

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

Revised March 2024

Mountain Side Homeowners Association and Mountain Side Condominium Association have adopted these Rules, Regulations and Policies (“Rules”).

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 12 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.
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 the Association’s Management Company 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 second key fob for a two week period with a deposit of \$50.00 through the Association’s Management Company. If key fob is not returned after two weeks, the deposit will be retained. In all cases, after the two week period, the key fob will be deactivated so that it will no longer work.
6. **THERE IS NO LIFEGUARD – ALL PERSONS USE THE POOL, HOT TUBS, AND SAUNAS AT THEIR OWN RISK.**

7. No diving is allowed.
8. 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.
9. Proper swim attire must be worn at all times when using the swimming pool or hot tubs. Any individual who does not have complete control of his/her bodily functions, must wear a swim diaper or swim pants that adequately protects from leakage (regular disposable and cloth diapers are not allowed). Nudity is not permitted.
10. Special use (private parties, conventions, meetings, etc.) of clubhouse meeting and lounge facilities shall be scheduled with the Association's Manager. Generally, private use of the pool, saunas, hot tubs, and other recreational facilities will not be permitted.
11. No glass containers of any kind shall be permitted in the pool/hot tub area.
12. 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 RESIDENTS

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 \$100.00
3. Reservations should be made with the Association's manager at 970-468-9137
4. There is a Deposit Charge of \$500.00 for reservation of the Conference Room and Lounge Area.
5. Deposits may be waived for special Owner functions by the Board of Directors.
6. Alcohol may be served at the event. If the event is catered, the Resident reserving the Clubhouse shall ensure caterer has all required insurance. If the event is not catered, Resident may serve alcohol at their own cost and expense, shall obtain Host Liquor Liability Insurance, and shall indemnify the Association for any loss. If the Resident does not wish to serve, provide, and/or have alcohol at the event, Host Liquor Liability Insurance is not required.
7. The undersigned Resident reserving the Clubhouse will be considered the host of the event being held and must be present during the entire function. As the host, the Resident is responsible for the actions of his or her guests. In the event a guest damages the

Clubhouse or other Common Recreational Area in any way, you will be responsible for the costs of repair.