



**RIVER POINTE HOMEOWNERS
ASSOCIATION GUIDELINES,
RULES & REGULATIONS
FOR THE CLUBHOUSE**

Welcome to The Retreat, River Pointe by Del Webb's Clubhouse. For the purpose of this document, The Clubhouse includes the swimming pools, tennis courts, putting green, bocce courts, parking lots and recreational common areas, as well as the interior clubhouse building. All homeowners in River Pointe by Del Webb automatically are members of the Clubhouse.

In order to promote the safety and enjoyment and maintain good order of the Clubhouse facilities for all users, the following rules and regulations have been established. Please keep in mind that the Clubhouse is an integral part of the River Pointe by Del Webb community. Before you use the clubhouse facility for the first time, and periodically thereafter, we recommend that you read the entire set of Rules and Regulations.

With the advice and assistance of the River Pointe Rules and Regulations Committee, the board of directors will continuously monitor the use of the clubhouse facility and will consider policy and rule adjustments as necessary.

The Rules and Regulations may be updated periodically, and supplemented when appropriate. Updates and supplements will be distributed to the community. Be sure to periodically check with Management to make sure your set of Rules and Regulations is complete and up to date.

HOURS OF OPERATION

The Clubhouse will be open every day of the week, from 5:00 A.M. through 11:00 P.M.

CLUB & ASSOCIATION USE OF THE CLUBHOUSE

Use of the Clubhouse and facilities requires that all clubs and associations be open to every resident in the community. Clubs and associations must schedule in advance with the Lifestyle Director, who will maintain a calendar in order to reserve a room or area for a meeting. This will be on a first-come, first-served basis. The HOA-appointed committees have first preference for meetings in the Conference Room. All clubs and association meetings or events that will take place in the Clubhouse must be posted on the bulletin board, at least one week in advance. Clubs are urged to vary meeting times to allow those who are not available during the day to attend.

GENERAL RULES AND REGULATIONS

Use of the Clubhouse is limited to the following parties (hereinafter **Members**).

- A **Homeowner** owns and occupies a recorded River Pointe residence, and is in good standing with the HOA's by-laws as defined by the By-Laws of River Pointe Homeowners Association, Inc. (Reference Section 2.02). A non-owner member is a person who occupies a recorded River Pointe residence as either a spouse or partner to a recorded Homeowner. The non-owner member's name does not appear on the recorded title/deed.
- A **Tenant** is an individual under lease, to whom the Homeowner has delegated his or her rights of enjoyment to the Clubhouse. The Homeowner (leaser) is responsible for the Tenant's (lessee) actions in regards to property damage.

- A **Temporary Resident** is an individual over the age of nineteen (19), keeping an address at River Pointe, but not named on the title/deed. The respective Homeowner is responsible for the actions of the Temporary Resident. The latter have the same use privileges as a Homeowner. Temporary Residents are permitted to have one (1) Guest and must accompany that Guest.
- A **Guest** is a person who is on the community premises by reason of specific invitation from a Member. Members who sponsor Guests are responsible for their actions. Guests are not considered to be Members.
- The Clubhouse may be utilized for educational, social, cultural and recreational programs only. However, it can not be used for religious services or ceremonies of any kind.
- Loud or abusive behavior is unacceptable in the Clubhouse or its adjoining facilities.
- Smoking inside the Clubhouse is prohibited. However, cigarette smoking is permitted in designated outside areas. Pipe and cigar smoking is prohibited throughout the Clubhouse and adjoining facilities. Smoking restrictions do not apply to the Clubhouse parking lot.
- No food or beverages are permitted in any areas other than in the ballroom, the honor bar, and the arts & crafts room, since these areas have tile flooring.
- Proper attire, including footwear and shirts, is required to be worn the Clubhouse. Swimming attire is limited to the pool and locker room areas only.
- Pets are not permitted inside the Clubhouse with the exception of service (hearing, seeing) animals. Service animals must wear identifiable vests at all times.
- Baby carriages and strollers may not be brought into the Clubhouse.
- Commercial advertisements, private announcements, pamphlets, petitions and solicitations shall not be either posted or circulated in Clubhouse without the prior written approval of the Board.
- Members shall not enter, nor attempt to enter, the Clubhouse outside the designated hours of operation.
- All Clubhouse windows must remain closed.
- Members, tenants or temporary residents should exercise energy conservation by minimizing the use of lights in the Clubhouse.
- Property or furniture belonging to Clubhouse shall not be moved from the room or area in which it is currently placed.
- Clubhouse areas should be left in the condition in which they were found. Litter must be discarded into the designated waste containers. Courtesy to fellow members is expected.

- All activity areas should commence shutting down fifteen (15) minutes prior to the designated closing time.
- The HOA is not responsible for any lost or stolen articles.
- A Member will be charged twenty five dollars (\$25.00) to (i) either replace lost access cards or keys, or (ii) replace cracked or broken card access keys returned to the Community Manager.
- There will be a forty dollar (\$40.00) charge to members to replace lost or damaged vehicle tags returned to the Community Manager.
- If any Member does not abide by these Rules and Regulations, management may recommend to the Board the suspension of privileges for a period not to exceed three (3) calendar days. Further or continued rule violations will be dealt with by the Board.
- All complaints, criticisms or suggestions relating to any operations of the facility must be submitted in writing and then directed to the Community Manager.

GUEST POLICY

- All guests must be in the physical presence of their sponsoring Member while using the facility. In the absence of the sponsoring Member, guests will be asked to leave immediately.
- Guests must abide by all of the Clubhouse's rules and regulations.
- Guest hours apply to all areas of the Clubhouse unless otherwise noted.
- Guests must be fifteen (15) years of age or older to use billiard tables.
- Certain other restrictions apply to guests as set forth in the applicable section.

COMPUTER ROOM / BUSINESS CENTER

- The computers in the library are for Members only. Guests and other visitors may not utilize them.
- When others are waiting to use computers, there is a one (1) hour time limit per person.
- No one may load software on the Clubhouse computers without previous approval of the Community Manager

BALLROOM RENTAL

- Only Members or Tenants may rent the Clubhouse's ballroom for a private function. The affair must be for adults; children-orientated parties are prohibited.
- The ballroom will not be available for rental on any holidays and from Memorial Day weekend through the month of September.
- Based on availability, the ballroom may be available one (1) Saturday and two (2) Sunday's per calendar month.
- Guests are physically restricted to the ballroom and adjacent bathrooms. They are not entitled to use any other part of the Clubhouse.
- Execution of a Clubhouse reservation and rental agreement is required together with a security deposit to reserve a date.

EXERCISE ROOM

- When others are waiting to use cardio-equipment (treadmills, bikes, elliptical machines), there is a 30 minute time limit per person. If necessary, a waiting list will be used. Members, Tenants or Temporary Residents on the waiting list must be present when equipment becomes available or will forfeit their time slot to the next person on list.
- Guests must be at least eighteen (18) years old to use the exercise room.
- Use of all equipment is limited to Members, Tenants or Temporary Resident only.
- Use of equipment is at the Member's risk.
- Only liquid in plastic sports bottles is permitted in the exercise room.
- Rubber-soled footwear must be worn at all times in the exercise room.
- Members, Tenants, and Temporary Residents must bring their own workout towels
- Supplies will be available in exercise room to wipe down equipment after use.
- Personal trainers are prohibited unless approved by Management.

BILLIARDS ROOM RULES

- Use of billiard equipment is limited to Members fifteen (15) years of age and older. Members must be physically present with Guests while playing, and they are responsible for any damage caused by their Guests. Damage must be reported directly to the Community Manager within two (2) calendar days.
- Individuals shall not monopolize the billiards table when others are waiting to play.

- Scheduled and sanctioned activities (e.g., clubs) have priority over individual Member's use of the room that houses the billiards equipment.
- The billiards table should be brushed clean after play. Balls must be placed in the triangle rack, and cue sticks in the wall rack. Cue sticks should be handled with care to avoid personal injury or damage to the table's felt cover. Balls should be returned to the triangle rack following play; cue sticks returned to wall racks. Handle the cue stick with care to avoid injury to others and damage to the table's surface.

TENNIS COURTS

- Only Members, Tenants or Temporary Residents may sign up for tennis court time. Play will be limited to one (1) hour for singles, and one and a half (1½) hours for doubles, unless there are no players waiting to utilize the courts. The password for access to the tennis courts is "Match." The last Member, Tenant or Temporary Resident using the tennis courts is responsible for securing it upon departure.
- Players must sign-up, noting their start time, on the schedule board when their play begins. If other players arrive prior to the end (1 or 1½ hours) from their start, the players must relinquish the court to the new arrivals at the end of their scheduled play. If it is after their normally scheduled play, play should terminate at that time.
- Sign ups shall be on a "first come, first serve" basis. Players must be present at their sign-up time or lose their place. Consecutive signups are not permitted.
- Tennis league teams will have priority based on their posted schedules. Sign-ups will not be permitted during these times unless one of the league teams fails to show up.
- Daily hours of play are from 7:00 A.M. to 10:00 P.M.
- Tennis courts are for tennis play only. Spectators are not permitted on the courts. Proper attire and footwear must be worn during play.
- Food, smoking and radios are prohibited. Only liquid in plastic containers is permitted within the tennis court areas.
- A Guest is not permitted to utilize the tennis courts unless their Member, Tenant or Temporary Resident host is participating or present at the courts. Members, Tenants and Temporary Residents are responsible for the actions of their guests.
- As a courtesy guideline, please note that the tennis courts are adjacent to homes. It is requested that when utilizing the courts, players refrain from loud or boisterous behavior.

BOCCE

- Bocce courts are for the use of Members, Tenants or Temporary Residents and their Guests only. The courts are for bocce only; no other activity should take place on them. Guests must be accompanied at all times by their host. Bocce equipment is stored in a wooden casket located next to the bocce courts. The password to open the casket is

“Box 1.” The last Member, Tenant or Temporary Resident using the equipment is responsible for returning the equipment to the casket, and securing it.

- Players must sign-up, noting their start time, on the schedule board when their play begins. If other players arrive prior to the end of 1 hour of play, the court must be relinquished to the new arrivals at the end of their scheduled play. If it is after their normal 1 hour scheduled play, play should terminate at that time.
- Sign ups shall be on a “first come, first serve” basis. Players must be present at their sign-up time or lose their place. Consecutive signups are not permitted.
- Daily hours of play are 7:00 A.M. to 10:00 P.M. daily. Residents will have priority at all times.
- A Guest shall not be permitted to utilize the bocce courts unless their Member, Tenant or Temporary Resident host is participating or present at the courts. Members, Tenants and Temporary Residents are responsible for the actions of their guests.
- Common courtesies must be observed. Controversies should be referred to the Community Manager for resolution.
- Bocce league teams will have priority within their posted schedules. Sign-ups will not be permitted during these times unless the club teams relinquish the court.

PUTTING GREEN

- Putting Green facilities are for the use of Members, Tenants or Temporary Residents and their Guests only. These facilities are to be used only for putting. Guests must be accompanied at all times by their host.
- Daily hours of play are 7:00 A.M. to 10:00 P.M. daily. Residents have priority at all times.
- A guest shall not be permitted to utilize the putting green unless their Member, Tenant or Temporary Resident host is participating or present on the green. Members, Tenants and Temporary Residents are responsible for the actions of their guests.
- Proper footwear must be worn at all times.
- Common courtesies must be observed. Controversies should be referred to the Community Manager for resolution.

SOUND SYSTEM AND VIDEO EQUIPMENT

Prior arrangements must be made with either the Community Manager or the Life Style Director for use. Use of the equipment by individuals for non-scheduled events is prohibited

BULLETIN BOARD/COMMUNITY CALENDAR/NOTICES

The bulletin board is located in the Clubhouse's main entry vestibule. This board will be personally maintained by the Community Manager, and Lifestyles Director. All Members wishing to have announcements placed on the bulletin board must seek prior approval from the Community Manager. Items may not be posted without management approval.

ALCOHOLIC BEVERAGES

In general, moderate consumption of alcoholic beverages in the Clubhouse by persons age twenty-one (21) years and over is permitted. Individuals under the age of twenty-one years (21) are not to be served. Persons exhibiting signs of being under the influence of drugs, alcohol or any other judgment altering substance shall be prohibited from entering the Clubhouse and its adjacent facilities.

INDIVIDUAL DECORUM

- Please respect the residents and their guests who are using the Clubhouse and its facilities.
- If a Clubhouse room is being used for its stated purpose, please feel free to use the other room that is available and not in use.
- The last person leaving the building should turn off all lights and televisions.

INDOOR POOL

- The indoor pool will be open daily from 5:00 A.M. to 11:00 P.M. However, children under eighteen (18) years of age are restricted to the hours of 1:00 P.M. to 5:00 P.M.
- The indoor pool will not have a lifeguard on duty. Members and their accompanied Guests will swim at their own risk. A **“NO LIFEGUARD ON DUTY”** sign is posted in the indoor pool area.
- When the outdoor pool is open, only Homeowners are permitted to use the indoor pool and spa.
- **EXCEPTION:** When the outdoor pool is closed due to inclement weather or for service/maintenance, accompanied Guests will be permitted to use the indoor pool during the established times of the outdoor pool. During this time the lifeguard will be relocated to the indoor pool area.

OUTDOOR POOL:

- The outdoor pool will be open from the Friday prior to the Memorial Day weekend through the Monday of the Labor Day weekend. The pool hours will be 10:30 A.M. through 7:00 P.M. on Monday through Thursday. On Friday through Sunday, the hours will be 10:30 A.M. through 8:00 P.M.
- The outdoor pool can only be used in the presence of an on duty lifeguard.
- Residents, Tenants, and Temporary Residents must show their personalized River Pointe Photo ID card to enter the pool area.
- Guests must be accompanied by a Resident, Tenant, or Temporary Resident to enter the pool area. Each Guest must have an individual pass.
- Use of the outdoor pool is not permitted during electrical storms. The pool must be vacated under the lifeguard's direction, and remain cleared until thirty (30) minutes after the last sign of thunder or lightening.

INDOOR SPA

- The indoor pool will be open daily from 5:00 A.M. to 11:00 P.M. However, children under eighteen (18) years of age are restricted to the hours of 1:00 P.M. to 5:00 P.M.
- The higher water temperatures of the indoor spa may cause health risks including elevated blood pressure. If you believe that you may be at risk by using the spa, please consult with your physician before doing so.

GENERAL POOL RULES

- The lifeguard on duty is in charge of the pool area. His/her instructions must be adhered to by all. Homeowners, Tenants, or Temporary Residents are responsible for the actions of their respective Guests.
- Proper swimming attire is required when using the pools and spa.
- Water toys or flotation devices (with the exception of "Swimmies" or vests for children) are not permitted.
- No food or beverage, except drinking water in plastic bottles) is permitted in the pool areas. No glass of any kind is permitted in the pool areas.
- Portable audio devices must be at appropriate volume levels that will not disturb others.
- Children under three (3) years of age and those children not toilet trained are not permitted to use the pool. The use of diapers and pull ups is not permitted in pool.
- No pets, except service animals are permitted in the Clubhouse or outdoor recreational facilities areas.

- Residents and accompanied Guests having wet bathing suits must use the door by the Aerobics Room to enter/leave the restroom/locker room area.
- Cover-ups, shirts and footwear are required in the Clubhouse.
- Pool area furniture cannot be reserved for absent Members or Guests. Furthermore, pool area furniture cannot be removed from the pool area.
- Furniture rearranged inside pool area must be returned to its original position after use. Expanded table umbrellas should be collapsed upon departure from the pool area.
- As a courtesy to your fellow Members and Guests, wipe down used pool furniture and discard any litter. Receptacles are provided for trash and recyclables.
- Members and Guests causing a disturbance will be asked to leave the pool area.
- Smoking is permitted in the immediate proximity of the butt containers. The butt containers should not be moved.

PHOTO ID AND GUEST PASS POLICY

- Each Member will receive an annual River Pointe Photo ID.
- Your ID must be with you when you are at the Clubhouse and the adjacent facilities.
- Each River Pointe household will have the option to purchase up to four (4) yellow River Pointe Guest Passes at a cost of ten dollars each (\$10.00).
- The monies collected from the purchase of the Guest Passes will be placed in the River Pointe HOA Pool Fund, which is used to enhance the pools, spa and patios as determined by the Members in good standing.
- Members who require more than four (4) Guest Passes on a particular day should either (a) contact another Homeowner on the availability unused Guest Passes or (b) visit the community website (www.ourriverpointe.com) to check for postings of available Guest Passes.
- The Guest Pass must be with the Member or his accompanied guest when entering the indoor/outdoor pools.

Your cooperation with the lifeguard and Community Manager and adherence to the Association's Pool Rules and Regulations are required to afford a safe and secure area of enjoyment for all Homeowners and their Guests.

These Rules and Regulations are subject to change by the Clubhouse Committee and the Board. Their implementation and enforcement are for your protection, and that of your Guests. Violators of these Rules and Regulations risk losing their pool privileges.