

Southwind Recreation Center Rules and Regulations

December 2008

Your Southwind Board of Directors has adopted the following rules and regulations:

The Southwind Homeowners Association assumes no liability on use of the Southwind Recreation Center, pool and the gym areas. Use of the area is at your own risk.

Limited Access:

Access to the Southwind Recreation Center and pool area will be limited by installation of 4 key card readers.

- One on the front door of the main level of the Rec Center.
- One on the door leading from the Southwind Recreation Center basement/gym area to the stairway
- One on each of the two entry gates off the pool deck.

There will be 2 key cards issued per homeowners, which will allow access at all 4 key card readers. The upper level of the Southwind Recreation Center is intended for use by Southwind homeowners and their guests only.

Key cards issued by the Seven Springs rental pool will limit access to the 2 entry gates of the pool deck allowing access to the pool deck and basement/gym area only. Those renting a unit in Southwind will be restricted to the pool area and lower level of the Southwind Recreation Center only.

Key cards will be disabled for homeowners that are 30 days or more past due on their homeowner association dues, special assessments or have outstanding late fees.

Tracking and surveillance:

The Southwind Recreation Center and pool will be under 24 hr video surveillance and recording. Use of the video along with tracking of key card serial numbers will be in place and be used as required at the discretion of the Board and local law enforcement.

Lost key cards:

Treat your key cards as you would a credit card. Do not lend or use your card to allow others access. If you loose your key card you need to notify the Southwind HOA office immediately so that the key card serial number can be disabled. Cost of reissuing additional key cards will be paid for by the homeowner at the cost of \$100 per card.

Use of exercise/gym equipment:

- All minors under the age of 18 must have signed parental liability wavier to use gym/exercise equipment.
- Children ages 16 and over may use the gym/exercise equipment without parental supervision.
- Children ages 13 through 15 must have parental supervision.

- Absolutely NO Children under the age of 13 are permitted to use the gym/exercise equipment.
- USE OF EQUIPMENT IS AT YOUR OWN RISK

Upper level of the Southwind Recreation Center limitations:

Absolutely NO Children under the age of 13 are permitted in the Upper level of the Rec center without parental supervision.

Use of the Rec Center loft area shall be with consideration of others on the main level and noise level must be kept to a minimum.

Hours of Operation of the Southwind Recreation Center

6 A.M. to 12 A.M. (Midnight)

Pool/Spa Rules and regulations

Seasonal Hours of the pool/spa are as follows.

- **9am to 9pm** Opening day through August 15.
- **9am till dusk.** August 15 through Closing Day

No Lifeguard on duty.

Swimming, use of hot tub and pool deck areas are at your own risk!

Absolutely NO after hours pool/spa use is permitted.

NO glassware/bottles in or around the pool deck.

NO diving permitted.

NO jumping off of boulders.

Rental of Main level of Rec Center

The main level, together with the deck may be reserved by homeowners for private use by the homeowner and his/her guests and invitees. The basement exercise/gym area or pool may not be reserved by homeowners. There is no exclusive pool or hot tub use. Pool and hot tub may only be used during regular pool hours. Absolutely no after hours pool/hot tub use is permitted.

To be eligible for such privilege, a member reserving Southwind recreational center must be current in the payment of standard fees and special assessments, and must have no outstanding violations of the Southwind Homeowners Association by-laws.

Reservations will be reviewed on a first-come, first-served basis. The Board of Directors reserves the right to establish further rules and regulations for use of the Southwind Recreation Center and temporarily restrict private use of the Southwind Recreation Center when, at the Board of Directors' discretion, a private use is not in the best interest of the Southwind Homeowners Association.

The Southwind Recreation Center may be reserved between the hours of 7:00 A.M. and 11:00 P.M. from Monday through Thursday and 7:00 A.M. and 12:00 A.M. (Midnight) Friday. The permitted hours of use may be changed by the Board of Directors from time

to time at its discretion. The renter recognizes that they are responsible for the quiet enjoyment of neighboring units. In the event of an issue the hours of use will be curtailed.

No Saturday, Sunday or Holiday rentals will be approved. No consecutive day rentals will be approved

Reservations for private use of the Southwind Recreation Center may be made no more than six (6) months and no less than fourteen (14) days in advance of the event.

The amount of the rental fee shall be **Two Hundred Fifty Dollars (\$250.00) per day** and a required cleaning fee of **One Hundred Fifty Dollars (\$150.00)**.

Rental to non-members of the SOUTHWIND HOMEOWNERS ASSOCIATION shall be at the sole discretion of the SOUTHWIND HOMEOWNERS ASSOCIATION Board of Directors. The amount of the rental fee for non-members shall be **Two Thousand Dollars (\$2000.00) per day and a required cleaning fee of Two Hundred Fifty Dollars (\$250.00)**.

A record of reservations will be kept by Chris Sherbine, your Association Manager. Please contact Ms. Sherbine for reserved dates. Every effort will be made to post reservations at the front door 48 hours in advance of use.

For more details and limitations ask for a copy of the Southwind Recreation Center Rental Rules and Regulations.