

SOUTH LAKES OF HARMONY

c/o Association Solutions

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Amenities Center - Use Policies

The Amenities Center is intended for the use and enjoyment of all Lakes at Harmony Home Owner's Association (HOA) Members and their guests. To ensure that this is possible at all times, the following use policies have been established by the Lakes of Harmony HOA Board of Directors.

- The Amenities Center is specifically available for use by Members of the Lakes at Harmony HOA. Members may invite guests; however, use by guests must conform to the established Guest Policies and Rules. No member may deny any other Member use of any area within the Amenities Center at any time.
- Members may not reserve any area of the Amenities Center for private events. The Amenities Center may be reserved for activities available to all Members and designated on the activity schedule published by the Activities Coordinator or, in the absence of an Activities Coordinator, the Member Activities Planning Group.
- Guest use of the Amenities Center facilities is capacity limited to the extent that the numbers of guests in the facilities at any time limits Member use; i.e., Member use takes priority over guest use.
- The Amenities Center shall not be used for activities having a commercial purpose; solicitation or sale of products and services is specifically prohibited. Educational activities intended for Members of the HOA are permitted and shall not be open to the general public, unless advance approval is obtained from the Board of Directors.
- Amenities Center facilities may be used for competition events scheduled by the Activities Coordinator, or a Member in the absence of an Activities Coordinator, between Members and outside groups. These shall be scheduled with time and dates posted in advance and shall not be scheduled at times when other HOA events are scheduled. Association Solutions shall be consulted before scheduling an event to

determine if the proposed event would pose an insurance liability concern or would be in conflict with the HOA Documents.

- Members may bring food and drink into the enclosed rooms of the Amenities Center for their own consumption and for sharing with other Members. Water in non-breakable containers may be brought into all areas but must be used in conformance with the code requirement relative to distance from the pool defined below.
- The refrigerator may be used by Members for food and beverages when brought for consumption at a HOA sponsored event. Items purchased by the HOA and Member groups; i.e., condiments, drinks, etc. that may be stored from time to time in the refrigerator and storage cabinets, are not available for general use. Individual Member use of the refrigerator for routine storage is not permitted. Members shall remove all items they have placed in refrigerator when leaving the Amenities Center.
- Reusable dishes, glasses and silverware stored in the Community Room cabinets are available for Member use but shall not be removed from the Community Room and covered patio area. All items must be cleaned after use and returned to the cabinets. Members are encouraged to use the dishwasher, as long as the items placed in it are cleaned and also returned to the cabinets.
- Glass of any kind is not permitted in the pool area and, by County Ordinance, food and drink is not permitted within 12 feet of the pool.
- Smoking is not permitted on and in Amenities Center property, lawn or parking areas.
- Access doors to all areas shall not be propped open. Community and Activity Room doors that are not electronically controlled must be unlocked when group activities are occurring.
- Furniture may not be removed from the locations in which it is placed; i.e., rearrangement is not permitted unless needed for an approved HOA event. Tables and chairs stored in the Community Room locked closet will be moved to needed locations by HOA Staff (by insurance regulations, access to this room is limited to authorized Association Solutions Staff). The Activities Coordinator, or a Member in the absence of an Activities Coordinator, shall notify Association Solutions of the requirement for furniture and equipment needs at least forty-eight (48) hours prior to the need and indicate the configuration required.

- Recreational equipment available to all Members is stored in the Activity Room Storage Closet. Members shall return the equipment to the original location after use. Users shall be responsible for damage to the equipment and/or the building resulting from use of the equipment.
- The gas grill shall only be used for HOA sponsored events. Use will be assigned to a HOA Member(s) or Vendors catering an event. –Spills in the Grill shall be cleaned by the user. A hose is located in the Gazebo that may be used for that purpose.
- The swimming pool shall only be used for recreational swimming and activities scheduled by the Activities Coordinator or, in the absence of an Activities Coordinator, the Member Activities Planning Group. No equipment of any kind except for inflatable floatation devices may be used in the pool.
- Toddlers and Infants shall wear swim diapers, swim pullovers or similar items with different brand names. Members and guests who have, or have been experiencing intestinal ailments in the past 48 hours shall refrain from entering the pool.
- Children and youths under the age of 19 are not permitted in the exercise room and may not use any recreation equipment without direct supervision by a member.
- Use of the Amenities Center parking lot is restricted to Member and Guest vehicle parking. Parking in the lot is restricted to times when Members are using the Amenities Center facilities. Overnight parking is not permitted and guests not participating with a Member in an activity in the Amenities Center shall not use the lot for parking. Golf carts shall be parked in the area designated for that purpose. Bicycles shall be stored in the rack located in the Golf Cart Parking Area.
- Members shall lock the gates to the Tennis/Pickleball courts after use and shall not provide the combination to non-Members.

Amenities Center - Guest Use - Policy and Rules

As our community population increases the demands on the Amenities Center will concurrently increase. Consequently, formalization of policies and rules will be necessary to facilitate the enjoyment of the Amenities Center by all Members of the four neighborhoods that will comprise the Lakes at Harmony.

The physical size and design of the Amenities Center places constraints on how it can be used. The cost of maintenance and repair, which the Members must collectively bear, along with limitations imposed by liability insurance further defines use limitations. For these reasons a basic policy and specific rules for use of the Amenities Center have been established by the Board of Directors of the Lakes Home Owners Association.

The Amenities Center is intended for the use and enjoyment of the Members of the Lakes Home Owners Association. It is not a public facility and cannot be used in a manner that limits Member enjoyment and which exposes the Association to use inconsistent with safety and insurance limitations.

Members are welcome to invite guests to join them and utilize the Amenities Center; however, such use must conform to the following rules:

- A member must remain in the Amenities Center when the invited guest(s) is present.
- A member may not, in any circumstance, allow a guest to use the assigned entry fob to the building and pool area or the combination code to the courts.
- The number of guests a member may invite to use the Amenities Center at any one time is limited to no more than six (6) guests per individual property. This limitation applies to the property, not the number of Members residing in the property.
- Guests may be family members or others who are joining the Member(s) in the Amenities Center for recreational use. Members may not invite guests to the Amenities Center for any other purpose.
- Children are welcome in the Amenities Center. Children under the age of thirteen (13) years who are directly related to a Member are not considered a guest within the number limitation stated above. All children thirteen (13) years of age and over are considered guests for purposes of the guest limitation.
- Children and youths under 19 years of age must, at all times, be under the direct visual supervision of an adult and their activities must be respectful of the rights of other Members to quiet enjoyment of the pool and other facilities.