

Blue Heron Pines Homeowners Association (BHP-HOA)

Recreation Facility Policy and Rules

(Effective January 2003, Revised January 2006, Revised December 2010)

For the health, safety, welfare, comfort and convenience of all Homeowners, the HOA establishes policy regarding the use of the community recreation facilities.

The BHP-HOA is governed by its Board of Directors, who have all lawful powers and duties necessary for the administration of the affairs of the Homeowners Recreation Facilities, and to operate and enforce reasonable rules and regulations pursuant thereto.

The Board of Directors designates the Association's management company, DiLucia Management Corporation, to administer the Recreation Facilities under the Board's direction. DiLucia Management will coordinate all potential homeowner activities involving the use of the facilities.

The homeowners and residents, who are in good standing with the BHP-HOA, are eligible for full use of its Recreation Facilities. Commercial, business or external-related functions are prohibited.

Now, therefore, be it resolved that the following recreational policies and rules are hereby adopted by the BHP-HOA Board of Directors:

General Policy

1. The Recreation Facilities are for the use of residents of the BHP-HOA only.
2. Guests may use the Recreation Facilities, if accompanied by a resident. Guests at the Recreational Facilities must be well supervised by sponsoring resident and can be told to leave the premises for any improper behavior.
3. Improper behavior (e.g., abusive language, disregarding rules, disrespect to: property, other residents, Recreation Committee Members or management) on the part of residents or guests at the Recreation Facilities shall result in that person(s) having privileges revoked and being barred from the use of the recreational facilities for a period of time to be determined by the Board of Directors.

4. Two magnetic keylock badges will be issued to each household in the BHP-HOA. A replacement fee of \$25.00 will be charged for lost or damaged badges.
5. The keylock badge must be used or displayed to enter the Clubhouse, Pool Area, or other recreational facilities. ID spot checks may be made periodically. Use of the badge initiates an electronic recording of entry into the Clubhouse.
6. The keylock badges are locked out between the hours of 1:00 a.m. and 5:00 a.m. when the Clubhouse is closed and an alarm is activated.
7. Loitering on Recreation Facility grounds will not be permitted.
8. Alcoholic beverages are not permitted within the pool area unless there is a HOA sponsored event on the pool deck, at which time the pool will be closed for swimming. Underage alcohol consumption is illegal and will not be tolerated. Alcoholic beverages cannot be stored at the Recreation Facility.
9. Gambling is not permitted in the Recreation Facility, unless associated with a resident event.
10. Personal property (including locks, beach chairs, clothes, sports equipment, etc.) must not be left overnight or they may be removed.
11. Shirts and shoes must be worn in the Clubhouse. Residents and guests must be dry or toweled-off prior to entering the Clubhouse.
12. Snowboots, snowshoes, or galoshes must not be worn beyond the entry vestibule.
13. Animals are not permitted in the Clubhouse or Pool Area.
14. Smoking and chewing tobacco are not allowed either indoors or within the adjacent enclosed outside recreational grounds.
15. The HOA is not responsible for lost, stolen, or damaged personal items.
16. Use of the Recreation Facility or equipment is at the user's own risk.
17. Minors (a person under the age of 18) are not permitted in any room of the Clubhouse or in the pool area unless accompanied by a parent or adult responsible for the minor.
18. Any HOA homeowner, resident, management employee or Board Member can request proof of age or verification of residency at any time.

19. Any person(s) that have their privileges suspended may not participate in any recreational programs or activities until the suspension is rescinded.
20. Residents and guests must follow all posted Facility rules.
21. Placement of equipment, furniture, or any item in the Recreation Facility or its grounds must have prior Board Approval.

Reserving the Clubhouse or a room in the Clubhouse

22. Any event that is initiated as an open event for all BHP residents to attend must first be authorized by the Recreation Committee. The Recreation Committee will then notify Management of the date/time and event details.
23. Private events must be reserved by contacting Management.
24. Only residents may reserve the use of the Clubhouse. The sponsoring resident must be present at all times during the event.
25. There is a \$100.00 fee for reserving the Clubhouse for a private event. A \$200.00 security deposit must also be presented before an event can be reserved. After the Clubhouse is inspected and found clean and free of any damage, the security deposit will be returned.
26. Should the resident wish to utilize the pool during their event, DiLucia Management must be informed. For parties with more than 10 guests a second lifeguard will be scheduled at an additional cost of \$50.00.
27. A "Clubhouse Agreement" form must be signed by the resident reserving the Clubhouse.
28. Failure to follow the proper procedure for reserving or hosting a private event at the Clubhouse or Recreation Facility may result in a fine of \$250.00 and the loss of Facility privileges.

Fitness Center

29. Use of the fitness center and its equipment is restricted to residents 18 years and older. Children are not permitted in the fitness center.
30. A piece of fitness equipment can be used up to one half hour and must be relinquished to a waiting person.
31. When finished with a piece of equipment, the user must use their best efforts to wipe down and clean the equipment.
32. Proper footwear must be worn by anyone using the exercise equipment.

33. Consult your doctor before starting any exercise program and using any fitness equipment.

BilliardRoom

34. The pool table must be relinquished after a period of one hour should there be people waiting to play.
35. The cover should be replaced after use and all equipment properly stored.
36. No one under the age of 18 is permitted to use the pool table.
37. No food or drink is permitted in the Billiard Room.

SwimmingPool

38. Residents must have their keylock badge with them to use the pool.
39. An adult resident must accompany guests at all time while at the pool.
40. Children under the age of 18 must be accompanied by an adult resident at all times. Minors are not permitted to be left alone at the pool.
41. Swimmers must shower before entering the pool.
42. Swimmers must dry/towel-off prior to entering the clubhouse.
43. Any person appearing to be intoxicated will not be permitted in the pool area.
44. Proper swimming attire is required. Street clothes, including cut-off jeans, are not permitted. Thong bathing suits are not permitted.
45. Bicycles are not permitted within the pool area.
46. No glass of any kind is permitted in the pool area.
47. Running, pushing, ball playing or causing undue disturbance will not be allowed and is considered improper behavior.
48. Diving head first is not allowed.
49. Balls, rubber rafts, inner tubes, etc. will not be permitted in the pool area.
50. Children with personal floatation devices will be permitted in the shallow end of the pool only. A parent or legal guardian must be in the pool within arms length of a child wearing any floatation device.
51. Gum and chewing tobacco are not permitted within the pool area.

52. Children who are not toilet trained must be in disposable swim pants specifically designed for swimming. No diapers or plastic pants allowed.
53. Any person showing evidence of skin disease, sore or inflamed eyes, a cold, nasal or ear discharge shall be refused admission into the pool.
54. Any person with excessive sunburn, open blisters, cuts, or bandages shall be refused admission into the pool.
55. Use of pool is prohibited before or after the scheduled open hours. A person found violating this rule could be subject to criminal charges.
56. Hanging on the rope, ladder or handrails is not permitted.
57. Deposit trash and recyclables in appropriate containers. Always leave premises in appropriate order.
58. Any BHP adult resident has the authority to tell anyone or any group of people, who are not complying with the rules, to leave the premises. If a physical disturbance is threatening, the Emergency 911 must be called. Review the sign near the pool telephone for additional telephone numbers to call to report a physical disturbance or any pool incident. The Board also authorizes the Recreation Committee to suspend pool privileges for that day. Any further action would be taken by the Board, possibly including suspension for a part or the full balance of the season, depending on the severity of the incident.
59. A Board Member or Recreation Committee member has the right to request identification of anyone using the pool and has the right to assure that a responsible adult is present with a child.
60. Questions or concerns regarding the facilities or the Pool Management Company or employees should be directed to DiLucia Management.