



San Miguel Ranch

Recreational Rules and Regulations
2025

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INTRODUCTION

These rules have been established to serve as guidelines for enjoying San Miguel Ranch recreation facilities without infringing on the rights and common benefits of all owners, residents, and guests of the association.

In maintaining the quality of the community, observing and enforcing these Rules and Regulations is the responsibility of each owner, resident, tenant, and guest.

The Rules and Regulations issued by the Board of Directors are authorized by the Declaration of Restrictions (CC&Rs). All owners have been provided copies of the CC&Rs of San Miguel Ranch Master Association. Owners are urged to read these documents carefully since they set forth, in complete and detailed form, the rights, duties, and obligations of each owner.

Violations may result in immediate expulsion from the facility and/or loss of future privileges to use the facility.

Although these Rules and Regulations support the CC&Rs, they do not cover the entire document. Please read these rules carefully and be sure your family, guests, and tenants understand the rules fully. If there are any questions, please contact the property management company.

The Recreation Center at San Miguel Ranch is a controlled access facility for the use of San Miguel Ranch Residents, tenants, and their guest(s) only. Use of the facilities by outside organizations and/or other entities is prohibited except as expressly provided for herein and approved in advance by the Board of Directors.

The San Miguel Ranch Master Association's Amenities Include the Following:

Clubhouse with Kitchen for Private Functions

Patio Lounge with Shade Areas

Outdoor Fireplace

Fitness Room

Large Recreational Pool

Jacuzzi Whirlpool Spa

Children's Water Park

Poolside Lounge Chairs

Poolside Restrooms

Tennis Ball Court

Basketball Half Court

Tot Lot Playground

GENERAL RULES TO BE OBSERVED FACILITY-WIDE

To ensure the enjoyment of the facility by all our residents, tenants, and their guests, the following rules and regulations have been established. Your compliance is greatly appreciated.

1. Access to The San Miguel Ranch Recreation Center is restricted to photo ID badges only. Two free photo ID badges will be issued to new individual homeowners. All tenants must provide proof of residency and must pay \$50.00 each for a photo ID badge. All residents over the age of 18 must have their own photo ID badge. Residents between the ages of 14-18 may use their parents/legal guardian's photo ID badge to use the facilities. Residents under the age of 14 must be accompanied by an adult/legal guardian. Photo ID badges may be obtained at the onsite management office during regular business hours only. Lost or stolen photo ID badges should be immediately reported to management. Replacement or

additional photo ID badges are available at a cost of \$50.00 each. No cash is accepted; payment must be in check or money order only. Association facilities are reserved for full-time residents of the Association, including authorized tenants of rental property, and their guests. Homeowners who currently rent/lease their property transfer their privilege to use the facilities onto their tenants.

2. Residents, who have outstanding assessments due to the association or other compliance issues, will have their and their tenants access privileges suspended until such issues have been resolved to the satisfaction of the Board of Directors.
3. Individuals using the facilities must provide verification of their right to enter. All individuals entering the facilities must produce their photo ID badge to either a management representative or guard. Failure to provide a photo ID badge will result in you being required to leave the facilities. Individuals must have their photo ID badge with them at all times while using the facilities.
4. Any individual observed providing access to any party other than their family members or guest(s) may be subject to immediate expulsion from the facilities. The Board of Directors does suspend and/or revoke access privileges to residents for a variety of reasons as is provided for under their enforcement authority. All users of the facilities are required to be in possession of a photo ID badge and must use their individual photo ID badge to gain access.

FACILITY HOURS OF OPERATIONS

CLUBHOUSE ROOM

By Reservation Only - Contact Management for Details

EXERCISE ROOM HOURS

Daily: 4:00 a.m. Until 10:00 p.m.

POOL AND SPA HOURS

Sunday – Thursday: 6:00 a.m. - 10:00 p.m.

Friday – Saturday: 7:00 a.m. - 11:00 p.m.

TENNIS COURT HOURS

Daily: 7:00 a.m. - 10:00 p.m.

BASKETBALL COURT HOURS

Daily: Dawn to Dusk

5. Upon entry to the controlled access facility, there is no smoking/vaping allowed. Smoking/vaping is authorized in the parking lot only, and no less than 50ft from the entrance.
6. No commercial activity by Resident is permitted to occur on the premises of the SMR Recreation Center. Examples of prohibited activities included, but are not limited to:
 - Offering services as a personal trainer.
 - Providing swim lessons.
 - Offering services as a tennis instructor.

- Multi-level marketing meetings (Avon, Shaklee, Mary, Kay, etc.) or any other sales activity.
- 7. No pets are allowed within the boundaries of the facilities at any time. Service Animals e.g. Guide Dogs are permitted but must be leashed and/or controlled at all times and approved by the management office prior to entry. Residents are required to submit a form completed by a licensed practitioner.
- 8. No inappropriate behavior is allowed at any time. The SMR recreation facility is a family-orientated facility, therefore appropriate language and behavior must be maintained at all times. Behaviors such as, but not limited to, loud music, foul language, dangerous or aggressive behavior and/or overtly sexual displays of affection will not be tolerated.
- 9. Children under the age of 14 years must be directly supervised by an adult age of 18 years or older at ALL times.
- 10. Alcohol consumption is not permitted on the premises of the SMR Recreation Center, except when specifically planned and approved as part of a private event held in the Clubhouse. And then, consumption is confined to the clubhouse.
- 11. No personal barbeques are allowed on the premises of the SMR Recreation Center. Users of the association's provided barbeques must clean them thoroughly after each use. Users must deposit coals into the provided bins prior to leaving the facilities.
- 12. No wheeled toys or vehicles including, but not limited to skateboards, roller blades, roller skates, bicycles and scooters, are allowed in the recreation center at any time.
- 13. Each homeowner or assigned tenant is responsible for the conduct of their guest(s).
- 14. Violations of any SMR Recreation Center Rules or Regulations may result in immediate expulsion from the facility and/or loss of future privileges to use the facility.
- 15. Please notify management of any problems with the area equipment.

EXERCISE ROOM RULES

- 16. Use of equipment is for San Miguel Ranch Master Association Homeowners, or their assigned tenants, and their guests only.
- 17. Each guest must be accompanied by their hosting homeowner or assigned tenant at all times. Each residence (separate housing unit) is limited to a total of two (2) guests in the gym at any one time.
- 18. For safety purposes no child under the age of fourteen (14) years old is permitted in the exercise room.
- 19. Appropriate work-out attire, including shirt, pants/shorts and closed toed athletic shoes (with non-marking soles) must be worn at all times. No open toed sandals/flip flops are allowed in the exercise room.
- 20. Earphones or similar equipment shall be used on all personal music or entertainment devices. External speakers are not allowed.

21. Users of the exercise room equipment shall have their own towel and wipe down equipment immediately after use.
22. Use of the equipment is on a “first come, first served basis.” No equipment can be held for an absent person when others are waiting. Please limit machine usage to 30 minutes when another resident is waiting.
23. Food is prohibited within the exercise room at all times. Only nonalcoholic beverages in non-breakable spill proof containers are permitted.
24. Use of the Exercise Room facilities shall be at a user’s own risk. The Association does not employ personnel to monitor activities in the exercise room and, therefore cannot be held liable for any injury or damage that may occur.
25. The exercise room is monitored by video surveillance equipment for compliance, personal safety, and the protection of the workout equipment.
26. No equipment may be removed from the Exercise Room at any time. All workout activities must be conducted within the confines of the Exercise Room, except regular stretching exercises, which may be done on the back patio adjacent to the tennis court.
27. No personal workout devices may be brought into the Exercise Room. This includes but is not limited to; weights (other than the personal “strap on” style), jump ropes, flex balls, stretch cords etc. Such devices may be used in the back patio area adjacent to the tennis courts. The use of personal workout devices is done so at the user’s own risk. No personal workout items may be left or stored in the exercise room at any time.

POOL & SPA RULES

28. Guests must be accompanied at all times by their hosting homeowner or assigned tenant. Each residence (separate housing unit) is limited to a total of five (5) guests at any one time.
29. No glass or sharp objects are allowed in the pool or spa area.
30. For safety and sanitation reasons, children under the age of five (5) years are not permitted to use the spa at any time. Children ages five (5) to thirteen (13) must be accompanied by a resident adult aged 18 years or older while using the spa.
31. Children under the age of fourteen (14) years are not allowed in the pool unless accompanied by a resident adult aged 18 years or older.
32. Children in diapers must wear “Little Swimmers” or a similar brand of diaper leak protection while in the pool and spray park (water odyssey). The use of ordinary rubber over-pants is inadequate in providing full diaper leak protection.
33. No soap, bath oils, etc. are allowed in the pool or spa. Bathers must wipe off excess suntan oil/lotion prior to entering the pool or spa. Persons entering the area after using the fitness center must shower prior to entering the pool or spa.
34. Diving is not permitted in any areas of the pool or spa.

35. Running, pushing or horseplay is not allowed anywhere in or on the pool/spa deck.
36. For safety reasons, all games or activities that involve throwing a ball or object are prohibited in the pool or on the pool deck at all times.
37. Personal electronic equipment is not allowed to be played within the pool deck unless used with earphones.
38. No tents, shades, umbrellas or other temporary structures may be erected in the pool and spa area. Personal shade umbrellas are permitted provided they are not attached to the pool furniture.
39. Food, beverages, and other consumables must be kept away from the pool and spa so as to prevent it from possibly being spilled into the pool and/or spa.
40. Homeowners or their assigned tenants are responsible for placing their litter and debris, and that of their guests, in the trash receptacles prior to leaving the pool/spa area. Any item which cannot be placed inside the provided trash receptacles must be removed from the area by the residents and or their Guests.
41. Large floating or inflatable devices will not be permitted in the pool at any time. Floatation devices may be of personal size and design only. Devices that accommodate multiple users are not permitted. No floatation devices will be allowed in the spa.
42. Appropriate bathing attire must be worn at all times by all ages. Cut-offs or other clothing which has loose strands or “fringe” are expressly prohibited.
43. Use of the pool and spa facilities shall be at a user’s own risk. The Association does not employ personnel to monitor activities at the pool and spa and therefore cannot be held liable for any injury or damage that may occur.

TENNIS COURT RULES

44. Courts are to be used exclusively by homeowners, or their assigned tenants, and their guests for the sole purpose of playing tennis/pickle ball. No other activity is allowed unless approved in advance by the Board of Directors.
45. Only athletic shoes with non-marking soles may be worn on the courts. No other footwear is permitted.
46. Food is prohibited within the fenced court area. Nonalcoholic beverages in non-breakable spill proof containers are permitted.
47. All guests must be accompanied by their sponsoring homeowners or the assigned tenants at all times. Each residence (separate housing unit) is limited to a total of five (5) guests at any one time.
48. Play shall be limited to an hour and a half.

49. Individuals must utilize the online reservation system prior to using the tennis court. The online reservation system can be found on the community website, www.sanmiguelhoa.com.
50. No wheeled toys or vehicles including, but not limited to skateboards, roller blades, bicycles, roller skates, big wheels and scooters, are allowed on the courts.
51. Each homeowner or assigned tenant is responsible for removing any debris prior to leaving the courts.
52. All spectators and players waiting to play must remain outside the fenced tennis court area. Parents bringing non-playing children must keep them off courts and supervised at all times.
53. Use of the courts shall be at a user's own risk. The Association does not employ personnel to monitor activities at the courts and therefore cannot be held liable for any injury or damage that may occur.

BASKETBALL COURT RULES

54. Basketball courts are to be used exclusively by homeowners, or their assigned tenants, and their guests for the sole purpose of playing basketball. No other activity is allowed unless approved in advance by the Board of Directors.
55. Only athletic shoes with non-marking soles can be worn on the courts. No other footwear is allowed.
56. Food is prohibited within the fenced boundaries of the court at all times. Nonalcoholic beverages in non-breakable spill proof containers are permitted.
57. All guests must be accompanied by a homeowner or assigned tenant at all times. Each residence is limited to a total of five (5) guests at any one time.
58. Each homeowner or assigned tenant is responsible for removing any debris prior to leaving the basketball court area.
59. Court is available on a first come, first served basis. Court cannot be saved for another person. Play shall be limited to one hour when other players are waiting.
60. All guests must be accompanied by their sponsoring homeowners or the assigned tenants at all times. Each residence (separate housing unit) is limited to a total of five (5) guests at any one time.
61. Use of the basketball court shall be at a user's own risk. The Association does not employ personnel to monitor activities at the court and therefore cannot be held liable for any injury or damage that may occur.

TOT LOT RULES

62. The playground equipment is designed for use by children 10 years old and under. Persons over the age of 10 are not permitted on the equipment at any time except for the sole purpose of assisting a child under the age of 10.

63. Parents or a supervising individual over the age of fourteen (14) must accompany and supervise children at all times.
64. Please dispose of trash in the appropriate receptacles. No trash items may be left in the Tot Lot area. Any item which cannot be placed inside the provided trash receptacles must be removed from the area by the residents and or their Guests. Residents may use the waste bin located in the parking lot for their large trash items if necessary.

ENFORCEMENT

65. Activities at the SMR Association's facilities may be monitored and/or patrolled by various entities including but not limited to management representatives and guards or monitors. All violations will be reported to the Board of Directors and the responsible party will be subject to fines and/or sanctions as provided for by the SMR Association's established policies.
66. Any resident who is requested to provide verification of their name and/or address by any SMR Association representative must do so. Verification shall be established by the confirmation of the resident's photo ID. Any resident, tenant, or guest who upon request refuses to provide verification of their right to access and use of the facilities may be considered trespassing and subject to removal as such.

CLUBHOUSE ROOM

67. The Clubhouse is available for rental by reservation only. Please contact the management office to reserve the facility at least two (2) weeks in advance of your planned event date.
68. The Clubhouse facilities are for the use of San Miguel Ranch Master Association homeowners, or their assigned tenants, who are members in good standing, of the San Miguel Ranch Master Association. The use of the facilities by a homeowner or assigned tenant will be restricted by outstanding assessments, or previous abuse of the recreational facilities or common areas.
69. Each homeowner or assigned tenant is responsible for the conduct of their guest(s).
70. The Clubhouse Room facilities may not be used for commercial purposes other than those endorsed by San Miguel Ranch Master Association in which all homeowners or their assigned tenants may participate. Reservations of the facilities by outside organizations, whether or not requested by a homeowner or assigned tenant, is not permitted. However, selected non-profit community, educational or civic organizations (e.g. Boy scouts, Girl scouts, etc.) may use the facility subject to the following additional criteria:
- A San Miguel Ranch resident that sponsors a non-profit community, educational or civic organization must be present at all times during the event, current in their assessments, and in compliance with the association rules and regulations.
 - Specific approval has been obtained from the Board of Directors in advance - Event(s) directly benefit San Miguel Ranch and/or its residents.
71. Regularly scheduled events shall take precedence over non-regularly scheduled events in any San Miguel Ranch Master Association facility. The Board of Directors reserves the

right to cancel any private event in case of need for an Association related or sponsored event.

72. In accordance with California state law, no one under the age of 21 shall be served an alcoholic beverage while on premises. If alcoholic beverages are served at a function in the facilities, no minors are to be present without their parent or guardian.
73. Personal barbecues or cooking devices are prohibited on the Clubhouse patios.
74. Residents are responsible for disposing of the charcoal from the SMR Association grill located in the grassy area behind the clubhouse in the designated coal bins.
75. Reservations of the Clubhouse do not include use of the pool and spa facilities, Tot Lot, Tennis or Basketball courts. All guests, articles, appliances, and supplies must remain within the confines of the Clubhouse and adjacent areas. The boundaries of any Clubhouse rental are; from the Fireplace in front to the fence in the Clubhouse backyard, and from the side-door (parking lot door) of the Clubhouse to the dividing fence between the Clubhouse backyard and the pool deck.
76. The Association does not employ personnel to monitor homeowner rental functions and therefore cannot be held liable for any theft of or damage to personal articles.
77. Any reserved function shall be completely concluded by 11:00 PM. Electronic amplification equipment may not be used past 8:00 PM from Sunday – Thursday and 9:00 PM from Friday – Saturday.
78. The resident or assigned tenant host shall arrange for all pick-ups and deliveries (if any) for their event only on the day of the event between 10:00 AM and 11:00 PM. No provision will be made for storage.
79. The renter shall warrant that there will be no charge imposed upon their guests for admission, food, beverage, or entertainment on the premises. San Miguel Ranch Master Association sponsored events may utilize an admission or use fee to offset expenses.
80. The resident or assigned tenant shall warrant that there will be no charge imposed upon their guests for admission, food, beverage, or entertainment on the premises. San Miguel Ranch Master Association sponsored events may utilize an admission or use fee to offset expenses.
81. Management reserves the right to restrict the use of any facility at any time to repair, clean, and maintain premises.
82. Inflatable “jumpers” or other temporary “play” structures are permitted only in the grass (back) area of the Clubhouse.
83. The City of Chula Vista Fire Department has mandated a maximum occupancy of 67 persons in the Clubhouse.
84. Clubhouse Rental Terms and Conditions are subject to change and are provided as part of any rental application.

85. Violation of any SMR Recreation Center Rules and Regulations may result in immediate expulsion from the facility and/or loss of future privileges to the use of the facility.