



## **Heatherwood Common Area Rules, Regulations, and Operations Procedures**

**“All individuals using the JUA Common Areas do so at their own risk and are solely responsible for any injuries that may occur.”**

### **A) Rules and Regulations**

#### **a) Clubhouse**

- i) Reservations must be made at least 7 days in advance through the management company.
  - (1) ONLY the unit owner may make a reservation for the Clubhouse.
    - (a) If an owner would like to allow their tenants/renters to utilize the facility, they must be specifically authorized access in writing by the owner. This document would have the owner assume responsibility for any damages etc caused by their tenants/renters use.
  - (2) No commercial or political use of the clubhouse is permitted.
  - (3) During any airborne pandemic situation, a reservation may not be scheduled for any day or time until AFTER the facility has been cleaned.
- ii) Reservations may not be made more than three months in advance except in the case of official HOA or JCC functions.
- iii) Pets are not permitted inside the Clubhouse.
- iv) The Clubhouse is reserved by the day.
  - (1) In order to use the Clubhouse, a usage waiver agreeing to all rules and regulations must be signed by the owner.
    - (a) A fee of up to \$150 will be assessed at the end of your reservation if the cleanliness of the facility does not meet the JUA's posted standards.
    - (b) Clubhouse reservations don't include exclusive access or reservation of the Fitness Center area and bathrooms, and instead ONLY reserve access to the clubhouse itself.
  - (2) Individual community members may still freely access the Fitness Center and Bathrooms during any reserved event so long as they are not directly disruptive.
  - (3) Homeowners will be limited to two standard reservations of the clubhouse per month. Any reservations beyond these must be made between 1 week and 72 hours prior to the desired date.



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- v) Only residents in good standing may reserve usage of the Clubhouse.
- vi) The unit owner must be personally involved and present during his/her function at ALL times that the Clubhouse is in use.
  - (1) No one under the age of **18** is allowed into the clubhouse unless accompanied by an adult.
- vii) A waiver for use acknowledging all of the rules and regulations for usage of the facility must be signed prior to usage.
- viii) The resident is responsible for restoring the cleanliness of the facility after their use of it has concluded. These responsibilities DO extend to maintaining and cleaning the bathrooms after an event has concluded. These minimum standards will be posted in the facility and online for members to view, but include the following.
  - (1) Vacuuming, sweeping, and mopping the floors if necessary.**
  - (2) Emptying garbage cans and removing all detritus from the facility and placing them in the correct bin at the facility.**
  - (3) Wiping down and/or cleaning counters and other hard surfaces.**
  - (4) Returning all furniture and amenities must be returned to their original location.**
  - (5) Ensuring the facility is secured, both at doors and windows.**
  - (6) Return the thermostat and air conditioning settings to the default.**
- ix) If an individual or group leaves the clubhouse in a worse state, and repairs or cleaning is required in order to return it to a good condition, the resident responsible for that group will be assessed under the enforcement clauses of the JUA rules.
  - (1) Owners that have authorized their tenant or lessee to utilize the facility are responsible for these assessments and charges.
- x) The individual that made the reservation is responsible for the conduct of all guests, participants or invitees and is personally liable for any damages caused by these individuals.
  - (1) This includes informing guests of parking rules and regulations pursuant to specific community and HOA guidelines.
- xi) Any furnishings that are used (furniture, amenities, etc) must be used correctly, and if damaged by use by a visitor, the owner can be held liable to replace or repair the damaged furnishings.



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xii) All facility usage must be in accordance with all Local, State and Federal laws and regulations.

(1) No smoking or vaping is permitted in the Clubhouse or patio area.

xiii) Usage during any airborne pandemic situation is subject to specific additional rules. (

1) No more than  $\frac{1}{4}$  of the entire building's fire safe capacity may be exceeded at any time.

(2) During a High-risk warning in Utah County, no more than 10 people may be in the building at a time.

(3) During a Medium-risk warning in Utah County, no more than 25 people may be in the building at a time.

(4) Usage of masks are required in the facility at all times, by all members.

(5) Any individual that enters the facility is required to utilize the hand sanitizer provided before utilizing the amenity.

### **b) Fitness Center**

i) No one under the age of **18** may use the facility unless accompanied by an adult.

ii) Children under the age of twelve are NOT allowed to utilize the Fitness Center.

iii) Pets are not permitted inside the Fitness Center.

iv) A resident may have no more than one guest with them at any time in the Fitness Center.

(1) The resident is responsible for the conduct of their guest, and is personally liable for any damages caused by these individuals.

(a) This includes informing guests of parking rules and regulations pursuant to specific community and HOA guidelines.

v) If a resident would like to have their children accompany them while they utilize the Fitness Center, they may allow their children to use the Clubhouse during this period of time, so long as there is no reservation of the Clubhouse scheduled.

(1) If a resident chooses to do this, they assume financial responsibility for ANY damage, mess, or misuse caused by their children during this time, just like any other access to the center.

vi) Any vandalism, damage, or misuse that results in damage will be the financial responsibility of the resident that caused the damage, or whom's guest caused the damage, and will potentially be subject to additional penalties under the law.

If you have any questions regarding this document and/or it's content please contact Maxfield Community Management at: (801) 544-6440 or [info@MaxfieldHOA.com](mailto:info@MaxfieldHOA.com)



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vii) Proper shoes attire must be worn at all times while utilizing the Fitness Center.

viii) Non alcoholic drinks are allowed in sealed, non-glass containers only.

(1) Any other foodstuffs or beverages are not allowed.

ix) Only residents in good standing may utilize the Fitness Center.

x) All residents are required to wipe down the stations and equipment after use.

xi) All facility usage must be in accordance with all Local, State and Federal laws and regulations.

(1) No smoking or vaping is permitted in the Fitness Center.

xii) Usage during any airborne pandemic situation is subject to specific additional rules.

(1) No more than  $\frac{1}{4}$  of the room's fire safe capacity may be exceeded at any time.

(2) Usage of masks are required in the facility at all times, by all members.

(3) Any individual that enters the facility is required to utilize the hand sanitizer provided before utilizing the amenity.

### **c) Common Areas**

i) Any individual using the common areas for pets **MUST** clean up feces and droppings as they are made.

(1) Any individual that does not do so, may be subject to fees, collectible by the JCC board in order to pay for cleanup and disposal.

ii) No permanent or temporary fixtures or adhesives may be used in or on the common area's walls and or supports.

iii) Pets must be on a leash on any Common Area property, including but not limited to the Park and other JCC parcels.

(1) Any individual that does not do so, may be subject to fees, collectible by the JCC board.

iv) Homeowners are permitted to use the power and water from the community center, so long as they assume specific responsibility for their usage of these utilities in the case of legal action such as water usage penalties.

v) Liability waivers are required to be signed by parents, guardians or involved parties in the case of using equipment brought in from off site, and must be turned into DCM at the end of the event.

vi) Tarps are not allowed to be used on JCC property as ground cover.

vii) Open carry is not permitted in ANY of the common areas, including but not limited to the Park, Community Center, and Gym.

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viii) Any individuals that tamper with any security system components, including but not limited to cameras, cables, and central devices will be subject to both assessed fees and legal action.

ix) All common area usages must be in accordance with all Local, State and Federal laws and regulations.

(1) No smoking or vaping is permitted in any of the common areas. V