

FAIRWAYS AMENITIES RULES AND REGULATIONS

- 1) The Fairways Amenities consist of:
 - a) Clubhouse
 - b) Swimming Pool
 - c) Hot Tub
 - d) Tennis/Pickle Ball Court
- 2) The Amenities are for the *exclusive* use of the Association Members*, their accompanied guests and long-term renters. Renters of a period less than four (4) months are not permitted use of the Amenities.
- 3) Members have the full authority of the Homeowners Association to enforce all rules and policies.
- 4) Access to the Amenities is only by authorized key code (fob) provided to each homeowner. DO NOT prop open doors or fence gates for any reason.
- 5) Association Members must limit hosted guests to a maximum party size of:
 - a) Pool & Spa – Maximum household party size of 6
 - b) Clubhouse – Maximum household party size of 12
 - c) Tennis/Pickle ball courts – Maximum household party size of 4
 - d) Reserved Function at Clubhouse – Capacity (118)
- 6) Association Members must remain with their guests at all times when using the Amenities and are responsible for the conduct of their family and guests. Please respect the rights of others when using the amenities.
- 7) The HOA is not responsible for the loss, theft or damage of anyone's personal property at the Amenities.
- 8) Hours of access to the Amenities are:
 - a) Clubhouse 5:00 AM - 11:00 PM
 - b) Spa 5:00 AM - 10:00 PM
 - c) Tennis Court 7:00 AM - Dark
 - d) Swimming Pool - Weekdays
 - Adults only 8:00 AM - 10:00 AM
 - All Ages 10:00 AM - Sunset
 - e) Swimming Pool - Weekends and Holidays
 - All Ages 8:00 AM - Sunset

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- 9) Amenities may be reserved for use during normal hours as follows:
 - a) Clubhouse - The great room and kitchen may be reserved for private functions hosted by Members for a fee of \$150 and a refundable cleaning deposit of \$150. Private functions are limited to 4 hours. Garbage must be removed following the function. The workout room may not be reserved and will remain available to all Members during private functions. For reservations contact: edenfairways@gmail.com
 - b) Pool and Spa - may not be reserved
 - c) Tennis/pickleball court - may not be reserved, it is available on a 1st come, 1st served basis. Please be considerate of other owners waiting to play.
- 10) The following are not allowed in/on any of the amenities:
 - a) Smoking
 - b) Pets
 - c) Bicycles/skateboards/inline skates
- 11) Additional Clubhouse Restrictions:
 - a) Food preparation in the clubhouse kitchen is limited to slow cookers (crock pots) and the microwave oven. Electric griddles, electric frying pans etc. are not allowed.
 - b) For insurance reasons, open flames and candles are not allowed in the clubhouse.
 - c) The clubhouse refrigerator is for use while you are on premise. Do not leave "leftovers" in the refrigerator or use the refrigerator to store food between visits.
 - d) Members must bring their own supplies and utensils when using the clubhouse kitchen and remove unused items when leaving. Please leave the clubhouse in the same condition as when you found it.
 - e) Wet swimwear is not allowed in the clubhouse beyond the restrooms/showers.
 - f) No food, drink or other personal items should be placed on the ping pong table.
- 12) No food or drink is allowed in the pool or hot tub. Glass containers are not allowed anywhere in the hot tub or pool area.

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- 13) Pool and Spa users acknowledge the inherent risk of swimming, and swim at their own risk. There are no lifeguards on duty. The basic rules of safety, as posted, must be observed at all times.
- 14) The Weber County Health Department requires all swimmers to shower before they enter the pool or spa. Showers are provided in the Clubhouse restrooms.
- 15) Please observe pool and hot tub capacity limits. All children under the age of 14 must be accompanied by a parent or responsible adult when using the pool or hot tub.
Pregnant women, those with heart conditions and children under 6 years of age are not permitted in the hot tub at any time. The hot tub is intended to be used by adults and older children. It is not a kiddie pool. Do not spend more than 15 minutes at one time in the hot tub.
- 16) Children who are not potty trained may not enter the pool. Babies are not allowed in the hot tub or pool. DO NOT LEAVE SOILED DIAPERS in the clubhouse garbage.
- 17) Running, diving and horseplay are NOT permitted in the pool or hot tub area. Water toys and music must not be a nuisance to other swimmers and guests. Music and sound devices should be used with ear buds or headphones.
- 18) Please replace the hot tub cover and furniture when leaving.

Thank you for your cooperation!

The Fairways Homeowners Association

*Association Members are the legal owners of record of Units 1 - 60 of The Fairways at Wolf Creek PRUD, their spouses/domestic partners and their children under 22 years old.