

CERISE RANCH CLUBHOUSE, POOL, AND COMMON AREA AMENITIES POLICIES

Amended as of 5/10/11

The use of all amenities and facilities of the Cerise Ranch Property Owners Association, including the Clubhouse, pool and other CRPOA facilities is open to all residential property owners at Cerise Ranch. However, the use of all common facilities may be suspended if an Owner is not current with their Association Assessments. A Property owner who is delinquent in the payment of any Board approved Homeowner Assessment will be subject to the revocation of all Association privileges until all Assessments are paid in full.

Property owners who have not yet built and occupied a home must identify in writing the family members who are eligible to use the facilities. Property owners have a right to transfer membership to families who rent and occupy their home. These transfer requests are to be submitted to the HOA executive board, mailed to 0157 Cerise Ranch Rd.

Residents, their families, and their guests shall abide by all Rules and Regulations of the Clubhouse, pool and amenities, as they may be amended from time to time.

1. The pool and club house shall be open on the days and during the hours established by the Executive Board. The hours will be posted at the clubhouse and pool. These are subject to change at any time. Present clubhouse and pool hours are 7:00 am to 10:00 pm, 7 days a week. Currently, the Clubhouse and pool area is under 24hr. surveillance and all entries using Cerise Ranch keys are recorded.
2. Pool rules are posted on the fences in the pool area. These must be followed at all times.
3. Absolutely no dogs or pets are permitted in these facilities, except under special circumstances. The resident is responsible for all damage caused by an animal owned by them or under their control.
4. All complaints, criticism, or suggestions of any kind relating to any of the operations of the club house or amenities must be in writing, signed, and addressed to the HOA executive board.
5. We reserve the right to remove involved parties from the facility who are engaging in behaviors that are destructive to property, against policies set forth for the facilities use, are unsafe to fellow residents, or in other ways disruptive to other residents. In such instances where inappropriate behavior continues, the residents or their guests may have the privilege of use of these facilities revoked or suspended for a period of time as determined by the Cerise Ranch HOA Executive Board.

6. No smoking is permitted in the clubhouse, or within the fenced pool area. As with other businesses, we request a 25 foot buffer zone around these areas be observed as no smoking areas also.
7. A minimum of alcohol may be consumed by members and guests over the age of 21 while using these facilities. Any person or persons who become belligerent or pose any threat of danger to themselves or others at the facilities may be asked to leave by any owner and/or manager.
8. Absolutely no fireworks are permitted anywhere in the Clubhouse, amenities, or any of the Common Area of Cerise Ranch.
9. Firearms and all other weapons of any kind are not permitted at any time.
10. Use of the clubhouse, pool, and other amenities may be restricted or reserved from time to time.
11. The Cerise Ranch HOA Executive Board reserves the right to amend or modify these policies, as it determines appropriate from time to time, and will notify the members of any change.

CLUBHOUSE, POOL, AND OTHER AMENITIES USAGE

1. Residents are responsible for his/her self, family and their guests for understanding all policies and procedures of all common area amenities. The resident is also responsible for any significant damage caused by themselves, family, or guests.
2. Residents must be present and accompany guests at all times.
3. An adult (18 and over) must accompany and supervise children 12 and under when utilizing the clubhouse and pool facilities. Specific areas of these facilities have age specific policies. They are:
 - a. Children, 13 and under are not permitted in the workout room.
 - b. An adult must be in the immediate vicinity of the pool if his/her child under the age of 7 is in the water.
 - c. Close supervision of children in the clubhouse is encouraged.
 - d. Residents are responsible for the conduct and safety of their children when using any common area facility, including clubhouse, pool, playground, pond, etc.
4. Private functions are allowed and must be reserved through the Association Manager. A \$200 deposit is required. After the event, and upon inspection of the premises, this deposit is fully refundable if the clubhouse property and pool areas are cleaned and undamaged. If for any reason the Association Manger determines the premises are not sufficiently cleaned and repaired, this deposit may be kept to pay for cleaning and repair costs. Additional amounts may be charged to the owner who has reserved the premises if the repair and cleaning costs exceed the \$200 deposit. Notice of private events will be posted in advance at the clubhouse for all residents to see. Use of the pool will still be permitted for all residents, but other residents will please give the reserved events their privacy. Please contact the Association Manager for details and additional information.
5. Two access keys will be provided to each lot owner at no charge. Replacement keys are available if lost at a cost of \$100 each to the lot owner. All lost keys will

be deactivated. Lot owners are responsible for those individuals using their key for access into the pool house. All entry data is stored and is available to the Association Manager.

POOL POLICIES

1. Use of the pool at any time is at the swimmer's own risk. No lifeguards are on duty at any time. Any injuries or accidents should be reported to the HOA executive board immediately. Use of the pool may result in certain unforeseeable risks. Neither the Cerise Ranch HOA nor the Executive Board shall have any liability to any resident or guest for damage or injury resulting from the use of the pool facility.
2. No lifeguards on duty.
3. Hours of operation are 7:00 am to 10:00 pm.
4. No glass in the pool area.
5. All swimmers must shower prior to entering the pool or spa.
6. Proper swim attire is required.
7. All swimmers must dry off before entering the club house building.
8. Food and gum are not allowed in the pool.
9. We encourage food be consumed at the tables under the porch roof or on the lawn areas, not on the pool deck.
10. Caution should be used when walking on wet floors, pool decks, and on stairs entering pool and spa.
11. Children wearing diapers or not potty trained must wear swim diapers.
12. The pool and spa must be evacuated when lightning is observed or thunder is heard in the immediate area.
13. Residents and their guests are responsible for any damages to the property. Clubhouse and pool privileges may be suspended for violation of any of the above policies at the discretion of the Cerise Ranch HOA executive board.

I understand and agree to all of the above Policies, Rules and Regulations.

(Please Print)

LOT OWNER LOT # DATE

Signed _____