



DEER CREEK HOMEOWNERS' ASSOCIATION, INC.
AMENITY CENTER RULES & REGULATIONS

KEYCARD ACCESS

Prior to the use of the Deer Creek Pool/Splash Park, Fitness Center, Tennis Courts, Playground, Clubhouse/Gathering Hall or Lakes each Member must execute or have current in effect a Deer Creek Homeowners' Association, Inc. Amenities Usage and Indemnification Agreement. Admittance to some of the Deer Creek amenities is by keycard access. One (1) keycard will be given to each Member. A maximum of three (3) keycards can be assigned to a Member's property. Extra, lost or damaged keycards may be replaced at the expense of the Member. Keycards may not be loaned under any circumstance.

IDENTIFICATION/ PROOF OF RESIDENCY

Prior to the issuance of any keycard or the ability to use any facility or amenity owned or operated by the Association, each Member and each adult person living at the household of a Member will need to submit photo identification to the Association staff accompanied by appropriate application and written evidence of the location of residency at the Member's property.

In no event shall any Tenant of a Member be permitted to use any facility or amenity unless and until the Member shall have completed and filed with the Association a Notice of Transfer signed by the Member and only after the Tenant shall have further complied with all Rules & Regulations for use of the facilities and amenities owned or operated by the Association for its Members including, but not limited to, submission of photo identification and proof of tenancy.

POOL RULES

1. Access to the pool area is by use of a keycard.
2. Swim at your own risk.
3. Children ages 13 and up that can swim the length of the pool may swim unaccompanied by an adult. These children may be asked by the lifeguard, at any time, to demonstrate the ability to swim the length of the pool. An adult 18 or older must accompany Members and guests of Members the age of 12 and under using the swimming pool. Children ages 8 -12 years old, that can swim the length of the pool, may swim unaccompanied as long as a parent or guardian is on the pool deck at all times. Children age 7 and under must be accompanied in the water by a parent or guardian at all times.
4. Users of the wading pool must be accompanied and supervised by an adult at all times.
5. The pool is open when lifeguards are on duty. Instructions given by lifeguards must be obeyed at all times. Members cannot be on the pool/splash park deck or inside the pool if a lifeguard is not on duty.
6. Diving is not allowed.
7. Please shower before entering pool.
8. Pool hours will be posted and/or are available at the Information Center. Loitering at the pool for any reason other than sunbathing and swimming will not be permitted.
9. Profane language and shouting are prohibited. Public intoxication and/or disorderly conduct will not be tolerated. Running, shoving or rough play will not be allowed. No objects may be thrown in the pool or on the deck area.
10. Glass containers and bottles are not allowed in the pool area. Please help keep the pool deck clean and dispose of all trash.
11. Please use the bathhouse restrooms for changing. Proper swimwear, as determined by Management, must be worn to enter the pool. Un-hemmed cut offs are not allowed. Bathing suits are not allowed inside the Amenity Center.

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12. Children's disposable diapers are not allowed in the pool. Appropriate swimming diapers and plastic pants must be worn at all times.
13. Radios, televisions, etc. may be used as long as they do not cause a disturbance to others.
14. The only flotation devices allowed in the pool area are as follows: water wings, swim vests, noodles, small blow up balls and baby swim rings. Floats and boogie boards are not allowed.
15. Emergency equipment is to be used by lifeguards only. Do not play on or around the lifeguard stand.
16. Return all pool furniture to a neat and orderly arrangement. Semi – permanent pool furniture (i.e. picnic tables) should not be moved.
17. If the pool/splash park deck or restrooms need attention, Members should notify the lifeguards.
18. Please be considerate of your neighbors.
19. The bather load is 263 persons for the main pool and 57 persons for the wading pool.
20. Adult Swim – this time is for adult swimming only (for ages 18 and up). Adult Swim will be called by lifeguards.
21. Lifeguards are on duty for the protection of Members and their guests. Do not distract them in any way unless there is an emergency. If a member or guest needs to talk with one of the lifeguards, that member or guest should wait until the lifeguard is no longer guarding and is on break.
22. There is a strict no smoking policy for the pool area. Other tobacco uses are also prohibited.
23. Animals are not allowed on the pool deck unless use is for aid in disability.
24. Management reserves the right to adjust or add any rules as needed. Additional pool rules may be posted at the pool area or may be implemented without notice. Management reserves the right to refuse anyone the use of the pool and its facilities. Failure to adhere to these rules may cause the loss of pool privileges. The Pool guest policy may be revoked or changed at any time by Association Management.

POOL / SPLASH PARK WEATHER CLOSURES

1. The pool/splash park may be closed at times due to inclement weather.
2. The pool/splash park must be cleared immediately at the direction of the lifeguards at the first sound of thunder or sight of lightning. Members and their guests will be told to keep a safe distance from the pool and from all objects that would endanger them from being electrocuted. Members or their guests, are not permitted to go near water, take showers, sit on picnic tables or use the telephone (except in the case of an emergency) until conditions permit.
3. Closure will be until thunder has not been heard and/or lightning has not been seen for at least 30 minutes.
4. Any condition that causes the lifeguard's vision of the bottom of the pool to be distorted is reason to close the pool. This includes raining (without lightning or thunder), increase in algae growth or chemical imbalance. Once the condition is cleared, re-entry will be allowed.

SPLASH PARK RULES

1. Food or drinks are not allowed on the splash pad surface.
2. Pool furniture should not be placed on the splash pad surface.
3. Members and/or guests should not climb on or swing on splash park equipment.
4. Toys and/or sports balls should not be used on the splash pad surface.
5. Manual manipulation of drop buckets is prohibited.
6. All pool rules apply to the splash park area.

POOL / SPLASH PARK GUEST RULES

1. Each Member may have three (3) guests at any one time. All guests must be accompanied by a Member. Members are responsible for the actions of their guests. Guests are defined as anyone other than a Member of the Deer Creek Homeowners' Association, Inc. Guests must follow the pool rules. Violation of this rule can result in the loss of pool/splash park privileges.

POOL / SPLASH PARK PARTIES

1. The pool and designated pool areas may be reserved by Members of the Association for functions **AFTER REGULAR POOL/SPLASH PARK HOURS**. The Member hosting the function will be responsible for payment of the rental fee and security deposit to secure the party. A copy of the pool/splash park rules will be distributed to the host or hostess of the party and an acknowledgement of terms and conditions must be signed and all payments received before the reservation will be confirmed. The Member hosting the party must be present at the event and party guests must follow the pool/splash park rules. Violation of the rules can result in the loss of pool/splash park privileges.
2. Rental of the pool/splash park is limited to the use of the deck. Use of the common areas, including the tennis courts, veranda, fitness center, playground, Clubhouse, parking lots, and lakes are not included in the rental agreement for the pool/splash park. Other than the Clubhouse, these areas are not available for private event rental. The Homeowners' Association has published procedures and fees for Clubhouse parties.

FITNESS CENTER RULES

1. Access to the fitness center is by use of a keycard. No persons under the age of 14 are allowed inside of the fitness center.
2. The exercise facility is for Members only and registered guests. Each Member may have one (1) guest. Members are responsible for their guest and their actions. All guests must be accompanied by a Member and must follow the fitness center rules. The fitness center guest policy may be revoked or changed at any time by Association Management.
3. All persons using the exercise facility do so at their own risk.
4. Oils or lotions should not be used prior to or during workout. Please wipe off equipment after use.
5. The Deer Creek Homeowners' Association does not employ a professional trainer for the fitness center, nor does the Deer Creek Homeowners' Association endorse any professional trainer. Any solicitation of such should be reported to the Deer Creek Information Center staff.
6. Tobacco products and/or food are not allowed in the fitness center. There is a strict no smoking policy for the fitness center.
7. Running, playing with equipment or misuse of the facility and/or the equipment will not be tolerated.
8. Individual radios and televisions may be used with headphones only.
9. The exercise facility will be open for use 24 hours a day. Entry allowed by use of Member keycard only.
10. Shirt and shoes are required at all times.
11. Members are responsible for turning off the television, fans and lights when the fitness center is not in use.
12. Fitness center windows and doors should remain closed at all times. If the temperature needs adjusting, Members should contact the Information Center staff.
13. Animals are not allowed in the fitness center unless use is for aid in disability.
14. Management reserves the right to adjust or add any rules as needed. Additional fitness center rules may be posted at the fitness center or may be implemented without notice. Management reserves the right to refuse anyone the use of the fitness center. Failure to adhere to these rules may cause the loss of fitness center privileges.

TENNIS COURTS RULES

1. Use of the tennis courts is for Members of the Deer Creek Homeowners' Association and their invited guests only. Each Member may have three (3) guests at any one time. All guests must be accompanied by a Member of the Association. Guests are defined as anyone other than a Member of the Deer Creek Homeowners' Association. Guests must follow tennis court rules.

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2. For safety reasons, all children under age 14 must be accompanied by a parent, guardian, or other adult 18 years of age or older. This adult is responsible for supervising the children to ensure their safety and compliance with these rules.
3. Use of the tennis courts is on a first come, first serve basis. Courts will not be reserved.
4. Tennis lessons shall not be given or taken by any individual and/or entity without prior written approval from the Deer Creek Homeowners' Association.
5. Each Member is limited to use one (1) court at a time, unless there are no other Members waiting. If a Member is waiting, and another Member is using more than one court, the game must be finished and the court surrendered.
6. Use of the tennis courts by a Member should not exceed a time reasonable for match play. Members should be courteous in allowing others to use the facilities.
7. All players must wear proper attire while on the tennis courts. This includes t-shirts, shorts, sweat suits or other appropriate athletic clothes. Shirts must be worn at all times. All players must wear sneakers / tennis shoes when playing on the courts.
8. Glass, food or tobacco products are not allowed on the courts. Drinks in plastic bottles may be consumed courtside and must be properly disposed of.
9. Profane language and shouting are prohibited. No roughhousing, shoving or fighting is permitted on the tennis courts.
10. Roller skates, in-line skates, skateboards bicycles and tricycles are not allowed on the courts. Additionally, basketballs, baseballs, etc. are not allowed on the courts.
11. A timer box for activating the tennis court lights is located near the tennis court entrance/exit. All lights should be turned off after use and the lid on the timer box closed at the end of play.
12. Tennis court gates should remain closed. Members must use keycard to access tennis courts.
13. Management reserves the right to adjust or add any rules as needed. Additional tennis court rules may be posted at the tennis courts or may be implemented without notice. Management reserves the right to refuse anyone the use of the tennis courts. Failure to adhere to these rules may cause the loss of tennis court privileges.

CLUBHOUSE/GATHERING HALL RULES

1. The Clubhouse is for adult use only. Persons under the age of 21 years old are not permitted in the Clubhouse unless accompanied by an adult or invited by a Member hosting the event.
2. Reservations are only available to Members of the Deer Creek Homeowners' Association. Management may request proof of residency before a reservation can be made. Reservations will not be made for Members with outstanding Homeowners' Association dues. All guests must be accompanied by the Member of the Association reserving the Clubhouse.
3. A rental fee, completed paperwork and a security deposit must be on file for the reservation to be confirmed. Payments must be received by Deer Creek Homeowners' Association Members only. Cash and credit cards are not accepted. Security deposit and rental fee checks should be made payable to Deer Creek Homeowners' Association, Inc. Two separate checks are required for security deposit and rental fee. Rental fee information is provided in detail in the Clubhouse Rental Agreement.
4. The Information Center Staff will not sign for any rentals (i.e. tables, chairs, etc.). The Member must be present to sign for all rentals. No rentals may be stored overnight. Rentals may only be delivered during the time of the reservation and must be picked up prior to the end of the reservation. The Deer Creek Homeowners' Association is not responsible for any items left on-site after the reservation. Items that are left inside the Clubhouse after the reservation time may be placed outside of the Clubhouse in a non-secure area. Any cost associated with relocating items left in the Clubhouse will be taken out of the Member's security deposit.
5. Furniture may be moved around within the Clubhouse doors to accommodate the Clubhouse event. However, all furniture must be returned to its original location. Please use caution when moving furniture. Furniture is not to be placed on tile floor, nor placed outside the Clubhouse. (Dragging furniture across the floors, carpet or tile, can cause damage.) If all furniture is not returned to its original location at the end of the reservation, a charge of \$65.00 will be taken

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- from the Member's security deposit. The cost to repair any damage to the Clubhouse property as a result of Member moving furniture will be taken from the Member's Security Deposit.
6. The Clubhouse maintains a strict no smoking policy. Other tobacco uses are also prohibited.
 7. Animals are not allowed in the Clubhouse unless use is for aid in disability.
 8. Use of candles in the Clubhouse is not allowed.
 9. Use of barbecue grills must be approved in advance by Management.
 10. Use of the fireplace must be approved in advance by Management.
 11. Amplified music must be approved in advance by Management and is not allowed past 11:00 p.m. No music is allowed outside of the Amenity Center. (Out of respect of neighbors.)
 12. Shirt and shoes must be worn at all times. Bathing suits are not allowed in the Clubhouse.
 13. Rental of the Clubhouse is limited to the use of the Clubhouse. Use of the common areas, including the tennis courts, fitness center, playground, pool area, parking lots, and lake are not included in the rental agreement for the Clubhouse. Other than the pool area, these areas are not available for private event rental. The Homeowners' Association has published Procedures and fees for pool/splash park parties.
 14. Members are responsible for the actions of their guests during an event.
 15. An inspection of the Clubhouse will be conducted as soon as feasible after an event. If any damage has occurred, Management will determine the dollar amount of the damage. The amount will be collected from the security deposit received from the Member. It is the sole responsibility of the Member to inspect the Clubhouse. If the Clubhouse requires attention, a Member of the Information Center Staff should be notified prior to the start time of the event. If the Information Center is closed, Member must leave a message by calling 270-3337. The message must be received prior to the start time of the event. Rental fees will not be waived due to unforeseen mechanical problems.
 16. The Clubhouse may be partially or completely closed off during normal hours of operation to Members at any time without prior notice.
 17. Management reserves the right to adjust or add any rules as needed. Additional Clubhouse rules may be posted at the Clubhouse or may be implemented without notice. Management reserves the right to refuse anyone the use of the Clubhouse. Failure to adhere to these rules may cause the loss of Clubhouse privileges.

RULES OUTLINING USE OF LAKES

1. Fishing is for Members and the guests of Members only. Members may have no more than three (3) guests at any one time. Guests may fish only when accompanied by a Member and must follow the rules outlining use of lakes.
2. Deer Creek Homeowners' Association lakes are available for use during daylight hours. Use of lakes after sundown is prohibited.
3. Lakes located adjacent to lots can only be fished by the owners of the adjacent lots. Other Members may fish in the lakes in common areas, or other areas designated by the Association.
4. Boating is not permitted in any lakes.
5. No Member may alter the chemical balance, structure, flow or drainage of any lake.
6. Swimming in any lake is prohibited.
7. Ducks, swans, etc. may not be introduced to the lakes without the prior consent of Management.
8. Management reserves the right to adjust or add any rules as needed. Additional lake rules may be posted or may be implemented without notice. Management reserves the right to refuse anyone the use of the lakes. Failure to adhere to these rules may cause the loss of privileges.
9. The fishing guest policy may be revoked or changed at any time by Association Management.

PLAYGROUND RULES

1. Play equipment is available during daylight hours and dry weather conditions only. Use of playground after sundown is prohibited.
2. Adult supervision is required at all times.
3. Proper footwear is required, no bare feet allowed.

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4. Proper attire must be worn at all times.
5. No climbing, jumping, or swinging on playground gate and/or fence.
6. Playground cover is necessary for reducing fall impact and should not be picked up, thrown, or kicked for any reason.
7. Food, drinks or gum are not allowed at the playground.
8. No pets are allowed inside the playground.
9. Playground equipment should only be used as intended.
10. No running, pushing, or shoving is allowed.
11. Management reserves the right to adjust or add any rules as needed. Additional playground rules may be posted at the playground area or may be implemented without notice. Management reserves the right to refuse anyone the use of the playground and its facilities. Failure to adhere to these rules may cause the loss of playground privileges.

AMENITY CENTER PARKING LOT RULES

Overnight parking and/or parking vehicles for sale is not permitted in the Amenity Center parking lot. Vehicles and / or recreational vehicles that are parked in the Amenity Center parking lot overnight are subject to towing without notification. Any and all expenses related to the towing will be at the expense of the vehicle owner.

If a Member or its Guests violate any of these rules, the Association and / or the General Manager reserve(s) the right to bar the Member from using the Deer Creek Homeowners' Association, Inc. facilities.