

Watermarke Homeowner Association
Amenities Rules & Regulations
ADOPTED January 23, 2020

General Pool & Clubhouse Rules & Regulations

(Pool rules also mean Jacuzzi rules)

1. Clubhouse and Fitness Center hours are open from 5:00 AM and close firmly at 10:30 PM.
2. Pool and Jacuzzi hours are open from 9:00 AM and firmly close at 10:00 PM.
3. Registered residents must accompany their guests at all times anywhere on the premises, no exceptions.
4. Limit 4 GUESTS PER UNIT allowed at clubhouse fitness center, or pool at one time without approved event registration. Any guest are that exceed 4 or more are subject to Event Registration.
5. Registered residents are responsible for their guests at all time upon the Watermarke premises. A "registered resident" is someone who is either an Owner of record or a family member of the same who resides in the Owner's unit, or is a tenant or family member of a tenant as shown on a current and accurate written lease agreement on file with the Association.
6. Registered residents (owners or leased contract over 18 yrs. of age,) must have Association related address listed on their Nevada State driver's license Or Nevada State issued ID cards as required by NRS of the Division of Motor Vehicles. Written leases must identify the names of any and all children who will be residing in the unit to which the written lease relates to.
7. If you are not a guest of a "registered resident" all others will be considered trespassing on private gated property of the Watermarke Home Owners Association.

Pool and Clubhouse Events

Rules and Regulations/ Restrictions and Penalties

8. Resident/owners may reserve clubhouse or pool in advance for larger events (between 5-and 15 guests) or 25% capacity of the entire pool, clubhouse or fitness center during one event.
9. EVENT Reservation Applications may be downloaded off the Watermarke website or from requested from HOA Mgmt. The HOA does not allow Event usage for guests that exceed 15 guests at any time at all subject to penalty.
 - Once the Event Reservation Applications are fully completed, it is to be submitted to HOA Management.
 - Applications will be reviewed by the Association (or, if applicable, the Pool & Clubhouse Committee) for approval or denial.
 - Applications once received, will take 72 hours or less to be approved or denied by the Association.
 - No application will be accepted or approved in less than 72 hours as a courtesy to all residents.
 - Reservation approval is subject to their availability on Pool and Clubhouse facilities.
 - Reservations are reviewed in the order in which they are received by the Association.
 - Once the Association approves the event reservation, the event reservation will be posted on the Watermarke calendar and written approval will be granted to the applicant(s) subject to the required guaranteed funds.



10. Limited to 1 event reservation per day per unit OR 3 event reservation approved per unit per fiscal calendar year.
11. No approval will be made for more than 2 reservations in consecutive days by the same unit.
12. All approved event reservations will require a \$500.00 refundable fee, subject to post inspection by the Association.
13. Costs for damages will be assessed through a claim on the deposit for any of the following:
 - Damage to any part of the pool or restroom facilities, furniture, equipment, landscaping or structure
 - Damage to any part of the fitness center, clubhouse, pool table, any equipment or structure
 - All EVENT TRASH must be disposed by the event organizer under the approved applicant(s)
 - All trash must be disposed of within 1 hour or less of the ending or termination of the event
 - Any part of the facility must be left in the same clean condition in which they received it
 - All facilities will be rented in clean working presentable condition unless otherwise noted prior to rental
 - If any damage is greater than the amount of the \$500 deposit a police report will be taken and assessment will be made to remedy all monetary items that require replacement and billed to the Association owner(s) and renter(s).
 - The \$500.00 deposit is not a limitation on liability for damages and other costs that may be incurred by the Association as a result of the event. The Association reserves the right to recover any and all damages that it may incur as a result of the event from any responsible party.
14. Each approved reserved event is subject to a maximum 4 hours usage limit. Penalties will be assessing by claim of security deposit on file at \$200 per hour for every hour that exceeds the 4-hour maximum time limit. This includes but not limited to cleanup time and trash disposal leaving the facilities in the same or better condition in which you received it at the beginning of the event per pre-inspection.
15. \$500.00 non-refundable rental fee will be assessed if the event exceeds 20 guests or 50% of the pool, clubhouse, or fitness center capacity combined. Penalties will be imposed with cause for usage capacity greater than 20 guests or 50% occupied capacity, which creates usage limitations to the remainder of the Associations registered residents and resident guests that are not part of the prior approved reserved event.
 - The HOA reserves the right to maintain open usage to the greater good the Watermarke Home Owners Association for all residents and not to impede usage to any resident right unless otherwise noted.
16. Member approved Reservation Events reserving up to 15 guests or no more than 25% capacity are no charge, no fees and no penalty to Watermarke exclusive owners. Notwithstanding the above, the Association reserves the right to recover damages to any common area facilities caused by any Owner reserving the same for event purposes.
17. Event Reservation Application for Registered Leased Renters will be assessed a \$150 usage fee for approved Event Reservations for a period of a maximum of 4-hours. Penalties will be assessing by claim of security deposit on file at \$200 per hour for every hour that exceeds the 4-hour maximum time limit. This includes but not limited to cleanup time and trash disposal leaving the facilities in the same or better condition in which you received it at the beginning of the event per pre-inspection.
18. Registered Leased Renters: If any part of the registered renters HOA resident contact information is not current on file with the HOA Management Company or their landlord at any time as a Watermarke resident and/or the responsible Property Managers and/or owners contact information, the Association reserves the right to prohibit use and entry to the Association Clubhouse, Pool, Fitness Center or any Association amenities to registered renters until such a time the Association Management Company can validate the correct contact information to be accurate and current to all occupants on the residential lease contact. All resident leases must be in writing, current and registered with the Association upon renewal or lease termination to terminate all Fobs, Clickers and/or bar code gate systems registration. Entry will not be permitted until proper contact credentials have been completed as part of the Association's ability to be able



to notify all registered residents in case of a fire, emergency or liability that could affect the health and safety of the residents.

- This includes information relating to, but not limited to, the Owner leasing the unit and the Owner's property management contact information, if any, that is listed as the contact for the leased unit(s).

19. Events reserved are NOT for entire pool, clubhouse, or fitness center area. Please see rule #6
20. If a Pool and Clubhouse Committee does not exist, the Association's Board of Directors will be the responsible party to review all event applications approvals or denials and/or damage claims made on event monetary deposits.
21. Owners whose assessments are 90 days or more delinquent may be subject to loss of use of all Association amenities for all registered Owners, the Owners' tenants and guests for a time deemed reasonable by the Association.

Requests for Clubhouse, Pool rental reservations and mandatory guaranteed funds in a cashier's check or money order must be delivered no later than 3 days or 72 Hours before your event, or your reservation is subject to be denied without prejudice. Reservations will be considered on a first-come, first-serve basis. Payment may be made by mandatory guaranteed funds in a cashier's check or money order, payable to Watermarke Homeowners Association. Cash or card payment will not be accepted.

Watermarke Pool & Jacuzzi Rules

Rules & Regulations/ Restrictions and Penalties

1. Pool and Jacuzzi hours are open from 9:00 AM and firmly close at 10:00 PM.
2. Any person using the pool does so at their own risk.
3. Forcing or propping the facility gates open is strictly prohibited. Damage will be assessed to the owner and renter.
4. Proper bathing attire must be worn at all times.
 - Pants, cut-off pants, fabric that will leave residue or colors run are strictly prohibited.
5. No running, pushing, jumping or horseplay of any kind is prohibited.
6. No diving allowed at any time from any area of the pool or Jacuzzi is allowed.
7. All drinks must be kept a minimum of four (4) feet from pool edge of the pool or Jacuzzi.
8. All chairs must be kept a minimum of four (4) feet from pool or Jacuzzi edge.
9. No chairs or lounge chairs seats of any kind will be allowed in the pool at any time for any reason.
10. Smoking is limited to designated area only with proper disposal.
11. Animals or Pets are not permitted on the pool area or clubhouse premises.
12. Battery operated radios, smartphone, Ipads, Ipods, video pads; game pads are permitted with use of headphones only.
13. Pool noodle use is permitted but must be removed from the pool when not in use.
14. Use of masks and snorkels are allowed; fins are prohibited.
15. Use of inflatable boats or rafts is prohibited.



16. Children using water rings must have adult supervision at all times.

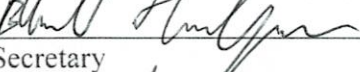
Access Control and/or Gate Clicker/FOB Access

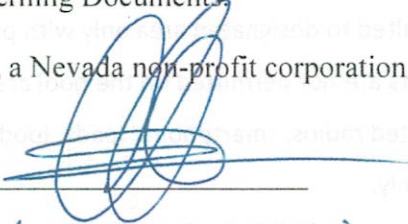
Rules and Regulations/ Restrictions and Penalties

1. Fobs must be registered to registered residents of the Watermarke HOA community only
 - This does not include other associations or communities within Mountains Edge Master Association.
2. Fobs are NOT transferable between tenants or residents in different units.
3. When an Owner sells or otherwise transfers title to his/her unit, or when an Owner procures new tenants in his/her unit, the Owner must provide documented proof that the FOBs, clickers, vehicle bar codes and any issued parking permits have been returned to the Association and provide updated information as to the identity of any new tenants or subsequent transferees.
4. New access control hardware and/or equipment will not be issued until executed documented proof that the registered fobs, clickers, vehicle bar codes have been surrendered to the Association Management. See New Access Control and Parking Rules for a greater definition.
5. Newly issued fobs, clickers and bar codes are limited to 2 each per unit. No additional access control hardware will be issued at any other time for any reason.
6. Owners that have delinquent violation fines or assessments that are delinquent 90 days or more may have their access control devices deactivated for a time deemed reasonable by the Association. Any costs of reactivation shall be the responsibility of the Owner.
7. Reconnection fee is \$50 for Fobs and \$20 for the cost of the fob
8. Reconnection fee is \$50 for gate clickers and \$50 for the cost of the gate clicker
9. New fobs, gate clickers or vehicle bar codes will be replaced to the registered unit occupant only when the Owner, tenant and/or the Owner's property management agent contact information has been updated to be accurate and current.

IN WITNESS WHEREOF, this Policy has been executed by the Association as of this 23RD day of JANUARY, 2020. The undersigned hereby certify that this Policy has been adopted and approved in accordance with the NRS 116 and the Association's Governing Documents.

WATERMARKE HOMEOWNERS ASSOCIATION, a Nevada non-profit corporation

By: 
Its: Secretary
(Print Name): Edward Herberger

By: 
Its: President
(Print Name): ANTONIO PIRACCI