

**SUNPEAK HOMEOWNERS ASSOCIATION  
RECREATION CENTER RULES & REGULATIONS**

1. No smoking in the clubhouse, tennis courts or pool area.
2. The use of the amenities are encouraged by the Board. To that extent, SunPeak property owners are allowed to bring guests to the facilities, however, all owners and their guests will be expected to exhibit good manners and consideration of others. Loud music, noise or actions that inhibit the enjoyment of others of the facilities and actions which endanger themselves or others, will not be tolerated. Action will be taken by the Board or the Board's representative in response to problems of this nature. Offenders may lose their amenities-use privileges.
3. SunPeak property owners are encouraged to use the clubhouse for events, at the costs established below. After any one SunPeak property owner has reserved the facility for three (3) events, when conflicts arise between owners, priority will be given to owners who have not used the facility up to the three (3) times per year. The pool is not available for reservation other than that related to a community swim team that may be established in the future and never on Saturday, Sunday or holidays.
4. The initial charges to use the clubhouse are: \$200 non-refundable rental fee and a \$200 refundable damage/cleaning deposit. These charges may be revised at any time at the direction of the Board of Trustees.
5. The clubhouse shall not be rented to the public or for public use at any time. The facilities may not be used for money-making purposes.
6. No ball playing, skateboarding, rollerblading or bicycles are allowed on the tennis courts at any time. Dogs are not allowed in the tennis court fenced area.
7. All children under the age of 12 using the pool must be under the direct supervision of an adult. All children under the age of 16 using the clubhouse must be supervised by an adult.
8. No overnight or unrelated parking is allowed on the amenity site.
9. Hours of use will be as follows:

Tennis Courts	7 a.m. to 9 p.m.
Swimming Pool	10 a.m. to 9 p.m.
Clubhouse	5:15 a.m. to 9 p.m.
10. Use of the clubhouse for events will require the deposits to be paid up front and a signed acknowledgment of the rules and regulations for use by the property owner for the event.

11. At clubhouse closing time, the last person to leave will ensure that all doors are secured before leaving the clubhouse.
12. It is understood that the amenities belong to the SunPeak Homeowners Association, of which the owner is a member. Use of this facility is a privilege of membership made available by the Association for the owner's benefit. The misuse of these facilities could result in restricting or terminating use of the amenities.
13. No wet swimsuits are allowed in the upper level of the clubhouse.
14. All pets brought onto the Recreation Center grounds must be on a leash. No pets are allowed inside the clubhouse, tennis courts or fenced pool area except seeing-eye dogs.
15. No private lessons of any kind are allowed at the facilities to allow the maximum enjoyment of the facilities by all Sun Peak owners and for liability reasons.