

GENERAL CLUBHOUSE AND POOL RULES FOR
MOUNTAIN SIDE CONDOMINIUM ASSOCIATION
AND
MOUNTAIN SIDE HOMEOWNERS ASSOCIATION

MAY, 2009

The Mountain Side Homeowners Association and the Mountain Side Condominium Association have adopted these Rules, Regulations and Policies (“Rules”) as of the 30th day of May, 2009.

1. All persons using the pool, clubhouse, or recreational facilities shall abide by the Guidelines posted in the clubhouse or at the facilities.
2. Persons under the age of 14 years shall not be permitted within any clubhouse unless accompanied by a person 18 years of age or older. Children 5 years and under are not allowed in the hot tubs unless they are under direct parental supervision.
3. Use of clubhouse and recreational facilities is restricted to Owners in the Mountain Side Condominium Association and the Mountain Side Homeowners Association, their guests and renters. Long term renters (lease of unit for 30 days or more) are permitted one guest. Permission for additional guests must be received from the Managing Agent (in writing; one copy held by the Managing Agent and one held by the renter).
4. Access to the clubhouse is by key fob only. In order to accurately track clubhouse use, only one key fob will be issued to each unit. Units with multiple owners or on a rental program should leave the key fob in the unit attached to a large key chain or paddle so all authorized parties will have clubhouse access. Replacement key fobs are available through Mountain Managers, Inc. at a cost of \$25.00. Once a key fob is reported lost or stolen, it will be deactivated before a new one is issued to ensure only one key fob is activated for each Unit.
5. An owner may request a 2nd key fob for a 2 week period with a deposit of \$50.00 through Mountain Managers, Inc. If key fob is not returned after 2 weeks, the deposit will be retained. In all cases, after the 2 week period, the key fob will be deactivated so that it will no longer work.
6. An owner shall have the right to request a 2nd permanent key fob by applying in writing to the Board of Directors through Mountain Managers, Inc. via e-mail or regular mail. All such requests will be reviewed and voted on at the next regularly scheduled quarterly Board meeting. Owners requesting a 2nd key fob must state the reasons for needing a 2nd key fob. Convenience will not be considered a valid reason.
7. **THERE IS NO LIFEGUARD – ALL PERSONS USE THE POOL, HOT TUBS, AND SAUNAS AT THEIR OWN RISK.**

8. No diving is allowed.
9. Toys/inflatables are permitted at the sole discretion of the manager/pool attendant. Life jackets and arm flotation devices for small children are permitted at all times.
10. Proper swim attire must be worn at all times when using the swimming pool or hot tubs. Children in diapers are not permitted in the swimming pool or hot tubs unless the diapers are specifically designed for swimming pool use (swim diapers).
11. Special use (private parties, conventions, meetings, etc.) of clubhouse meeting and lounge facilities shall be scheduled with the property manager. Generally, private use of the pool, saunas, hot tubs, and other recreational facilities will not be permitted.
12. No glass containers of any kind shall be permitted in the pool/hot tub area.
13. Clubhouse hours will generally be from 10:00 a.m. to 10:00 p.m. From time to time, hours may be adjusted to accommodate seasonal traffic. These will be posted at the clubhouse.

RESERVATION OF CLUBHOUSE FACILITIES BY OWNERS

1. Reservations are made on a first come basis. The hours available for rental are 10:00 a.m. to 10:00 p.m.
2. There is a \$25.00 per hour fee for renting the upstairs clubhouse, not to exceed \$100. In addition, a cleaning deposit is required. If the reserved area is cleaned after use, the entire deposit will be returned. If cleaning is required, it will be charged at \$20.00 per man hour with a minimum charge of \$20.00.
3. Reservations should be made with Mountain Managers, Inc. – (970) 668-3174.
4. There is a Deposit Charge of \$200 for reservation of the Conference Room and Lounge Area.
5. Deposits may be waived for special owner functions by the Board of Directors.

RESERVATION OF CLUBHOUSE FACILITIES BY RENTERS

1. Reservations are made on a first come basis. The hours available for rental are 10:00 a.m. to 10:00 p.m.
2. All persons using the facility must be lodged in Mountain Side Condominiums and/or Mountain Side patio homes/duplexes.
3. Reservations may be made by contacting Mountain Managers, Inc. at (970) 668-3174

4. There is a \$25.00 per hour fee for renting the upstairs clubhouse, not to exceed \$100. In addition, a cleaning deposit is required. If the reserved area is cleaned after use, the entire deposit will be returned. If cleaning is required after use, it will be charged at \$20.00 per man-hour with a minimum charge of \$40.00.
5. There is a Deposit Charge of \$200 for reservation of the facilities due at least two (2) weeks prior to the event.

5925.07 rules and regs club 04-10-09