



at Chalet Village

## The Ridges at Chalet Village Community Center

### Rules, Regulations and Use Policies

1. The Ridges at Chalet Village HOA Community Center (RCC) is for the exclusive use and enjoyment of The Ridges at Chalet Village Homeowners in good standing and their guests. Owner guests are assumed to be any occupants of their units. Owners will be held responsible for their guests whether physically present or not.
2. The RCC consists of the meeting/game room and attached lavatories only. The entry is located adjacent to unit H-1, below the upper outdoor deck. The lower outdoor deck which adjoins the RCC is unsafe and will not be used.
3. The RCC is an HOA common area; users will adhere to common area requirements and restrictions in The Ridges Bylaws and CC&Rs. Users will comply with the following additional requirements and restrictions:
  - a. The RCC is open for use from 8:00 am to 10:00 pm. Overnight use is prohibited.
  - b. Children under the age of 12 must be supervised by an adult.
  - c. Pets are not permitted.
  - d. The usage is at your own risk. Enter and use the RCC safely and responsibly.
  - e. Smoking, underage drinking, weapons, and illegal drugs are not permitted.
  - f. No indecent activities will be permitted
  - g. Loud noise, loud music/loudspeakers or any other amplifying equipment are prohibited.
  - h. No foul language, profanity, or bullying will be permitted.
  - i. Open fires/flames, fireworks, explosives, gunpowder or other combustible items are prohibited.
  - j. Do not remove furniture, furnishings or accessories to games.
  - k. Do not tamper with mechanisms or equipment.
  - l. Designated receptacles are provided for trash disposal. Trash shall be placed inside the proper receptacles and carried out upon departure.
  - m. Acts of vandalism or destruction of the RCC property will not be tolerated. Violators will be subject to arrest and prosecution to the fullest extent of the law.
  - n. When exiting, users must ensure personal belongings are removed, the RCC is clean, lights off, heat set to 55 degrees, and entry door is latched and locked.
  - o. Owners are held financially responsible (to include their guests) for loss and damages to the RCC. Owners may be levied an assessment for clean-up and repairs and may forfeit use of the RCC.
  - p. Owners are held responsible (to include their guests) for appropriate conduct when using the RCC and may forfeit use of the RCC.
  - q. Special events and reservations **MUST** be approved by The Ridges HOA President or his/her designee on a first come, first serve basis. Parking is limited; users must not park in front of garages or in other no parking zones. Parking spaces close to the RCC are reserved for owners. Refer to the RCC Rental Agreement for additional limitations and reservation procedures. Groups of 8 or more per unit constitutes a party and will require a rental use agreement.

**Liability:** The Ridges at Chalet Village assumes no responsibility or obligation for any injury or damage that may occur within The RCC.

**Security: THE RCC IS UNDER 24 HOUR VIDEO SURVEILLANCE. Think before you ACT.**

Brian Head Public Safety: (435) 677-2043

Approved by The Ridges At Chalet Village Board of Directors: 02-16-2013

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