

Rockwell Ranch MASTER Common Area and Property RULES

POOL:

In accordance with the Utah County Health Department guidelines and requirements, Rockwell Ranch Pool Patrons must abide by the following conditions to maintain key fob permissions to the shared amenity and access to the pool.

All pool patrons must first shower in the bathroom before entering the water. All infants and children who are not toilet trained MUST wear a swim diaper.

(a) A bather using the facility must take a cleansing shower before entering the pool enclosure. A bather leaving the pool to use the toilet must take a second cleansing shower before returning to the pool enclosure.

(b) The following persons with the listed conditions are not permitted to enter the pool. A person having a communicable disease transmissible by water from using the pool. A person having any exposed sub-epidermal tissue, including open blisters, cuts, or other lesions may not use a public pool. A person who has or has had diarrhea within the last two weeks caused by an unknown source or from any communicable or fecal-borne disease may not enter any public pool.

(c) **Any child under three years old**, any child not toilet trained, and anyone who lacks control of defecation shall wear a water-resistant swim diaper and waterproof swimwear. Swim diapers and waterproof swimwear shall have waist and leg openings fitted such that they are in contact with the waist or leg around the entire circumference.

(d) Running, boisterous play, rough play, or large floating toys, are prohibited.

(e) NO lifeguard service is provided. Children 14 and under shall not use a pool without responsible adult supervision.

(f) Please ensure that all diapers be changed only in restrooms and not at poolside. The person or persons who change the diaper must wash their hands thoroughly with soap before returning to the pool. The diapered person using a swim diaper and waterproof swimwear discussed in subsection R392-302-30(7)(c) above must undergo a cleansing shower before returning to the pool.

The pool will be reserved for the ROCKWELL RANCH communities only residents only. The resident must be always present at the pool to qualify for permissioned use, which may include persons permanently residing onsite, in good standing and immediate family only. NO activity outside of personal family use can be held at the pool. Each such authorized person is subject to all the terms, provisions, conditions, covenant, rights, privileges, duties and obligations set forth in the governing documents, and these rules. Unless the context clearly requires otherwise, the term Resident herein will include Homeowner unless Lessor relinquishes resident status to Lessee for purpose to the use of the Facility.

STANDARDS:

All Residents, family members and guests shall behave in a civil, courteous, and considerate manner towards other patrons. Obscene, profane, embarrassing language and/or inappropriate behavior; attempts to intimidate, retaliate, humiliate, or disrespect other; a combative attitude will not be tolerated at the Facility. Any misconduct of a Resident or his/her family members or guests will be considered a metrical breach of the governing documents, and/or these rules, and may be cause for sanctions, including being denied access to the facility without refund of shared dues responsibilities.

Prohibited Items and Activities

- (a) Unruly or disrespectful behavior.
- (b) NO scooters, skateboards, bikes, rollerblades, or the like is allowed inside the gated pool deck.
- (c) Smoking is not permitted anywhere on property.
- (d) No alcohol will be allowed on the premises.
- (e) Pets are not permitted anywhere on property.
- (f) Gum is not permitted to be chewed anywhere on property.
- (g) No glass items are permitted in the swimming pool areas except for eyewear.
- (h) Except for water in closed plastic containers, food and beverages are prohibited on the pool deck. Food and beverages may be consumed in the Pavilion area or reserved clubhouse Great Room only. All garbage should be disposed of in proper trash receptacles on the Northwest side of the building.
- (i) Patrons must obey all posted signs. Safety Equipment and Furniture
- (j) Safety equipment provided around the pools may be used for emergency purposes only. Pool furniture is available on a first come first serve basis and may not be reserved or removed from the pool area. As a courtesy, those under eighteen (18) years of age are asked to relinquish pool furniture to adults.

The Facility reserves the right to close any area of the Facility for new construction and/or repairs and maintenance. The Facility also reserves the right to close, on either temporary or permanent basis, any part of the Facility which management considers necessary, including by way of illustration, but not limitation upon, any facility or service which management considers may endanger or threaten harm, loss, pain, or injury to any person.

CLUBHOUSE:

All Reservation requests for the clubhouse should be sent to <https://www.amres.co/clubhouse-reservations> and response and conformation will be provided within 2 business days. There are two options HOMEOWNERS or RENTERS. Please choose the selection that applies to you. Homeowners will be charged the usage fee to their HOA account and Renters will be directed to a PayPal link to pay for usage.

The Great Room will be available to all Rockwell Ranch HOA residents and their accompanied guests, via reservation only. Reservations will be allowed in 4 hour increments for a cost of \$25 for each block of time. Reservations will be first come first serve. No reservation request can be made more than 90 days in advance. All guests must be accompanied by a Rockwell Ranch resident at all times. Owners are required to clean up after themselves and their invited guest after their use of the clubhouse. This will help us keep the facility in top condition and keep the weekly cleaning cost as low as possible. Failure to clean up after yourself may result in additional charges to the resident holding the reservation. A list of clean up chores is located in the kitchenette.

- Usage of the building is for the Great Room only and is for personal/private events only. NO Commercial events, Wedding Receptions, or activities with a DJ/music system are allowed. The Pool and Pool Deck are NOT part of any reservation.
- Special considerations will be taken for the Clubhouse Reservations on the following major holidays or events:
 - Thanksgiving, Christmas Day, New Year's Eve, New Year's Day, Easter, Memorial Day, 4th of July, 24th of July, Labor Day and the Super Bowl - These will be determined by a random drawing 30 days before the date of the event. Names will be drawn at random from the list of residents who have asked that their names be placed in the drawing no more than 90 days and not less than 30 days before the event date.
- The clubhouse is professionally cleaned ONCE per week. However, if you find anything amiss or needing attention, please contact Advantage Management at 801-235-7368 or hoahelp@amres.co to alert/report issues.
- **Parking in the clubhouse lot is for day use only.** This applies to those using the clubhouse or pool and any parking past midnight may be towed off site without further warning. NO OVERNIGHT PARKING. CLUBHOUSE/POOL USE ONLY.

ROCKWELL RANCH MASTER Not Liable:

ROCKWELL RANCH MASTER will not assume liability for any accident, injury, or death in connection with use of the pool facility or for damage or loss of property, including negligence.

KEY FOB DISRIBUTION: All key fobs are associated to the individual property HOA account. Only ONE key fob per property is available. There is a \$50 charge to reissue a lost/stolen key fob.

COMMON AREAS, PAVILLIONS, PARKS, PATHS, & SPORT AREAS:

Pavilions and Sport Court areas are not reservable and are available on a first come/first served basis. Please keep all ground clean and clear of debris. Owners and their guests are responsible for disposing of any trash. If you pack it in, pack it out.

Tot Lot areas are designated for age appropriate usage. Children should be accompanied by an adult and safety for persons and equipment observed. NO PETS are allowed in the playground area. Any destruction of property will be prosecuted in accordance with the laws and ordinances of American Fork city.

PETS:

- a-) Pet owners must be present with their animals at all times when outside of their property.
- b-) Pets must be always on leash when outside of their property.
- c-) Pet waste must be retrieved and disposed of at the time of incident to keep the property clean and free from communicable diseases spread through pet feces.
- d-) No kennel structures or temporary fencing to contain a pet is allowed on any common or limited common area, including decks, patios, or limited private areas.

PARKING:

There is to be NO PARKING in the alleyways or private streets anywhere inside of the boundaries of the Rockwell Ranch Master. All streets with BLUE sign designations are the private roads of the HOA. Parking in any of these areas, outside of your private driveway, is subject to tow, without further warning.

All surrounding streets, indicated with GREEN city street designations, are public roads. The American Fork City ordinances and codes will be enforced by American Fork city, and not the HOA. The HOA has no authority over the public streets and all complaints and concerns should be directed to the AF public safety/police department.

The ROCKWELL RANCH MASTER ASSOCIATION reserves the right to update these Rules from time to time as part of usage to the POOL, Pickleball Court, Pavilion, Clubhouse, or other shared Common Areas for safety, clarity, or in compliance with new legislation or State/local code changes.