

# Palomino at Redford Ranch

## House Rules and Procedures Applicable To Use of Cabana & Pool/Spa

Revised July 2009

Any reference in these House Rules and Procedures to unit owner or owner shall include their family members, guests, tenants and other occupants of the owners' unit.

The needs of the Association and its members from time to time may change and amendments to and restatement of the House Rules and Procedures may be necessary.

### **1. Cabana Great Room Rental Use**

The cabana Great Room can be rented for private parties. The conditions set below outline the rules and regulations for use of the Great Room.

- A. The Great Room is for exclusive use of residents of Palomino at Redford Ranch, The Glen at Redford Ranch and the Meadow at Redford Ranch.
- B. The Great Room may not be rented for anyone who is not a resident at Redford Ranch. Redford Ranch residents must be present at all times during an event.
- C. The maximum capacity for the Great Room is 75 people.
- D. Any resident wanting to reserve the Great Room for a private event must contact the Property Manager to fill out a reservation request.
- E. A damage deposit of \$150.00 shall be paid when turning in a reservation request a cleaning fee of \$50.00 will be withheld from the deposit. If there is no further cleaning or damage the remainder of the deposit will be refunded to resident.
- F. Any damage or cleaning in excess of the \$150.00 deposit will be charged to the owner. The additional cost of repair, damage or cleaning, if unpaid, shall be collectible from the owner as an assessment in accordance with the applicable Declaration and Washington Law.
- G. All reservation requests must be submitted to Property Manager at least 10 days prior to event.
- H. Guest parking is limited. Residents and guest are responsible for limiting guest parking to their personal parking spaces and spaces immediately adjacent to each side of the Cabana and spaces directly across the street. No guest parking is permitted in any other space without prior written approval from the owner of that space. Parking on lawns, landscaped areas and fire lanes is prohibited.
- I. Use of the Great Room shall be limited to the Great Room and the patio area at the back of the Cabana.

- J. At no time shall anyone be permitted to stay overnight in the Great Room or within the Cabana.
- K. If alcoholic beverages are to be served at the event, the resident shall be solely responsible for obtaining a State of Washington Banquet License and strictly comply with all terms and conditions of the License and applicable laws pertaining to the serving and consumption of alcoholic beverages at the Event. The license shall be displayed in the Great Room for the duration of the event.
- L. At no time shall alcohol be sold on or near the Cabana premises.
- M. Events being held in The Great Room shall not extend pass 10:00 PM. Noise levels shall be maintained at all times so that neighbors are not disturbed.

## **2. Pool and Spa Rules**

- A. The pool and spa are for the use of residents at Palomino at Redford Ranch, The Glen at Redford Ranch, and The Meadow at Redford Ranch. Residents shall not leave their guests unattended at anytime while they are using the pool and spa facility.
- B. Pool Hours are from 8:00 AM to 9:00 PM. The pool is open from Memorial Day through Labor Day.
- C. Adults Only Swim Hours are from 12:00 PM to 2:00 PM and 8:00 PM to 9:00 PM daily.
- D. Anyone under the age of 18 years must be accompanied by a resident over the age of 18 at all times.
- E. Residents must accompany their guests at all times. Each unit is allowed a maximum of four (4) guests at the pool and spa at any one time unless prior written approval is granted by the Palomino at Redford Ranch Board of Directors. The Board of Directors has the right to restrict guest privileges at any time.
- F. No more than two (2) children at or under the age of five (5) will be allowed in the pool or spa with a parent or adult supervisor 18 years of age or older.
- G. Everyone must take a cleansing shower before using the pool or spa.
- H. Children age 5 and under should not use the spa.
- I. Women who are or might be pregnant should seek physician's advice before use of the spa.
- J. Spa use should be limited to fifteen minutes at any one session.
- K. No food of any kind is allowed in the pool or spa areas. All beverages must be in a plastic container. All garbage must be disposed of properly.
- L. No large floating devices such as air mattresses, allowed in the pool or spa.
- M. Pool Appropriate Toys are allowed in the pool area. No hard plastic toys or water guns are allowed at the pool or spa. No toys may be thrown in the pool or at people.
- N. Running, diving, jumping, cannon balling and boisterous play are not allowed in or around the pool or spa area.

- O. No glass, sharp pointed, breakable or other dangerous objects are allowed in or around the pool or spa areas.
- P. Swimsuits are mandatory for pool and spa areas. Nude swimming is not allowed.
- Q. Babies or small children wearing diapers are required to wear plastic diaper covers or disposable swimming diapers before entering the pool. Diapers must be changed in the restroom only.
- R. Anyone with a communicable skin or other disease that can be transmitted by water or if you have been ill with diarrhea or vomiting in the last two weeks, do not use the pool or spa.
- S. Bathers with seizure, heart or circulatory problems are advised to swim with a buddy.
- T. Do not use the pool or spa when under the influence of alcohol or drugs.
- U. Polluting the pool or spa is prohibited.
- V. No bicycles, tricycles or any other wheeled vehicles are allowed in the pool area. Baby strollers are acceptable.
- W. No animals, except service animals approved in advance in writing by the Palomino at Redford Ranch Board of Directors, are allowed in the pool or spa areas.
- X. No smoking or tobacco chewing is allowed in the pool
- Y. Alcoholic beverages are not permitted in the pool, spa or pool area.
- Z. Pool furniture is to remain on the pool deck. Placing furniture in the pool is prohibited.
- AA. In an EMERGENCY CALL 911
- BB. Closest phone for Emergency use is located inside the Cabana.
- CC. First Aid Kit is located on the outside of the building on the east wall behind the pool.
- DD. The Palomino at Redford Ranch Board of Directors reserves the right to restrict pool privileges by those violating the above pool rules. An infraction of any rule may result in the violator being asked to immediately leave the pool or spa and the surrounding area. Users are subject to fines for any violation of the pool and spa rules.

### **3. Key Replacement Charge**

- A. There is a \$40.00 charge for all Cabana Keys requested by owners.