

Amante at Verde Santa Fe

Community Clubhouse

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CLUBHOUSE RULES AND REGULATIONS

CLUBHOUSE HOURS WITH STAFF - SUMMER

9:00 AM – 9:00 PM SUNDAY through SATURDAY

CLUBHOUSE HOURS WITH STAFF - WINTER

9:00 AM – 8:00 PM – SUNDAY through SATURDAY

CLUBHOUSE HOURS WITHOUT STAFF

5:00 AM – 9:00 AM

8:00 PM- 9:00 PM (WINTER)

5:00 AM – Fitness Room only

7:00 AM – Laps in Pool only

KEY FOB ENTRY ONLY

Clubhouse is not staffed on the following days:

New Year's Day, Easter, Thanksgiving, Christmas Day

Revised – August 2019

INTRODUCTION

The Rules of Amante at Verde Santa Fe, an Arizona non-profit corporation (the "Association"), are established by the Board of Directors (the Board) of the Association under the authority described in the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation and Bylaws of Amante at Verde Santa Fe, as the same may be amended and supplemented from time to time (collectively referred to as "Governing Documents"). The term "Clubhouse Member" as used herein shall include all Owners of lots in Amante. Any owners, who have assigned their rights to use the Clubhouse to a Lessee, forfeit their own right to use the Clubhouse for the duration of the lease agreement.

These Rules are designed to assist the Association in serving the best interests of the greatest number of Members. These Rules are established in part to preserve the recreational facilities within the Association's Common Areas (hereinafter collectively referred to as "Association Facilities") of Amante at Verde Santa Fe for the well being, convenience and enjoyment of the Members, Lessees and their guests.

It must be recognized and understood by all Members that it is necessary for representatives of the Association to apply and enforce these Rules for all Members equally and that all Members have the right to enjoy the Association Facilities (subject to the terms of the Governing Documents). Members enjoying the Association Facilities must respect the rights of others sharing in the use of the Association Facilities. Courtesy and common sense must prevail in the proper utilization of the Association Facilities.

The use of the Association Facilities is solely for the enjoyment of the Members of the Association and Lessees. Guests or visitors are accommodated only when such accommodation does not infringe upon the convenience or right of enjoyment of the Members.

This is a "living document" in that it is intended to be amended as the Board feels changes to existing Rules or the creation of new Rules are necessary.

II. AUTHORITY

The Governing Documents grant to the Board of Directors the authority to make and enforce such policies, rules and regulations as the Board deems reasonable and appropriate, including without limitation, the ability to restrict the use of the Association Facilities. Such policies, rules and regulations are adopted at the sole discretion of the Board in its exercise of reasonable business judgment and fiduciary duty to the Members. These Rules and any amendments and additions thereto adopted by the Board shall be binding upon all Members, lessees and their respective guests.

The Governing Documents provide that the Board may impose sanctions for violation of these Rules, including without limitation, the following:

1. Imposition of reasonable monetary fines; and/or suspension of the right to use any of the Association Facilities.
2. Such suspension does not negate the member's obligation to pay dues.

The Board has established the following schedule of monetary fines pursuant to item 1. above: Courtesy notice – no fine; Second Notice for same violation - \$25.00 fine; Third Notice for same violation - \$50.00 fine; Final notice for same violation - \$100.00. The foregoing schedule is subject to change at the discretion of the Board and may be waived entirely in a specific instance for violations that merit higher fines; in accordance with state statutes; furthermore, different fine schedules may be adopted for specific violations and additional penalties may be imposed in conjunction with fines.

III. MEMBERSHIP

If an owner member chooses to lease their property, the owner remains the designated member for the Clubhouse until they provide in writing, a signed document transferring their membership to the lessee/tenant. All Clubhouse Members and their authorized guests are expected to strictly adhere to the following code of conduct:

A. Code of Conduct

1. Clubhouse Members and their authorized guests must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other Club users.
2. Clubhouse Members are responsible for the conduct of their authorized guests. Guests will be held to the same standard of conduct as set forth herein for Clubhouse Members.
3. Clubhouse Members and their authorized guests will refrain from loud, profane, indecent or abusive language.
4. Clubhouse Members and their authorized guests will not harass or accost any other Clubhouse Member, guest, Clubhouse employee, Amante vendor, Board member or Committee person.
5. Clubhouse Members and their authorized guests will not compromise the safety of others by their actions.
6. Physical or verbal abuse directed at other Members, guests, Clubhouse employees, vendors, Board Members or Committee persons will not be tolerated.
7. Clubhouse Members will be held responsible for any damage to Association property caused by the Member and/or the Member's guests.
8. Clubhouse Members shall not interfere with the management of the Clubhouse and shall not reprimand or discipline any Clubhouse employee; comments and complaints are to be directed to the Clubhouse Manager. The complaint shall be submitted in writing, and signed by the submitting Member.
9. Clubhouse Members and guests shall obey all safety rules and shall avoid unsafe activity, including ball throwing, rough playing in the pool, running and jumping in the pool.
10. Clubhouse Members and their authorized guests are prohibited from profiting financially from their membership by charging guests for use of the Association Facilities.
11. Proper dress is required in all Clubhouse Facilities in accordance with the following basic guidelines:
 - Upper body garments must be worn in all activities, except males using aquatic facilities.
 - Appropriate swimming attire, as determined by the Clubhouse Staff on duty, is required while using the pool and spa.
 - No thong type bathing suit or cut-offs are allowed, and a bathing suit cover-up must be worn in the Clubhouse at all times.
 - Appropriate athletic attire shall be worn while using the fitness center (including, but not limited to specific footwear and/or clothing), as determined by the Clubhouse Staff.
12. No pets are permitted in the facility except for assistive purposes as provided for in the American Disabilities Act or the federal or state fair housing laws and guidelines.

13. In the event the Association Facilities are used before designated staffed hours, the Members or guests using the key fob for entry to the Association Facilities, accept full responsibility for their actions.
14. Parents are responsible for the proper supervision of their children and must not allow them to cause damage to Club property or act in an inappropriate manner. Children under 14 years of age must be in the view of their parent(s) at all times. Any child in the pool under 42" must be at arm's length from an adult at all times. Any adult or child-play or activity considered a nuisance will not be tolerated.
15. Any Clubhouse Member, lessee or guest who conducts himself/herself in disorderly manner or who breaks an Association rule or regulation is subject to disciplinary action (see Article II above).

B. Other Rules

The Amante at Verde Santa Fe Board of Directors has adopted the following rules. All rules will be enforced and must be followed by Clubhouse Members and their authorized guests.

1. Clubhouse hours are 9:00am to 9:00pm Sunday through Saturday (summer) and 9:00am to 8:00pm every day (winter).
2. Exercise Room hours are 5:00am to 8:00pm (winter) and 5:00am to 9:00pm (summer).
3. The pool will be open year round and heated April to October. Final dates to be determined.
4. The spa will be open and heated January through December at a temperature of 104.
5. The pool will be accessible at 7:00 am for swimming laps only, with regular hours from 9:00 am to 9:00 pm (summer). The pool is not heated in the winter.
6. The pool or fitness room may **not** be rented by a Clubhouse Member for personal use.
7. The Clubhouse refrigerator may only be used by Clubhouse Members. No items are to remain in the refrigerator overnight.

The Swimming Pool and Spa are for use by Clubhouse Members and their authorized guests. Use of the swimming pool & spa is at the user's own risk. **There are no lifeguards on duty.** All Clubhouse Members and their authorized guests are required to observe the following rules.

IV. KEY FOB RULES

Only holders of valid Key Fobs, as defined below, are entitled to use the Association Facilities. Unauthorized use of the Key Fobs or use of false information in obtaining Key Fobs may result in suspension of membership privileges or other appropriate sanctions. Key Fobs are valid only for the Person to whom they are issued and should not be loaned to any party that is not a guest IN the Resident's home.

A. Issuance

1. Key Fobs are issued after completion of an orientation, and the appropriate release forms have been signed. The orientation will be conducted with a checklist to ensure the Club Manager or staff covers all salient items; the checklist must be signed by each new Key Fob holder. Members' Key Fobs are renewed annually provided all applicable assessments and other charges pertaining to the Lot have been paid in full to the Association. **Lessee's key fob will be deactivated any time the owner's dues are delinquent.**
2. A maximum of two Key Fobs can be issued for each lot. The replacement cost for a lost key fob is \$25.

3. Any Owner who leases or otherwise transfers occupancy of his/her lot is not entitled to use the Clubhouse facilities. The right of the lessee(s) to receive Key Fobs allocated to the subject Lot depends on the Owner's surrendering all rights to use the Clubhouse facility by providing an Owner Release Form, from the owner or property management company. Each Resident is subject to the following:
 - The Owner (lessor) must be current and in good standing with the Association as indicated in the owner information supplied by the Management Company.
 - The Owner (lessor), property management company, or tenant must deliver to the Association a copy of a signed Owner Release Form. No Key Fob will be programmed for a lessee unless an Owner Release Form is on file.
 - Each lessee must complete an orientation of the Clubhouse before Key Fobs are issued and/or programmed. Key fobs are not to be borrowed from another resident or loaned to anyone, unless that person is a guest in the resident's home.
 - Lessee Key Fob holders enjoy certain privileges associated with membership, but are not Members of the Association, do not have the right to vote in Association affairs or be counted in determining a quorum at any meeting of the Association, and are not entitled to be listed on the membership register. Ballots, assessments, notices and any other items required by the Governing Documents to be given to the Owner of record, and not to the lessee.
 - All Lessee Key Fobs will be deactivated upon termination of the lease agreement.

B. Guests:

1. Any club member bringing a guest to the Clubhouse shall serve as the host and shall remain with their guests during their use of club facilities. Each household may bring no more than six guests at one time per day. Exceptions to this policy are to be approved by the Clubhouse Manager in person or in writing prior to the day of the planned visit.
2. Guests of Key Fob holders in good standing shall be admitted to the Clubhouse. A responsible adult member will accompany any child under 14 years of age at all times. Children ages 14-17 may bring and accompany their guests to the Clubhouse until 7:00 p.m.
3. Club members who live part-time at Amante or are out of town will arrange in advance with the Clubhouse office for family or friends staying in their home, to use their key fob. As with regular members bringing guests, there must be one responsible adult host from the household accompanying the guests and remaining with them during their use of Clubhouse facilities. Out of town guests staying with the Member, but the Member is not available (due to work, illness, or disability), may use the Clubhouse as if the Member was escorting them.
4. Clubhouse members are encouraged to bring friends, family and out-of-town guests for a drop-by visit or informal tour of the club facilities. Any such visit lasting up to 30 minutes shall be considered "promo" and "good will" and will not require any sign-ins.

C. Key Fob Rules:

1. Key Fobs must be presented when requested by the Clubhouse Manager or Clubhouse Attendant.
2. Key Fob checks may be made by the Clubhouse Manager or Attendant to monitor compliance with Clubhouse policy and to determine validity of all Key Fobs.

3. The sponsoring Key Fob holder (homeowner or lessor) is responsible for his/her guests using the Association Facilities.
4. Key Fob holders, who do not identify their guests as such, are in violation of these Rules and are subject to sanctions.

V. USE OF ASSOCIATION FACILITIES (THE CLUBHOUSE)

The Clubhouse is not staffed on New Year's Day, Easter, Thanksgiving and Christmas. However, special arrangements for those days may be made for a Clubhouse rental which is approved by the Board.

A. The Amante Clubhouse:

1. The Clubhouse parking lot is for Members use only **while using the Clubhouse facilities.**
2. The Amante Clubhouse is the site of the Association Facilities. The Clubhouse includes the Fitness Center, Card Room, Great Room, Kitchen, Swimming Pool, Spa, restrooms and gas grill/patio area.
3. All individuals using the Clubhouse will sign in as a Clubhouse Member and /or Member's guest. An adult Member must accompany all minors and guests under 14 years of age.
4. The Club is designated a smoke-free environment and smoking is prohibited in the Clubhouse and the pool and patio areas. Smoking outside must be at least 20 feet from the Clubhouse.
5. The serving or consumption of alcoholic beverages at any event is permissible for individuals over 21 years of age, with no glass containers in the pool or patio areas.
6. The Clubhouse may not be used for the sale of products or services, commercial purposes, individual political presentations or religious purposes. However, activity classes and events may be held for Clubhouse Members with the prior approval of the Board of Directors.
7. The Clubhouse Manager and staff are located at the Clubhouse where Key Fobs, Gate Remotes and membership information may be obtained. Amante Association payments of \$81.00 should be mailed monthly to Hoamco, P.O. Box 94346, Las Vegas, NV 89193. The \$23.00 payment to the VSF Master Association is to be mailed to Kinney, P.O. Box 61654, Phoenix 85082.

B. Clubhouse Rentals:

1. The great room, kitchen, meeting room, grilling area, and patio may be reserved by Clubhouse Members for meetings or events deemed appropriate by the Clubhouse Coordinator or the Board of Directors. A reservation requires the completion of the Rental Application Form. If approved and available, the fees will be determined by the facilities being reserved and the amount of time for the planned event; refer to the rental application. A \$100 deposit is required for cleaning, which is refundable if the facility is left as it was prior to the paid event. Anyone renting the Clubhouse facilities must provide their own supplies
2. During all Clubhouse reserved events, Clubhouse Members and their guests will have access to the Fitness Center, Swimming Pool and Spa.
3. No advertising of any private party is permitted.
4. All private parties or scheduled events, including clean up, must end by 8:00pm (winter) and 9:00pm (summer). This includes replacement of tables and chairs. All appliances must be turned off, cleaned, and all decorations removed.

5. The Key Fob holder will provide all kitchenware unless otherwise specified by the Clubhouse Manager during the time of reservation. Any kitchenware approved for use must be replaced to the original locations prior to departure. An after rental cleaning checklist will be provided by a staff member to the person responsible for the rental, which further clarifies the event sponsors' responsibilities and must be signed by the staff member and the person responsible for the rental.
6. The kitchen provides an area for preparation of food and drink for Key Fob holders who have reserved the Great Room. Key Fob holders may be required to reimburse the Club if additional costs are incurred for set-up, cleaning, etc.
7. Trash must be taken to the Dumpster at the North end of the parking area at the conclusion of all scheduled events. Any recycle items may be deposited in the recycle bin. All appliances, countertops, kitchenware and floors must be cleaned at the time the event concludes.
8. The refrigerator may be used with an event reservation for the Great Room. All items must be removed from the refrigerator upon conclusion of the event.

C. Fitness Center:

The Fitness Center ("Fitness Center") is part of the Association Facilities, and may only be used by holders of valid Key Fobs and guests. All Key Fob holders and guests are required to follow the rules shown below:

1. Activities in the Fitness Center are not supervised. Therefore, anyone using equipment and participating in activities at the Fitness Center will do so at their own risk. Prior to use of equipment or participation in activities provided by the Fitness Center, everyone will be required to sign an Informed Consent Agreement. In the case of minors, the parent or legal guardian must sign the Informed Consent Agreement.
2. Key Fob holders who are 14 or older may use the equipment in the Fitness Center without adult supervision. Ages 12-14 may use it with an adult Key Fob holder present. No one under 12 is allowed in the Fitness Center.
3. Persons with known medical problems or who are unsure of their physical condition are advised to consult with their physician(s) before engaging in exercise activity.
4. Persons using the Fitness Center (participants) may request an orientation prior to using exercise equipment. The orientation is designed to: Familiarize participants with policies and procedures of the Fitness Center; orient participants to the proper use of exercise equipment using instruction manuals, which are available at the Front Desk. Participants must supply their own towels.

D. Swimming Pool/Spa Rules:

The swimming pool and spa are part of the Association Facilities and only holders of valid Key Fobs may use the swimming pool and spa. Use of the swimming pool/spa is at the user's own risk. **Lifeguards are not provided.** All Key Fob holders are required to observe the following rules, which are derived from Red Cross Water Safety Handbook, The National Lightning Safety Institute recommendations, medical recommendations, comparison to similar facilities and common sense practices for safety of all users of the facility. The Clubhouse Code of Conduct applies to all users of the swimming pool and/or spa.

1. **All Key Fob holders are required to register at the reception desk, note any guests and shower prior to entering the swimming pool/spa area. Key Fobs must be in possession at all times.**

2. Pregnant women or people taking medications or who have a chronic medical condition, such as high or low blood pressure, heart disease, seizures or diabetes should not use the spa without their physician's approval.
3. Time spent in the spa should be limited to 15 minutes. Children under 14 years of age are not permitted in the spa.
4. Children under 14 years of age are not permitted in the swimming pool area without adult supervision. In addition, minors less than 42 inches in height are not permitted in the swimming pool, unless an adult guardian is **IN** the swimming pool with the child. Toddlers must have a supervising adult within 'arm's length' of the child in the pool.
5. Children not yet toilet trained and/or in diapers are not permitted in the swimming pool without the proper swimming diaper.
6. Absolutely no pets are permitted in the swimming pool area except for assistive purposes.
7. Pool and spa users must rinse off in the outdoor shower prior to entering the water. The shower may be used to remove chlorine; however, soap or shampoo is not permitted.
8. Running, horseplay, ball throwing, jumping or diving into swimming pool is not permitted.
9. No suntan oil is permitted in swimming pool. Use of sunscreen lotion is allowed and encouraged.
10. Appropriate swimming attire must be worn. Thong type suites and cutoff jeans are not permitted.
11. Loud, foul or offensive language is not permitted in the swimming pool area. Only personal electronic devices with earphones are allowed.
12. For safety reasons, chairs, lounges, tables and other items, which could obstruct or interfere with access to and from the swimming pool/spa area are restricted to designated areas.
13. All food and beverages (except plastic bottled water) must be consumed in the patio area where tables and chairs are provided.
14. Glass containers, chewing gum, tobacco products, and vaping are not permitted in the pool area.
15. No large inflatable devices are permitted in the swimming pool or spa. Small baby floats, kick boards, masks/snorkels, noodles and water shoes only are permitted in the swimming pool.
16. For safety reasons, during rain, thunder and lightning storms or other inclement conditions, the Clubhouse staff will close the swimming pool/spa until such conditions pass. However, the Clubhouse staff members are not responsible for monitoring weather conditions, and each person in the pool area should immediately exit the pool area if lightning or thunder is observed.
17. Any person with an infection, communicable disease, open wound, Band-Aid, or similar dressing, is prohibited from using the swimming pool/spa facilities.
18. Persons with wet swimming attire are not permitted to enter the Clubhouse and must use the side entrance to restrooms and leave the pool area by the South exit gate, both with a key fob.
19. Any person failing to abide by stated policy or safety rules as stated herein and/or as posted will be instructed to leave the swimming pool/spa area. Infractions of these rules may result in the suspension of Club privileges (via deactivated key fob) for a minimum of 30 days.