

The Amenity Center is defined as the Common Areas at and immediately around 800 Sanctuary Drive, including but not limited to: the Clubhouse, Fitness Room, Pool Area (everything inside the fence including the pool, splash pad, cabana, etc.), Basketball/Tennis/Volleyball Courts, Soccer Field, Playground, and Parking Lot. General Rules apply to all areas. Additionally, area-specific Rules apply and supersede General Rules in cases of conflict. All rare and minimal exceptions to the Amenity Center Rules & Regulations are at the discretion of the Board of Directors or its Managing Agent and are considered on a case-by-case basis.

HOURS OF OPERATION

1. Hours of operation may change from time to time and will be communicated via the website, the community email list, and/or posted at the Amenity Center. Dusk is defined as 30 minutes before sundown.
2. Clubhouse/gym is open 24 hours. Parking at the Amenity Center between midnight and 6:00 am if the driver is not actively using the clubhouse/gym is not permitted.
3. Basketball and Tennis Court hours are from dawn until 10pm.
4. Pool Area hours are from dawn to dusk unless otherwise communicated.
5. Playground, Soccer Field, and Volleyball Court hours are from dawn until dusk.

GENERAL RULES

1. Owners, occupants, Lessees of record (collectively "Residents") and their guests must follow all Rules contained herein and those posted at the Amenity Center.
2. The Board, or its agents, reserves the right to ask any Resident or guest to leave the premises if they violate any of the Rules. Violations of the Rules may result in suspension of Amenity Center privileges.
3. The following are strictly forbidden at the Amenity Center at all times: pets which are not authorized under a required legal exception, glass containers, drugs, firearms (or other weapons) and fireworks.
4. The following behaviors are strictly forbidden at the Amenity Center: smoking and other tobacco usage, vaping, vandalism, illegal, illicit, offensive, abusive, disruptive, and/or indecent behavior.
5. No skateboards, roller skates/blades, scooters, bicycles, remote-controlled toys, or other wheeled recreational equipment are permitted inside the Clubhouse, in the pool area, on the tennis courts, or basketball courts.
6. Propping open Clubhouse doors or pool/tennis gates is strictly prohibited.
7. The Amenity Center is for the use of Residents and their accompanied guests/invitees.
8. A maximum of 2 guests/invitees per household is allowed unless otherwise specified below.
9. Residents must accompany their guests/invitees for the duration of their visit.
10. Individuals will be considered guests/invitees of a Resident if the individual:
 - a. Accompanied the Resident to the Amenity Center; or
 - b. Was granted access to the Amenity Center (whether through the Resident's access card, the Resident holding open the door/gate, or by any other means of allowing access).
11. Residents are responsible for any monetary damages incurred by the Association caused by the Resident, or their guests/invitees. Any monetary responsibility resulting from damage or required restoration will be enforced through a Specific Assessment as provided in the Association's governing documents, or established Covenant Enforcement Policy (or other applicable policy).
12. Photo ID is required for any Resident entering the Amenity Center. An active Sanctuary-issued photo access card is the only acceptable form of identification. Residents are required to show Sanctuary ID when requested by Amenity

Center Staff, Management, Security, or a Director. Residents will be required to return home to acquire their valid and active Sanctuary ID before returning to the Amenity Center. No Exceptions.

13. Use facilities at your own risk. The Sanctuary Community Association, Inc., is not responsible for injuries or damage. Any damage to the equipment or facilities may become the Owner's responsibility.
14. Any activities (classes, etc.) conducted at the Amenity Center shall be non-profit. No classes shall be run in or around the Amenity Center that charge a fee without prior Board approval.
15. Alcohol is not permitted at the Amenity Center with the exception of the meeting rooms as part of a registered event. The Board of Directors, at its sole discretion, has the authority to waive the enforcement of this alcohol consumption Rule at certain board-sponsored events.
16. Residents and guests/invitees with personal audio/video devices are required to use headphones when listening to audio programming.

POOL AREA RULES (the Pool Area is defined as the entire area inside the pool fence)

LIFEGUARDS ARE NOT ON DUTY. Residents and their guests swim at their own risk. The Sanctuary Community Association, Inc. is not responsible for injuries or damaged property.

1. Anyone in the Pool Area after hours for any reason may result in suspension of amenity center privileges.
2. Inexperienced swimmers must be accompanied by experienced swimmers at all times.
3. Each Resident may bring 2 guests/invitees into the Pool Area; however, Residents from the same household cannot bring in more than 6 total guests/invitees.
4. Use of flotation devices is permitted for recreational use so long as the device is not larger than 3 feet by 7 feet. Flotation devices used for safety reasons are permitted at all times.
5. Pool toys are limited to those specifically designed for use in a pool.
6. Food and beverages must be kept 10 feet from the pool edge. All trash and food debris must be properly disposed of in the garbage containers provided.
7. Incontinent (unable to control bowels/bladder) persons are required to wear swim diapers/plastic/rubber pants with elastic bands that fit snugly around the legs when in the pool.
8. A shower must be taken prior to entering the pool. Showers are located on the west end of the pool and by the splash pad.
9. Persons with infectious/contagious health conditions are not permitted in the water or on the splash pad.
10. No diving.
11. No running, roughhousing, dunking, or other unsafe activities.
12. No skateboards, roller skates/blades, scooters, bicycles, remote-controlled toys, or other wheeled recreational equipment are permitted in the pool area.
13. Proper swim attire is required at all times. Jeans, cut offs, street clothing, and the like are not allowed in the pool under any circumstances.
14. Patio/pool furniture and equipment must be returned to the pool deck. Furniture and equipment may not be placed in the pool at any time.

TENNIS/BASKETBALL COURT RULES

1. Courts are first come, first served. Reservations and/or exclusive use are not permitted.
2. Court courtesy and etiquette are required at all times.
3. Proper attire (shirts, smooth-soled, non-marking tennis shoes) is required at all times on the tennis courts.
4. No net jumping, racquet throwing, hanging from nets, or any other unsafe or destructive behavior is permitted.
5. No organized teams are permitted to use the facilities for practices or games.
6. Time limit per group is 60 minutes if others are waiting.

SOCCKER FIELD/VOLLEYBALL COURT RULES

1. Soccer field is first come, first served. Reservations and/or exclusive use are not permitted.
2. No organized teams are permitted to use the facilities for practices or games.
3. No hanging from soccer goals, soccer nets or volleyball net.
4. Time limit per group is 60 minutes if others are waiting.

PLAYGROUND RULES

1. Playground equipment is intended for Residents under the age of 13.
2. Unsafe or improper use of the facilities is strictly forbidden.

GYM RULES

1. All equipment shall be used in accordance with any instructions or labeling thereon.
2. All Individuals must possess the physical ability to safely use the exercise equipment. All Individuals are required to perform their own assessment of their physical abilities prior to using the exercise equipment. The Association is not responsible for injuries that occur during the use of this equipment.
3. Equipment is first come, first served. Reservations and/or exclusive use are not permitted. Maximum time on any single piece of cardio equipment is 30 minutes when others are waiting.
4. Equipment must be thoroughly wiped down after use.
5. Courtesy and etiquette are required at all times.
6. Unsafe or improper use of the facilities is strictly forbidden.
7. Proper attire (shirts, shorts, athletic shoes) is required at all times in the gym.
8. Gym is for active use and loitering is not permitted in the gym or on the equipment. Members shall alternate on equipment when asked.
9. Guests are not permitted in the Gym. Non-resident personal trainers may be permitted only after registration at the Office.

RENTAL RULES

1. The Amenity Center may only be reserved by an Owner.
2. Reservations are taken on a first come, first served basis.
3. Outdoor events may not extend past dusk. Indoor events must end by 10pm. All events are limited to 6 hours (including setup and cleanup).
4. The Resident that made the reservation must be present throughout the duration of the event.
5. The Resident that made the reservation is required to ensure that the Amenity Center is cleaned after their event and return the area to its previous state.
6. Rental terms are defined through the Amenity Center Rental Agreement, which may change from time to time at the discretion of the Board of Directors. The most current Rental Agreement is available at thesanctuaryhoa.net
7. Violations of any of the Amenity Center Rules & Regulations or terms contained in the Rental Agreement may result in security deposit forfeiture, suspension of amenity privileges, and/or Specific Assessment for resulting damage or restoration.
8. Damages beyond the deposit are the individual liability of the Owner, and shall be recovered through Specific Assessment.