



## **Heritage at Stonebridge Rules and Policies Clubhouse Amenities**

### **General Rules**

- All guests must be accompanied by an adult Resident at all times and are subject to the Heritage at Stonebridge Guest Policy set forth later in this document.
- Minors under the age of 19 must be accompanied and actively supervised by an adult Resident at all times.
- Appropriate attire is required at all times.
- Pets are prohibited from entering the Clubhouse, including the Terrace and Clubhouse lawn area.
- Illegal drugs, excessive consumption of alcoholic beverages, smoking, tobacco, and electronic smoking devices are prohibited in the Common Amenities, including the Clubhouse, Aquatic Facility, Fitness Center, Pickleball Complex, Bocce Courts, exterior patio areas and Clubhouse lawn. Alcoholic beverages are prohibited in the Fitness Center.
- Call 911 for emergencies. Notify clubhouse staff immediately after calling 911.
- See Clubhouse staff for questions or concerns.
- Residents and their guests must follow the Heritage at Stonebridge Code of Conduct.
- The Heritage at Stonebridge HOA (the "HOA"), and its Directors, Committee members, the Association's community management company and its employees and contractors are not responsible for personal injury or loss or damage to personal property.
- Clubhouse staff and/or the HOA reserves the right to deny use of all or any part of the Common Amenities to anyone at any time.
- Policies are subject to change.
- Use of headphones/earbuds is required for listening to personal music in the Common Amenities, including the Clubhouse, Fitness Center, Aquatic Facility, Pickleball Complex and Bocce Courts.

### **Age Requirements**

- Heritage at Stonebridge is an age-restricted community. As such, age requirements for usage of Common Amenities may be in place. These requirements and policies must be followed at all times.

### **Lounge, Showcase Kitchen, and Multi-Purpose Room**

- Television and/or music will be controlled by Clubhouse staff at all times.
- Lounge fireplace and patio fire pits will be controlled by Clubhouse staff at all times.
- Organized gatherings, activities, and events must be coordinated through the Clubhouse staff.

### **Locker Rooms and Restrooms**

- Phone use in locker rooms and restrooms is prohibited. All phone calls and video calls must be limited to the lobby or outside.
- Photography is prohibited.
- Lockers are for day use only. Any items left overnight may be removed by Clubhouse staff.

### **Fitness Center**

- Use the Fitness Center at your own risk.
- Guests are allowed in the Fitness Center only when space allows.
- Any guest must be accompanied (in reasonable proximity) by the Resident Host at all times.
- 30-minute time limit on cardio equipment during periods of peak use.
- Music will be controlled by Clubhouse staff at all times.
- All users must wipe down equipment after use.
- Minors under the age of 19 may not use the Fitness Center.
- The Fitness Center is for exercising only. Loitering is not allowed.
- All drinks must be in a sealed unbreakable container. Food is prohibited.
- All Residents must wear appropriate footwear and clothing. Street shoes, boots, sandals, open toe/open heel shoes, and bare feet are not allowed in fitness areas. Sneakers are required at all times. Shirts and



- athletic shorts or sweatpants are required.
- Monopolization of equipment is not allowed. Allow other Residents to work-in when asked.
  - All weight plates, dumbbells, and other equipment must be returned to racks when finished with each exercise.
  - Please do not drop any weight plates, dumbbells, or other equipment.
  - Phone calls, use of speaker phones and/or video calls are prohibited in the Fitness Center. All calls must be taken to the lobby or outside.
  - Headphones/earbuds must be used at all times on phones and audio/video devices in the Fitness Center.
  - Photography and video recording is prohibited in the Fitness Center.

### **Indoor and Outdoor Gathering Areas**

- If not reserved, the Clubhouse Terrace, Lounge, and Multi-Purpose Room are available for use by Residents and their guests. These areas may be reserved and rented for approved events, subject to applicable limitations and policies. Rental events are not allowed on the Clubhouse lawn. Contact Clubhouse staff for reservation details.
- Residents are responsible for their guests and for cleaning all areas after use.
- A schedule of events and activities may be posted at the Front Desk.

### **Service Animals**

- Heritage at Stonebridge complies with all Fair Housing Act regulations, requirements, and policies. The Heritage at Stonebridge Homeowners Association, its staff, and management will make every attempt to provide reasonable accommodation when requested.
- See the Heritage at Stonebridge Clubhouse Service and Assistance Animal Policy and/or contact Clubhouse staff for more information.

### **Code of Conduct**

- Heritage at Stonebridge is an age-restricted community. As such age requirements for Common Amenity usage are in place and must be followed at all times.
- All Residents and their guests shall be personally responsible for their actions and conduct.
- Order and decorum must be observed on premises at all times.
- Profanity, loud, abusive language is not allowed.
- No Resident or guest shall willfully threaten, harass, or otherwise engage in a course of conduct against any other person in the community which causes harm, serious emotional distress or creates a hostile environment for that person.
- Residents and guests shall not attempt to direct the work Clubhouse staff, nor shall they reprimand or harass Residents, guests, vendors, contractors or anyone else in the Common Amenities.
- Appropriate attire is required at all times.
- The rules and policies outlined in this document are designed for the betterment of all participating Residents and guests. Residents are responsible for ensuring their guests fully understand and comply with all rules and policies.
- The Heritage at Stonebridge Homeowners Association, its Board of Directors and Clubhouse staff have full authority to enforce all rules and policies and issue fines and reserve the right to deny use of any and all Common Amenities to anyone at any time.

### **Guest Policy**

- A guest is any non-Resident who uses any part of the "Common Amenities" (Clubhouse, Terrace, Clubhouse lawn, Fitness Center, Pickleball Complex, Aquatic Facility, Bocce Courts) at the invitation of a Resident host. Provided, non-Residents attending private rental events shall not be considered guests.
- Guests must be accompanied by the Resident host at all times.
- All guests must sign waivers and related documentation as reasonably required by the HOA. A waiver is valid for a calendar year (January 1 through Dec 31) and must be renewed annually.
- Guests must follow all laws, regulations, rules and policies applicable to Heritage at Stonebridge and the Common Amenities, including without limitation, all Governing Documents and the Heritage at Stonebridge Code of Conduct.



- Guests under 19 years of age must follow the Age Requirement Rules set forth in the Clubhouse Rules and Policies.
- Each household is subject to the following daily maximum number of guests:  
Fitness Center: maximum 2 guests per household per day.  
Aquatic Facility: maximum 4 guests per household per day.  
Pickleball Complex: maximum 4 guests per household per day.  
Bocce Courts: maximum 4 guests per household per day.

### **Guest Passes**

- Guest passes shall be “day passes” and shall allow guests to use any of the Common Amenities for that day.
- All guests must sign in at the clubhouse (or online, if technology permits) each time a guest pass is obtained.
- 24 complimentary guest passes shall be allotted per household per calendar year (prorated for new Resident’s first calendar year) at no charge. Once a household has used its complimentary guest passes in a calendar year, up to 24 additional guest passes may be purchased for a fee of \$10 per guest pass. Once a household has used its allotted 24 \$10 dollar guest passes in a calendar year, additional guest passes may be purchased for a fee of \$20 per guest pass.
- Guest passes are non-transferable and do not roll over.

### **Personal Trainers**

- Any Non-Resident personal trainer, coach or instructor (“Trainer”) engaged by a Resident in the Common Amenities, including, without limitation, the Fitness Center and Multi-purpose Room, shall be deemed that Resident’s guest and shall be subject to all guest policies, including required waivers, guest passes, and any applicable guest fees once the Resident host’s household’s complimentary guest pass allotment is exceeded. No Trainer may train, coach or instruct more than 1 Resident at a time or any non-Resident or guest, except that up to 2 Residents residing in the same household may be trained, coached or instructed at the same time. If a Trainer trains, coaches or instructs Residents from more than one household during any day, then that Trainer must be signed in as a guest of a Resident of that household prior to each session. When using a Trainer, the Resident and the Trainer must not interfere with others using the Common Amenities.
- **Extended Stay Guests**. There shall no longer be an exception to guest pass requirements or fees for “extended stay guests” in the Common Amenities.

### **Compliance/Enforcement**

- Heritage at Stonebridge Residents and guests are required to comply with laws, regulations, rules and policies applicable to Heritage at Stonebridge and the Common Amenities, including without limitation, all Governing Documents and the Heritage at Stonebridge Code of Conduct.
- The HOA’s community management company is authorized and directed by the Board of Directors to enforce all rules and policies applicable to Heritage at Stonebridge and the Common Amenities, including without limitation, all Governing Documents and the Heritage at Stonebridge Code of Conduct.
- All rules and policies and the Heritage at Stonebridge Code of Conduct will be strictly enforced, and violations of any rules are subject to the Heritage at Stonebridge Fine Policy and Procedure.
- Individuals who refuse to comply with these rules and policies may be asked to leave the Common Amenity areas.
- Residents and guests shall not confront other Residents or their guests regarding alleged violations, including, without limitation, alleged guest policy violations. Any suspected violation should be reported to Clubhouse staff as soon as reasonably possible so staff can address the matter appropriately.
- The HOA’s property management company shall provide a summary of violations to the Board of Directors on a periodic basis and upon request.