbage emptied from inside receptacles to proper outside receptacles, and furniture returned to its original place, kitchen clean - judgment of which shall solely

be within the authority of the La Sonata HOA Committees. Cleaning supplies may be found in the cabinets in the Event room. **Trash must be placed in bags and put into city trash bins or dumpsters by Renters and liners replaced in interior trashcans.**

5. Damages: Any damages incurred will be taken out of deposit. Any charges that exceed the deposit will be levied to the homeowner renting the facility. This includes replacement costs of smoke detector sensors from smoke damage.

6. Maximum capacity according to the OCK Fire Marshall: Clubhouse: **59**– includes **ALL** interior rooms

7. Reserved Time: Please be aware that the Clubhouse may be used by someone else later the same day or following day, so doors must be locked. Please keep time within your reserved time for set up and clean up. **The Clubhouse and Fitness facility have automatic locking mechanisms and may be programmed by the Committees to lock automatically.**

8. Decorations: The interior of the Clubhouse may be decorated, provided that these decorations do not require the use of nails, paint, tacks or glue (any material likely to leave residue or damage) on walls, fixtures, or furniture.

a. Prohibited items: Renters and guests in the Clubhouse may **NOT** bring in any appliance such as a smoke or fog machine, microwave oven or toaster oven, as this would violate the fire code and cause the smoke detectors to be activated and Fire Department dispatched through the alarm company.

9. Exclusions: Use of the Clubhouse includes Clubhouse room, Restrooms, and the Kitchen. Use of the Pool includes the Pool itself and the surrounding tiles outdoor perimeter of the Pool, but Pool use may **NOT** be reserved for sole use. Use of the Fitness Room is **NOT** included in the reservation when Clubhouse is reserved by a homeowner.

10. Hours: Activities in Clubhouse must not begin before 10:00 am and must conclude by 9:30 pm

11. Loss of Privilege: If the rules are not observed or excessive mess is left by Renter or Renter's guests, **Renters right to use the Clubhouse and Pool may be temporarily suspended or revoked** according to the judgment of the HOA Committees. Violations of these Guidelines constitute a Refusal of Rental Terms

D. Pool

1. Prohibited Behaviors

a. Smoking, Alcohol, Weapons (concealed or open carry) are not allowed in the Clubhouse, Fitness Room, Pool area, or Play Area, including parking lot.

b. Noise: Excessive noise shall not be permitted. The determination of excessive noise shall be solely the right of the La Sonata HOA. As the Premises and Pool are near private homes, all those who use Clubhouse, Fitness Room, Play Area and Pool should be respectful of neighbors.

c. Parking: The Facility's parking lot is only for those using the Clubhouse, Fitness Room, and Pool. Service vehicles are allowed for the duration of services being performed. No other vehicles are allowed.

d. Pets: **Pets** are not permitted in the Clubhouse, Fitness Room, Play or Pool area, except as

authorized by the La Sonata HOA Committees.

e. Attire: Shoes must be worn inside the Clubhouse. Proper swimwear must be worn (Bathing suits only, no diapers, cutoffs, etc)

f. Skin Disorders: Anyone with a contagious skin disorder or other infection may not enter the Pool.

g. Glass containers, Food, Beverages are **NOT PERMITTED** at **Poolside**. Please discard trash in proper containers or take trash away with you for disposal elsewhere. Your cooperation and vigilance is needed to help keep the Clubhouse, Fitness Center and Pool clean.

2. Liability: There is NO Lifeguard on Duty. Swimming is at your own risk. The La Sonata HOA is not responsible for loss or damage to personal property.

3. Responsibility: Homeowners will be held responsible for the actions and behavior of their guests

4. Supervision: Any adult or guardian who will be responsible for the child's conduct and safety while at the Pool **must accompany children under 12 years of age**. The guardian designated must be at least 18 years of age, and the guardian **cannot supervise more than 4 children at one time**.

5. Guests: Residents may have **UP TO four (4) guests** in the Pool area at one time. Guests are only allowed when accompanied by an **adult homeowner**. For parties of children **under age 13**, additional guests (under age 13) are allowed **ONLY** when supervised by adults.

6. Additional Pool Rules are posted outside by the Pool and incorporated by reference into these guidelines. However, in the event of a conflict between these rules and those posted at the premises, the rules in this document shall control.

7. Personal Conduct in the Pool area must be such that the safety of self and others is not jeopardized.

8. Lightening: The Pool **must** be evacuated and closed at any sign of lightening.

9. Maintenance: Pool will be closed on **Monday** for routine maintenance. A sign shall be posted to the left hand side of the door from inside the Clubhouse, covering or above the hours of use and shall be posted on the outside gate as well. **EXCEPTION:** Three day federal holidays- The pool will be open on Monday, closed Tuesday for Memorial and Labor Day Weekends, and 4th of July Weekend if it falls on a Monday.

10. Maximum Capacity according to the OCK Fire Marshall: Pool: **42**- includes those **in** the water as well as **on** the surrounding deck

11. Dates and Hours: The Pool shall be closed for the winter upon decision of the Committees. The **projected** annual opening date for the Pool is the Saturday of Memorial Day weekend (pending successful inspections from county/ city authorities) and the **projected** close date is the Tuesday following Labor Day.

E. Fitness Room

1. Prohibited Behaviors

a. Smoking, Alcohol, Weapons (concealed or open carry) are not allowed in the Clubhouse, Fitness Room, Pool area, or Play Area, including parking lot.

b. Noise: Excessive noise shall not be permitted. The determination of excessive noise

shall be solely the right of the La Sonata HOA. As the Premises and Pool are near private homes, all those who use Clubhouse, Fitness Room, Play Area and Pool should be respectful of neighbors.

c. Parking: The Facility's parking lot is only for those using the Clubhouse, Fitness Room, and Pool. Service vehicles are allowed for the duration of services being performed. No other vehicles are allowed.

d. Pets: **Pets** are not permitted in the Clubhouse, Fitness Room, Play or Pool area, except as authorized by the La Sonata HOA Committees.

e. Attire: Shoes must be worn inside the Clubhouse.

f. Glass containers and Food are **NOT PERMITTED** in Fitness Room. Water Bottles **are** permissible Please discard trash in proper containers or take trash away with you for disposal elsewhere. Your cooperation and vigilance is needed to help keep the Clubhouse, Fitness Center and Pool clean.

2. Liability: The La Sonata HOA is not responsible for loss or damage to personal property.

3. Responsibility: Homeowners will be held responsible for the actions and behavior of their guests.

4. Hours; Fitness room will be available from **6:00 AM to 10:00 PM** daily. These hours are subject to change based on the decision of the Committees without prior notice.

5. Guests: Due to limited size and availability of Fitness equipment, **ONLY** La Sonata homeowners or their tenants will be allowed use of the Fitness room. No guests are allowed.

6. Supervision: Children under the age of 14 will **NOT** be permitted to use Fitness equipment in the Fitness room. Ages 14-17 may use equipment **with adult supervision** (over the age of 18). At age 18 no supervision is required.

7. Maximum capacity according to the OCK Fire Marshall: Clubhouse: **59** – includes **ALL** interior rooms

F. Playground Area

1. Prohibited Behaviors

a. Smoking, Alcohol, Weapons (concealed or open carry) are not allowed in the Clubhouse, Fitness Room, Pool area, or Play Area, including parking lot.

b. Noise: Excessive noise shall not be permitted. The determination of excessive noise shall be solely the right of the La Sonata HOA. As the Premises and Pool are near private homes, all those who use Clubhouse, Fitness Room, Play Area and Pool should be respectful of neighbors.

c. Parking: The Facility's parking lot is only for those using the Clubhouse, Fitness Room, and Pool. Service vehicles are allowed for the duration of services being performed. No other vehicles are allowed.

d. Pets: **Pets** are not permitted in the Clubhouse, Fitness Room, Play or Pool area, except as authorized by the La Sonata HOA Committees.

2. Liability: The La Sonata HOA is not responsible for loss or damage to personal property.

3. Responsibility: Homeowners will be held responsible for the actions and behavior of their guests.

4. Parking for Playground Area is on the **right side** of the entrance to the community. Please ensure

your vehicle is parked well to the side, allowing room for incoming vehicles.