

Spence Crossing Homeowners Association
RULES AND REGULATIONS Updated 4/18/24

1. All persons entering the pool areas, Community Center, or Fitness Center assume the risks and agree not to hold the association, its employees or agents responsible for personal injury, loss or damage to personal property. The pools, Community Center and Fitness Center are for private use only.

Use of the pools are off limits except during those dates and hours when they are open for operation. The dates and hours of operation shall be posted in the pool area and on TownSq. All users of the pools are swimming at their own risk.

2. Access to facilities and entry devices for the pool, community center and fitness center areas:

- (a) For safety reasons and to limit access to the pool areas, community center and fitness center to Owners and Residents, access to the pools, community center or fitness center are shall only be by approved entry device. Anyone without an access fob will not be allowed into the pools, pool areas, community center or fitness center.
- (b) Each unit shall be allowed two entry devices per residence for use ONLY during the time when the pools, community center or fitness center is open. Entry devices will be given to the resident at the time of closing his/her unit. All devices are to be conveyed from seller to buyer at closing. In the event of a lost entry device, replacement devices may be obtained from the Association's Manager for a charge of \$15 (fifteen dollars) each. One additional entry device can be supplied per home for \$50.00 (fifty dollars) each.
- (c) All residents are required to check in with the lifeguard/ pool attendant and complete the sign in sheet, indicating the number of residents and the number of guests in attendance for each visit.

3. **Rules for Community Center:**

- a) The sidewalks, entrances, hallways/ corridors may not be obstructed or encumbered or used for any purpose other than the ingress and egress to and from pool, community center or any portions of the common elements.
- b) Bicycles and scooters shall only be placed in the designated parking racks. Bicycles/ scooter etc. shall not be ridden on any sidewalks, grass or landscaped area within the common elements at any time.
- c) No skateboarding or playing of any games at any time in the parking lot, on the sidewalks or in any area within the common elements.

- d) Noise of any type is to be kept at a minimum between the hours of 10:00pm and 8:00am.
- e) No smoking allowed anywhere within the pool fence area, community center or fitness center.
- f) The community center capacity is 109 persons.
- g) All reservations for the community center are to be completed through the amenities tab on TownSq. All additional requirements are included in the Spence Crossing Community Center contract.
- h) Any party/ gathering conducted in the community center shall be conducted in accordance with the Spence Crossing Community Center contract.
- i) Individuals not adhering to these rules will be asked to leave the facilities. The association reserves the right to revoke community center privileges from anyone who violates these rules.

Rules for Pool Area:

- a) No smoking allowed anywhere within the pool fence area, community center or fitness center.
- b) No alcoholic beverages allowed within the pool fence area.
- c) No young residents under 14 years of age are allowed in the pool area or without a parent or guardian who is at least 18 years of age present and supervising.
- d) Shower before entering the pool.
- e) NO DIVING IS ALLOWED.
- f) Only swimwear is permitted in the pool (no cutoffs, etc.). Those utilizing diapers shall wear swim diapers or have plastic pants over regular diapers.
- g) No running or jumping.
- h) Pets are not allowed in the pool area.
- i) No glass is allowed in the pool area.
- j) Owners/ Residents are to dry themselves before entering the community center entrances/ hallways/ corridors.
- k) No loud noise or abusive behavior of any kind is allowed while in the pool.
- l) Parties may be held at the pool area only by reserving the date and time with the Association Management. While indoor or covered facilities can be reserved for a private party, the pool itself cannot be reserved for exclusive use. It shall remain open for use by other residents.
- m) Eating and drinking is restricted to the area of wet bar and grilling station, no closer than 10' (ten feet) of the pool ledge, in compliance with State Code and City Ordinances. All trash is to be disposed of into the trash cans provided.
- n) Any party conducted at the pool area shall be conducted in accordance with any instructions provided by Association Management, which shall as a minimum include reminders about the Rules and Regulations that govern noise, clean up and pool use.
- o) A maximum of 5 Guests are permitted per unit at the pool only when accompanied by an Adult Member (18 years of age or over) of an Owner's family

or by an Adult resident of at least 18 years of age/or is staying as a temporary overnight guest and is over the age of 18.

- p) The pools and pool areas are first come, first serve. If the posted capacity is reached, the lifeguard/ pool attendant will ask residents to wait until capacity numbers allow for them to enter the pool safely.
- q) Individuals not adhering to these rules will be asked to leave the facilities. The association reserves the right to revoke pool privileges from anyone who violates these rules.

4. Rules for Grilling Stations:

- (a) Gas grills are provided for the use of the residents during the spring/ summer season.
- (b) Prior to using the grill, please read the posted operating instructions.
- (c) The grills are first come, first served.
- (d) The grills must be cleaned after each use.
- (e) Only adults (Age 18 years of age and older) are authorized to use the grills.
- (f) All trash is to be disposed of in the trash cans provided.
- (g) Individuals not adhering to these rules will be asked to leave the facilities. The association reserves the right to revoke grill privileges from anyone who violates these rules.

5. Fitness Center Rules:

THIS FACILITY IS NOT SUPERVISED AND IS ONLY FOR THE USE BY RESIDENTS 16 YEARS OF AGE AND OLDER.

- a) The Association assumes no responsibility for any injury caused by use of this equipment or facility.
- b) In case of emergency call 911.
- c) No wet clothing allowed in the fitness center.
- d) The Association is not responsible for lost or stolen items.
- e) Do not leave personal items unattended.
- f) Young residents under the age of 14 may not accompany adults into the facility.
- g) Beverages in non-glass containers only.
- h) No cell phone conversations permitted while in the fitness center.
- i) Please be courteous: no yelling or profanity.
- j) Do not bank weights or drop them on the floor.
- k) Re-rack or return all equipment to its proper storage area.
- l) Wipe down each piece of equipment after use.
- m) Individuals not adhering to these rules will be asked to leave the facilities. The association reserves the right to revoke fitness center privileges from anyone who violates these rules.

6. Playground Rules:

Use of playground is at your own risk. Please do not use the equipment without adult (age of 18 or over) supervision.

- a) The hours of operation are from 8:00 AM to Dusk.
- b) The Playground is reserved for residents and their guests only.
- c) Do not use the equipment when wet.
- d) No bare feet.
- e) No glass or bottles in play area.
- f) Drug, alcohol and smoke free area.
- g) No rough playing or yelling permitted.
- h) Only 1 person per swing at a time.
- i) No jumping off sliding boards.
- j) No pets allowed.
- k) Individuals not adhering to these rules will be asked to leave the facilities. The association reserves the right to revoke playground privileges from anyone who violates these rules.

7. Basketball Court Rules

Use of the basketball court is at your own risk.

- a) The Basketball Court hours are from 8:00am to dusk.
- b) The Basketball Court is for the use of residents and their guests only.
- c) No food, glass or alcoholic beverages allowed.
- d) No pets allowed.
- e) No bicycles, roller blades or skateboards allowed.
- f) Proper footwear is required.
- g) Young residents under the age of 14 must be accompanied by an adult 18 years of age or older.
- h) No dunking, slapping the backboard or hanging from the rim.
- i) Individuals not adhering to these rules will be asked to leave the facilities. The association reserves the right to revoke basketball court privileges from anyone who violates these rules.