

# **COMMON AREA FACILITIES RULES**

**\*\*\*THE CLUBHOUSE AND POOL AREAS ARE UNDER 24/7 CAMERA SURVEILLANCE\*\*\***

*This facility is kept up by the homeowners - please take care of it and be respectful*

**ANY VIOLATION AGAINST THESE RULES WILL RESULT IN AN IMPOSED FINE**

## **1. KEY ACCESS:**

- a. To receive a key, the Common Area Rules need to be reviewed, understood and signed.
- b. When a homeowner is behind in assessments/fines/fees by over 1 month, the access key will be turned off until assessments are paid in full.
- c. The access key is required for use of pool facilities and the clubhouse. Any family and/or friends that are visiting residents **must** be accompanied by at least one member of the household at all times.
- d. Only those with a working access key will enter the pool area. **DO NOT OPEN THE GATE FOR ANYONE WITH OR WITHOUT A WORKING KEY.**
- e. The gate to the pool area **MUST** be kept closed & locked after each passage. **DO NOT** prop it open.
- f. **DO NOT JUMP THE FENCE.** Anyone caught jumping the fence may be fined or prosecuted for trespassing.
- g. Only one electronic key fob per household will be issued. Replacement of an electronic key will cost \$100.00 per occurrence. **When the new key fob is activated, the old key fob will be disabled.**
- h. If a homeowner rents/leases their home out, the property owner is ultimately responsible for the issued key fob. They must make sure the tenants are aware of all the rules and regulations and have signed the Pool Agreement form.

## **2. HOURS OF OPERATION:**

- a. The pool area and clubhouse are open from 7:00am to 11:00pm. These hours will be strictly enforced. Fitness Center hours are from 5:00am to 11:00pm. **The doors will automatically lock at 11:00 pm, you will be unable to get out once that happens.** Quiet hours start at 9:00 pm please be courteous to other residents.
- b. If at any time the pool cover is closed, do not enter the pool (routine maintenance or cleaning).

### 3. POOL RULES:

- a. This pool is for the exclusive use of any resident of this HOA and their occasional guests only. Residents are responsible for the supervision and conduct of their guests. If there is any damage caused by the homeowner or guest, the homeowner will be responsible for the damages.
- b. As determined by the Utah Public Health Department, swimmers ages fourteen (14) years or under, must be accompanied by an adult (18+ years) at all times. If they are not, they can be sent home by other residents and/or the fining procedure will begin. There is no lifeguard on duty at this pool.
- c. If pool capacity becomes an issue, guest restrictions may be enforced at peak times. The Board may adopt a Guest Limit at any future date.
- d. Always shower before entering the swimming pool.
- e. All incontinent persons (ie. babies) are required to wear a swim diaper and plastic pants.
- f. Pets are NOT allowed into the pool area at any time. Exceptions are ADA certified service animals, but they are not allowed in the pool.
- g. DO NOT allow children to play with the emergency shut off button. It should not be used to stop the jets unless there is an emergency. If the button has been pressed, pull the emergency shut off button back out after the issue is resolved. Otherwise there is no circulation of the water in the spa which is a health code violation.
- h. Anyone asked to leave by authorized personnel shall do so immediately.
- i. The pool cannot be reserved for private parties.
- j. Rescue flotation ring is meant for life saving emergencies. DO NOT use it as a flotation toy.
- k. Glass containers are not permitted in the pool area at any time. Plastic water bottles are allowed.
- l. For safety reasons, rough housing is not allowed. Examples – throwing someone in the pool, holding someone underwater, stacking people, throwing balls around young swimmers, putting furniture in the pool.
- m. Swimsuits must be worn in the pool. Shorts, jeans, cut-offs, etc. are not allowed in the swimming pool. Appropriate attire is required in the pool area at all times.

- n. No person may enter the pool area in an intoxicated condition and NO alcoholic beverages are allowed in the pool area. Smoking/vaping are also not allowed at any time.
- o. Food and beverages are allowed in the picnic area with proper care. Please leave the area clean when you are finished and haul away your own garbage. No glass or breakable glassware will be permitted in the pool or hot tub area.
- p. Residents are responsible for removing all articles they bring to the pool (including towels, books, pool toys, plastic drinking containers, etc.) at the time they leave the pool.
- q. The Independence Avenue Owners Association will not be responsible for lost or stolen personal items.
- r. Do not put any chairs or other items in the pool that do not belong. Please only use your own personal pool toys and be mindful of others using the pool.

#### 4. CLUBHOUSE RULES:

- a. The Clubhouse Meeting Room hours are between 7:00 A.M. to 11:00 P.M.
- b. Fitness Center Hours are from 5:00 A.M. to 11:00 P.M.
- c. **No one under the age of 16** is allowed in the clubhouse unless accompanied by an adult who is the Owner/Resident.
- d. The clubhouse and its facilities are for the use of the residents and their invited guests only.
- e. Any group of more than 20 people **must** reserve the clubhouse. You may submit a reservation at [www.treoproperties.com](http://www.treoproperties.com) and management will confirm your reservation or it can be reserved independently at <https://independenceave.skedda.com/booking>
- f. Residents must accompany guests at all times. Owners are responsible for any damage caused to the clubhouse or its contents by the said owner of any of his/her family, tenants or guests. The owner shall pay for such damage.
- g. Persons using the clubhouse will conduct themselves so that their actions will not be offensive to others. Residents will be responsible for the actions of their guests.
- h. No animals or smoking are allowed in the clubhouse.
- i. **Repairs necessitated by horseplay or unsupervised children will be billed to the responsible homeowner**

- j. No one at any time should allow anyone to use their key to the clubhouse. Nor let anyone into the clubhouse who is not with their party.
- k. Shirts and shoes are required in the social areas of the Clubhouse.
- l. Food and beverages are allowed with proper care. NO ALCOHOL is permitted.
- m. BBQ must be properly cleaned after each use.
- n. Independence Avenue Homeowners Association will not be responsible for lost or stolen items.
- o. No children under the age of 16 are allowed in the fitness area at ANY TIME**
- p. Persons using the workout equipment are **required** to wipe down the equipment after each use
- q. Please report broken equipment or other problems as soon as you are aware of them. You can do this by sending an email to [Marie@treoproperties.com](mailto:Marie@treoproperties.com) or [matt@treoproperties.com](mailto:matt@treoproperties.com)
- r. Lost and found items will be donated at the end of each month. If you have lost something please contact Treo or a board member as soon as possible.

## 5. CLUBHOUSE RESERVATIONS:

- a. Reservations can be made on the homeowner website at [www.treoproperties.com](http://www.treoproperties.com) or by emailing property managers or using the Skedda portal: <https://independenceave.skedda.com/booking>
- b. The clubhouse may not be reserved more than 4 months in advance, if at any time a reservation is found more in advance it will be deleted without warning. Each reservation cannot exceed a 4 hour block.
- c. A \$4.00 per hour rental fee is charged for the use of the great room or theater regardless of party size. **This fee is required prior to rental being confirmed.**
- d. Each unit is limited to ***one (1) weekend/holiday reservation per calendar month.*** Weekend is defined as Friday, Saturday, and Sunday.
- e. Each unit is limited to only ***two (2) weekday reservations per month.***

f. The cost to repair or replace items damaged will be billed to the Owner/Resident. A lien will be filed and keys will be turned off until the damages are paid for.

g. After any reservation, you are required to clean up the room you reserved. This includes, but is not limited to: wiping down counters, vacuuming, taking out the trash, and turning out lights, etc. Failure to do so can result in a \$100 Cleaning fee.

**c) CLUBHOUSE VISITOR PARKING:**

a. Visitor parking stalls in the front and the rear of the clubhouse are for clubhouse visitor use ***ONLY***.

b. Homeowners/tenants are to use their garages and/or assigned parking stalls for their vehicles.

c. Homeowners/tenants utilizing the clubhouse visitor stalls, who are not using the clubhouse, are subject to being towed, without warning, at the owner's expense.

d. The Association assumes no responsibility for any damage to any vehicle parked or operated within the Independence Avenue Owners Association Community.

**IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING THE CLUBHOUSE OR THE  
POOL,**

**PLEASE CONTACT:**

**TREO PROPERTY MANAGEMENT  
801-355-1136**

**IF THERE IS A LIFE-THREATENING EMERGENCY PLEASE CALL 911**

# POOL ACCESS KEY AGREEMENT

I/we, the *homeowner*, have read the rules for the common area facilities for Independence Avenue Owners Association, and agreed to abide by the same.

If I/we lose or misplace the assigned key fob, I/we will contact the management company immediately to have the key fob deactivated. I/we understand that I/we will have to pay \$100 for a replacement key fob.

If I/we sell our home, I/we will return the assigned key fob to the management company for the use of the new homeowner.

**Homeowner Name (Print)** \_\_\_\_\_

**Phone #** \_\_\_\_\_

**Address** \_\_\_\_\_

**Lot #** \_\_\_\_\_

**Email Address** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

\_\_\_\_\_

Fob # Issued

\_\_\_\_\_

\_\_\_\_\_

Management or Board Member Signature

I/we, as *the tenant/renter/leaser*, have read the rules for the common area facilities for Independence Avenue Owners Association, and agreed to abide by the same.

**Tenant Name (Print)** \_\_\_\_\_

**Phone #** \_\_\_\_\_

**Address** \_\_\_\_\_

**Lot #** \_\_\_\_\_

**Email Address** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

Management or Board Member Signature