

THE LAKES COMMUNITY ASSOCIATION RULES AND REGULATIONS

CHAPTER I – INTRODUCTION

Every owner of a lot subject to assessment is a member of the Association. Every owner shall have a right and easement of enjoyment in and to the common areas as well as the right to delegate this right of enjoyment (CC&Rs, Article II, Section 1 & 2; Article VI, Section 1).

These rules should be observed at all times. They apply to all facilities and common areas owned, maintained and/or operated by the Association.

A. DEFINITIONS:

The following definitions are provided for the purpose of these Lakes Rules and Regulations.

1. **Club member:** Club member shall include all association members, tenants, and their family members as defined below.
2. **Association member:** Every owner of a lot subject to an assessment is a member of the Association: (1) a single family property owner of a house, a townhouse or a condominium; (2) an owner of an undeveloped lot; (3) a commercial property owner.
3. **Tenant:** Those occupants who rent from or reside with an owner, other than a family member, and who have been delegated the right to use the common areas and facilities by the owner.
4. **Family member:** Those family members who reside in an owner's or tenant's household.
5. **House guest:** Those persons who are temporarily residing in the same house as the member.
6. **Guest:** Those persons to whom a member extends hospitality and accompanies during use of the facilities.
7. **Invitee:** Those persons whose presence or participation is requested by a member to attend or participate in a particular special activity or private function attended by the inviting member.
8. **Special activity:** Those activities involving members, with management approval, which may include guests and invitees and may require reservation of selected common areas and facilities.
9. **Private function:** Those functions conducted by an individual member, with management approval, which require reservation of selected club facilities.

B. GENERAL CONDUCT:

1. Vandalism or destruction of property, commission of an illegal act(s), disorderly conduct or use of profanity or verbal abuse towards other members, guests, invitees or staff are prohibited and will be considered a violation of the rules.
2. Association members will inform their families, tenants, guests and invitees of the rules and are responsible for any behavior contrary to the established rules with respect to the use of the common area facilities (CC&Rs, Article IV, Section 3 and 4).
3. Misrepresentation of facts, for the purpose of obtaining use of the common area facilities by unauthorized persons, is a violation of these rules and may result in suspension or loss of club member privileges.
4. Conduct which violates these rules, the CC&Rs, or nonpayment of assessments, may result in suspension of privileges as provided in the Association's CC&Rs.

Note: Specific Policies and Procedures governing these Rules and Regulations are available for review at the Clubhouse.

CHAPTER II – BEACH AND TENNIS CLUB

A. HOURS OF OPERATION:

Current hours of operation are posted at the clubhouse entrance. The Beach and Tennis Club is currently open for recreation Monday through Saturday from 6:00 am to 10:00 pm, and Sunday from 7:00 am to 10:00 pm. Management may, with notice, change the hours of operation to accommodate holidays and special occasions.

Clubhouse Phone #: (480) 838-3274

B. ACCESS TO CLUB FACILITIES:

Access to the Beach and Tennis Club facilities shall be for association members and the member's family, tenants, guests and invitees to whom the member has delegated his right to use the common areas and facilities (CC&Rs, Article II, Section 1 & 2).

Children less than 8 years of age must be accompanied by a responsible person aged 15 or older at all times while at the club.

1. **Club members:** Each club member, upon request, will be issued an identification card with the membership number on it. The membership number is the same as the property lot number. Access to the clubhouse will be granted upon presentation of this card to the front desk attendant. Failure to present this card will result in entry delays while membership is verified.
2. **House Guests:** House guests are permitted unaccompanied access to the club facilities upon presentation of a current house guest pass. House guest passes, good for up to 30 days, may be obtained or renewed by the club member at the clubhouse. House guests may not use a club member's ID card or bring other guests into the facilities.

3. **Guests:** Guests accompanied by a club member with a guest card may use the club facilities. Each Lakes property is allowed a complimentary guest card with 30 guest privileges each year. Each privilege allows for one (1) guest visit. If a new guest card is requested before a year expires, a fee will be charged for a new guest card. Guest cards are kept on file at the club. Resident is permitted 3 guests per visit. Those bringing in more than 3 guests must give notice to the Community Manager in advance for staffing purposes. **Resident must accompany and remain with guests at all times.**
4. **Invitees:** Invitees for special activities and private functions shall have club or common area access for those specific activities and functions only. Guest cards shall not be necessary. Management will establish appropriate entry control.
5. **Animals:** No animals are allowed in the club except for those used to aid persons with disabilities or those involved with special activities.
6. **Exceptions:** The Board of Directors or management may permit access to the common area and facilities by others such as contractors, real estate brokers, prospective residents, etc.

C. **USE OF CLUB FACILITIES:**

The use of the Beach and tennis Club facilities shall be for club members, their guests, house guests, and invitees.

- **Posted rules and instructions may from time-to-time be changed.**
 - **Management reserves the right to define appropriate attire for any activity.**
 - **Children less than 8 years of age must be accompanied by a responsible person aged 15 or older at all times while at the Beach and Tennis Club.**
1. **Club Conduct:** Please refer to Chapter 1 for general conduct information.
 - a. **Alcoholic Beverages:** Alcoholic beverages are allowed only in the lounge, pool area and picnic areas. **Breakable containers are not permitted in the pool area.** Use of alcoholic beverages for special activities and private functions requires approval of the Management. Individuals entering the clubhouse or using any of the club facilities while obviously intoxicated will be denied entry and asked to leave. "Obviously intoxicated" means inebriated to the extent that a person's physical faculties are substantially impaired and the impairment is shown by significantly uncoordinated physical action or significant physical dysfunction that would have been obvious to a reasonable person.
 - b. **Smoking and Tobacco Use:** **The clubhouse is a non-smoking building.** Persons 18 years and older are allowed to smoke or use tobacco in designated areas only.
 - c. **Valuables:** Lockers are available. **The Association will not be responsible for articles lost or stolen.**
 - d. **Telephones:** A telephone is available in the club lobby for local calls. Phone calls will be received on behalf of club members and the club member will be paged. Management reserves the right to control the telephone privilege.

- e. **Audio Equipment:** All portable audio equipment must be used with a personal headset. Exceptions require management approval.
- f. **Employees:** The Community Manager is responsible for all employees of the Club. Inattention to duty or discourtesy should be reported to the Community Manager. No club member shall reprimand an employee or call upon club employees for any services that will take them away from their duties.

2. **Regular Activities:**

- a. **Main Swimming Pool:** The pool area is for use by the general membership except for the time set aside for special activities. **Posted rules and instructions must be followed.**

Lifeguards are on duty limited hours.

- i. Children under the age of 12 must be supervised by a responsible person aged 15 or older.
 - ii. Food and drinks may be consumed in the fenced pool area but not in the pool.
 - iii. Drinks are allowed in non-breakable containers only.
 - iv. Trash must be placed in trash containers.
 - v. Smoking or tobacco use is permitted in designated areas only.
 - vi. Bathers must wear appropriate swim attire.
 - vii. Floats and rafts are prohibited in the pool area, except when used with special activities. Swimming aids for small children are allowed under strict supervision; supervisor must remain within arms length distance from the child under supervision.
- b. **Spa and Sauna:** Club members or guests under 12 years of age must be attended by a responsible adult of 18 years or older. ***Caution:** Pregnant women and persons over age 45 with cardiovascular disorders should consult with their health care provider prior to use. Infants should not be taken into the spa or sauna.
 - c. **Tot Pool and Playground:** The tot pool and playground are for the use of children age 6 and under. Others may use the area subject to management approval. Children using this area must be supervised at all times.
 - d. **Tennis Courts:**
 - i. Club members and guests may use the courts by reservation or upon availability.

- ii. Reservations for court time may not be made earlier than one calendar day in advance. Club members may make one-hour reservations for the use of courts 1, 2 and 3, or two-hour reservations for the use of court 3. Reservations not claimed within 15 minutes of court time will be forfeited.
- iii. Unreserved court times are available on a first-come basis.
- iv. Management may reserve court time for special activities.
- v. Appropriate attire and tennis shoes must be worn on the courts.

e. **Handball-Racquetball Courts:**

- i. Club members and guests may use the courts by reservation or upon availability.
- ii. Reservations for court time may not be made earlier than one calendar day in advance. Club members may make one-hour reservations for the use of courts 1 and 2. Reservations not claimed within 15 minutes of court time will be forfeited.
- iii. Unreserved court times are available on a first-come basis.
- iv. Management may reserve court time for special activities.
- v. Shirts, non-scuff tennis shoes and approved eye protection must be worn on the courts.

f. **Fitness Room:**

Recommendation: Consult with your health care provider prior to use and fully acquaint yourself with the safe and proper use of equipment.

Posted Rules and instructions must be followed.

- i. Club members and guests 18 years and older may use the fitness room.
 - ii. Shirt and appropriate shoes must be worn.
- g. **Lounge and Veranda:** Club members and guests 18 years and older have exclusive use of the lounge and veranda. Management may reserve these areas for special activities or private functions.
- h. **Basketball:** The south end of the court has been modified for children. Adults are requested to use the north end. Management may reserve court time to accommodate special activities.
- i. **Volleyball:** Club members may reserve the park facilities or portions thereof. Management may reserve these areas for special activities or private functions.

- j. **Clubhouse Park:** Club members may reserve the park facilities or portions thereof. Management may reserve these areas for special activities or private functions.
 - k. **Pontoon Boat:** Club members may reserve the club pontoon boat services for private functions. Management may reserve the boat for special activities. Alcohol or smoking is not permitted on the boat.
3. **Private functions:** The Community may reserve selected club facilities for a private function upon approval of the Community Manager. The common areas and clubhouse cannot be reserved for any non-resident, profit making, fundraising, sales, business, fraternal or political function. Charitable organizations are not exempt. LCA and LWC events are exempt. A reservation fee will be charged. Reservation forms with further details are available at the clubhouse. The Club member must be present at the private function. Management reserves the right to cancel this reservation if misrepresented in any way.
4. **Special Activities:** Facilities may be reserved for special activities upon approval of management or the Board of Directors.