

TWIN CHIMNEYS HOMEOWNERS ASSOCIATION

GENERAL RULES AND REGULATIONS

We are providing you with a copy of the general rules and regulations for your convenience and to answer the most commonly asked questions. We know that when you and your family are familiar with these rules and regulations, your use of our Family Center, and all of the recreational amenities that are provided for your use, as a member in good standing with the Twin Chimneys Homeowners Association, will be enjoyable.

We cannot possibly address every situation which may arise relative to the use of the Twin Chimneys Homeowners Association facilities, equipment, and grounds, but we believe we have made every effort to create effective, fair and comprehensive rules and regulations. We will revise these rules and regulations from time to time and will advise you when we have done so via the Newsletter. Let's all work together to ensure our Twin Chimneys Family Center facilities are enjoyed and cared for by everyone.

It is the responsibility of parents to explain these rules and regulations to their children and to the guests that you invite to join you in the use of our facilities. It is our responsibility as homeowners to maintain all of the common grounds and the Twin Chimneys Family Center facilities and to create a safe, and enjoyable family environment.

Revised Rules and Regulations effective January 1, 1996

GENERAL RULES

- 1. Failure to abide by the Twin Chimneys Family Center Rules will result in loss of Twin Chimneys Family Center membership privileges.**
- 2. Front door access is limited to those persons 18 years of age or older (except when accompanied by a parent). You assume the responsibility for any damage or misuse caused by anyone under 18 years of age that enters with you.**
- 3. As homeowners and members of the Twin Chimneys Homeowners Association, you are expected to uphold and enforce the Twin Chimneys Family Center Rules.**
- 4. Members will be held responsible for any damage resulting from their negligence and or misuse of the Twin Chimneys Family Center facilities.**
- 5. Members must carry their cards with them at all times when using any of the recreational amenities. Your membership card must be displayed when registering for use of one of the Recreational facilities.**
- 6. We have provided a playground on the south side of the Twin Chimneys Family Center, please**

encourage your children to use and enjoy this area. Children are NOT permitted to play in the garden areas or on the lawns around the Twin Chimneys Family Center.

- 7. Skateboards, roller-skates nor roller-blades are NOT permitted on any part of the Twin Chimneys Family Center property.**
- 8. Profanity, rowdiness, fighting, drunkenness or other inappropriate behaviors will not be tolerated or allowed. Failure to abide by Twin Chimneys Family Center rules and regulations will result in the loss of your privileges.**
- 9. Wearing of swimsuits (wet or dry) NOT PERMITTED in the Family Center.**
- 10. Absolutely NO pets in the Family Center.**
- 11. Lock must be removed from lockers on a daily basis. Lifeguards and Twin Chimneys Family Center employees are exempt.**
- 12. Maximum number of occupants within the building during community-wide events shall not exceed 200.**
- 13. All Twin Chimneys Homeowners Association Committee Chairpersons must schedule their committee meetings through the Twin Chimneys Family Center Manager.**
- 14. Twin Chimneys Family Center may be closed for reasons deemed sufficient by the Twin Chimneys Family Center Manager. The Family Center is available for your use between the hours of 6:00 A.M. and 10:00 P.M..**

PARKING LOT AND DRIVEWAY

- 1. No excessive horn blowing or loud noises.**
- 2. Bicycles must be parked in the area designated for them. Bicycles NOT PERMITTED on the porch, entryway or lawn of the Family Center.**
- 3. Bicycles, motorcycles, skateboards or roller-blades are NOT to be ridden around the parking lot.**
- 4. NO overnight parking unless approved by the Twin Chimneys Family Center Manager.**
- 5. Trucks exceeding $\frac{3}{4}$ ton are not permitted on the parking lot. No commercial vehicles are allowed on parking lot.**
- 6. No double parking that will block other homeowners. No parking on grass or curbs.**
- 7. Obey the enter and exit signs on the Twin Chimneys Family Center parking lot.**

8. **The Twin Chimneys Homeowners Association and/or Twin Chimneys Family Center is not responsible for the loss, theft or damage to any vehicle, bicycle or other personal property of the homeowners.**

WEIGHT AND EXERCISE ROOM

1. **No one under 16 years of age may use the equipment without adult supervision.**
2. **Swim Suits are not allowed in the Weight and Exercise room.**
3. **Shirts must be worn at all times.**
4. **Perspiration must be wiped off equipment after use.**
5. **NO food, drink or smoking is permitted in the Weight and Exercise room.**
6. **Members may have one (1) guest. Guest must be 16 unless adult supervision (18 or older). Guest may be ask to leave if the facilities are deemed to be too crowded.**
7. **Report all maintenance and repair items to the Twin Chimneys Family Center Manager 978-5540.**
8. **When leaving please turn off the lights and make sure the door is locked.**
9. **All users must follow these rules and any additional rules posted in the Weight and Exercise room. Failure to follow these rules will result in the loss of members use of these facilities.**

SAUNA ROOMS

1. **Members must be at least 18 years of age to use the sauna.**
2. **Members may have one (1) guest – also 18 years or older. Guest may be asked to leave if facilities are deemed to be too crowded.**
3. **NO food, drink or smoking permitted in the sauna room.**
4. **Read the warning/caution sign on the wall.**
5. **Do NOT use the weight room after using the sauna.**

TENNIS COURT

1. **Tennis Courts are available to homeowners. You can obtain a key from the Twin Chimneys**

Family Center Manager during normal working hours.

- 2. To have the lights turned on, call the Family Center Manager. The lights automatically go off At 10:00 P.M.**
- 3. Play is limited to one (1) hour.**
- 4. Your reservation will be canceled if you fail to arrive within 15 minutes of your posted reservation time.**
- 5. Adults have preference for play after 6:00 P.M.**
- 6. The only shoes to be worn on the court is tennis shoes.**
- 7. Lock the courts after play.**

SWIMMING POOL RULES AND REGULATIONS

The following rules and regulations are for the protection and benefit of the family members and guests of the Twin Chimneys Association. These rules and regulations need to be explained to your children and your guests who will be using the Twin Chimneys Family Center facilities. All members and their guests are expected to know and to observe all rules and follow the instructions of the Twin Chimneys Family Center Manager and the pool contractor.

POOL ADMITTANCE

- 1. All members must present their identification access card to the lifeguards to be admitted to the pool area. Cards will remain with the lifeguard while the member is at the pool. If the member should lose their access card a replacement will be issued by the Family Center Manger for a nominal charge.**
- 2. Children under ten (10) must be accompanied by an adult member 18 ears of age or older.**
- 3. Guest must be accompanied by a member of the Twin Chimneys Family Center.**
- 4. Limit of two (2) guests per adult member. Lifeguards may restrict guest if conditions are deemed to be too crowded.**
- 5. All guests must be registered with lifeguards upon entering the pool area. Guests are expected to leave when the member leaves.**
- 6. Lending of pool passes NOT PERMITTED. Individual named on the pass is the only individual allowed to enter on that card.**

SWIMMING POOL GENERAL RULES

- 1. Swim apparel only on the pool premises.**
- 2. The following behavior is NOT ACCEPTABLE and WILL NOT be tolerated: profanity, rowdiness, fighting, drunkenness.**
- 3. No running, pushing, horseplay in pool area or on Family Center Property.**
- 4. No tag or excessive dunking.**
- 5. No diving into the pool.**
- 6. No playing or hanging onto the safety ropes, steps or ladders.**
- 7. No bikes, roller skates, roller blades or skateboards.**
- 8. No glass allowed in pool area.**
- 9. No kegs.**

SWIMMING POOL HEALTH DEPARTMENT RULES

- 1. Anyone using the pool must shower before entering the pool.**
- 2. Anyone with open sores or infectious disease will not be allowed in the pool.**
- 3. NO dogs or other pets will be permitted in the pool area.**

COURTESY RULES

- 1. Profanity and/or vulgar remarks or gestures will not be allowed.**
- 2. Do not reserve chairs, lounge chairs or tables.**
- 3. Do not place belongings on chairs, lounge chairs or tables when not in use.**
- 4. Do not spit, blow nose, urinate or place inappropriate matter in pool water.**
- 5. No food or drink allowed in pool.**
- 6. Do not disturb the lifeguards.**

ADULT POOL

The adult pool, which is located on the north side of the complex, is restricted for adults only, 18 years of age or older. Air mattresses, swim fins, and tubes will not be allowed in this pool. There will be no lifeguards on duty for this pool.

WADING POOL

1. Children seven (7) years of age or younger are allowed in the wading pool area.
2. Supervision of the children in the wading pool is the responsibility of the person accompanying them to the pool (i.e. parent or baby-sitter).
3. There will be no lifeguard on duty for this pool.

Exceptions to these rules may be granted by the pool contractor and the Twin Chimneys Family Center Manager on duty according to the condition of the pool or pool areas. Any action that the pool contractor deems unsafe may at any time be prohibited.

The Twin Chimneys Family Center assumes no liability or responsibility for lost items. Failure to comply with the above stated rules shall be considered sufficient cause of the suspension of pool privileges for a period of one (1) to seven (7) days by order of the pool contractor or the Twin Chimneys Family Center Manager. Serious or repeated infractions of these rules and regulations can result in the loss of your privileges of the pool for the season by the Trustees.

TWIN CHIMNEYS HOMEOWNERS ASSOCIATION FAMILY CENTER USAGE

The Twin Chimneys Family Center will be closed on the following holidays with no access to the building:

New Years Eve	Labor Day
New Years Day	Thanksgiving Day
Easter Sunday	Christmas Eve
Memorial Day	Christmas Day
July 4 th	

FAMILY CENTER USAGE FEES

Private Party/Event/Meeting Rental Fees

Daytime (12:00 noon to 5:00 p.m.)	Rental	\$35.00
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If the Family Center Manager determines that member did not clean and restore the Family Center to the same condition as before the party/event/meeting a fee will be deducted from Member's deposit.

Evening (6:00 p.m. to 1:00 a.m.) Rental \$150.00

\$70.00 Rental. \$50 Cleaning. \$30.00 Night Personnel. Night personnel is regularly scheduled for the hours of 5:00 p.m. to 10:00 p.m.. The \$30.00 night personnel fee covers the cost of keeping the night personnel after 10:00 p.m.

PRIVATE PARTY/EVENT/MEETING DEPOSIT FEE

Daytime: \$100.00 Evening: \$250.00

The Trustees reserve the right to modify these rates and change them at anytime.

TWIN CHIMNEYS HOMEOWNERS ASSOCIATION FAMILY CENTER USAGE - RULES AND REGULATIONS.

1. Only members in good standing with the Twin Chimneys Homeowners Association, with all past and current assessments including any late fees and/or charges paid and with full privileges in force, will be allowed to reserve the Clubhouse.
2. Reservations are made on a first-come, first-served basis.
3. Reservations may not be made earlier than ninety (90) days prior to the party date with the exception of weddings, which may be scheduled up to a year in advance.
4. Back-up reservations will require same procedures as primary reservations. Full refund of the rental fee and deposit fee will be made to back-up reservation holder if primary reservation is not canceled.
5. Reservations are not valid until this contract has been fully completed and presented to the Family Center Manager along with proper fees, deposit and acceptance executed in writing by the Association.
6. Reservations may be canceled up to 14 days prior to the party/event/meeting date with full rental/deposit fee refund. If canceled within the final 14 day period of the scheduled party/event/meeting, the entire rental fee will be retained.
7. Certain special dates may be reserved by the Social Committee for community-wide events. The Social Committee may schedule their events a year in advance using the same first-come First-served basis as for private uses, but the Social Committee must check with the Family Center Manager before any dates are scheduled.

8. **The member named in the Family Center Usage Contract must be present throughout the duration of the party and both walk-throughs. The Family Center may not be rented for, by, or to another group or individual. Both checks must be written on the members (homeowners) account.**
9. **Private party/event/meeting use of the Family Center does not include the following areas: Exercise Room, Sauna, Spa, Game Room, Pool Table, Foos Ball Table or the Pools. The members' deposit/rental/cleaning fee does not cover these areas. These areas are to remain open to the residents of Twin Chimneys.**
10. **Member is responsible for cleanup after party/event/meeting. Cleanup must be completed within the stated deadline. Evening parties will require professional cleaning in addition to the general cleanup required by the member and the appropriate fee will be charged.**
11. **General cleanup for both day and evening use of Family Center by member must be completed prior to leaving the Family Center. For evening party/event/meeting, the general cleanup must be completed prior to the 1:00 a.m. closing. All trash must be bagged in plastic and carried to and deposited in the dumpster.**
12. **Furniture may NOT be moved upstairs from downstairs or downstairs from upstairs. However, furniture may be moved to accommodate the party as long as it remains on the original floor and is returned to the original location in same condition as received.**
13. **For any daytime party/event/meeting that extends past 5:00 p.m., a professional cleaning will be required and the appropriate fee will be charged.**
14. **Noise must be kept under reasonable control.**
15. **During Family Center functions all entrance and exit doors and windows must be kept closed.**
16. **Use of fireplace is limited to cool weather months only. The gas fireplace may not be used as a trash receptacle.**
17. **The organizations named on the Twin Chimneys Homeowners Association exempt list, (see Family Center Manager for organizations listed) and the Social Committee community-wide events shall abide by all the rules and regulations, same as a private user, except no rental fee or deposit shall be charged. Damages to the Family Center resulting from a community-wide event sponsored by the Social Committee will be at the expense of the resident(s) responsible for the damages. It will be the Social Committee's responsibility to be vigilant during the course of the event to any damage or misuse, and the committee members must make every effort to bring notice to the resident(s) responsible for damage and or misuse to the Family Center Manager and the Trustee. The Social Committee will pay \$50 cleaning fee to have the building Professionally cleaned after the community-wide event.**

18. The Trustees reserve the right to modify these rules from time to time to establish the amount of deposit required, rental use fees and cleanup fees. The Trustee may be consulted on changes.

TWIN CHIMNEYS HOMEOWNERS ASSOCIATION FAMILY CENTER USAGE ITEMS OF IDEMNIFICATION

1. Member takes full responsibility for guest behavior at all times.
2. The Member agrees to hold the Twin Chimneys Homeowners Association harmless for any expenses or claims by anyone made as a result of the Member's use of the Family Center.
3. Any damaged or stolen articles will be repaired or replaced by Association at the expense of the Member.
4. Member will be charged for burns, tears, stains, breakage, or other damage to carpet and/or furnishings.
5. The Undersigned Member agrees that the Twin Chimneys Homeowners Association may hold his/her deposit and convert same to repair damage or make replacements to the Family Center or other common areas.
6. If deposit fee is not sufficient to correct any damage, the above named member shall be liable for any excess amount needed to restore the Family Center to the condition that existed prior to rental by the Member. Underpaid charges shall be subject to lien on Member's lot.
7. Representative appointed by Trustee shall be the sole judge as to violations, losses, or damage inflicted.

The Trustees reserve the right to modify these items of indemnification and change them at any time.