

Watermarke Homeowner Association
Amenities Rules & Regulations

ADOPTED this May 25, day of 2023, 2023

General Pool & Clubhouse Rules & Regulations

(Pool rules also mean Jacuzzi rules)

1. Clubhouse hours are open from 5:00 AM and close at 10:00 PM.
2. Fitness Center is open 24 hours per day.
3. Pool and Jacuzzi hours are open from 8:00 AM and close at 11:00 PM.
4. Registered residents must accompany their guests at all times anywhere on the premises, no exceptions.
5. GUEST LIMIT.
 - a. Limit of four guests allowed in the Clubhouse per Unit;
 - b. Limit of one guest allowed in the Fitness Center per Unit;
 - c. Limit of four guests allowed in the pool area per Unit.

Guests that exceed the above-mentioned limitations are subject to Event Registration.

6. 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.
7. A "Registered resident" (owners or lessee's over 18 yrs. of age) means one who lives in the Community. Proof of community residency may be shown by utility bill, lease, etc.... Written leases must identify the names of all individuals, including any and all children, who will be residing in the unit to which the written lease relates.
8. Patrons who are not a guest of a "Registered resident" will be considered trespassing on private gated property of the Watermarke Home Owners Association.

Pool and Clubhouse Events

Rules and Regulations/ Restrictions and Penalties

1. Residents/owners may reserve the clubhouse or Pool in advance for larger events **up to 50%** of the posted maximum allowable occupancy of the entire pool or clubhouse during one event. Maximum occupancy is as follows:
 - a. Fitness Center – 11 Persons (Event allowable capacity equals 5)
 - b. Game Room – 5 Persons (Event allowable capacity equals 2)
 - c. Clubhouse Lounge – 48 Persons (Event allowable capacity equals 24)
 - d. Pool - 80 Persons (Event allowable capacity equals 40)
2. EVENT Reservation Applications may be printed from the management website or requested from HOA management.
 - a. All Event Reservation Applications shall be submitted to HOA management along with a copy of your current homeowner's insurance policy, or if appropriate, your current renter's insurance policy.
 - b. Applications will be reviewed by the Association (or, if applicable, the Pool & Clubhouse Committee) for approval or denial.
 - c. Applications, once received, will take up to three (3) business days to be approved or denied by the Association. Business days are defined as Monday – Friday.
 - d. Reservation approval is subject to their availability on Pool and Clubhouse facilities.
 - e. Reservations are reviewed in the order in which they are received by the Association.
 - f. Once the Association approves the Event Registration Application, the applicant will be subject to the required guaranteed funds.
3. Event Reservation Applications are limited to one event reservation per day/per unit OR four (4) event reservations per calendar year. (Calendar year is January through December) No approval will be made for more than two reservations in consecutive days by the same owner/unit.
4. The pool and clubhouse areas are not permitted to be reserved over holiday weekends so as to allow the rest of the residents to also enjoy the amenities.
5. All approved event reservations will require a \$350.00 refundable fee, subject to post inspection by the Association.
6. Prior to the beginning of a reserved Event, the Event applicant shall participate in a pre-Event walkthrough of the Event space with a member of the Board. A post-walkthrough after the Event will be conducted by the Board; the applicant is not required to attend the post-Event walkthrough. The Event applicant will be assessed costs for any and all damages for any of the following:
 - a. Damage to any part of the pool or restroom facilities, furniture, equipment, landscaping or structure;
 - b. Damage to any part of the fitness center, clubhouse, pool table, any equipment or structure;

- c. All EVENT trash must be disposed by the Event organizer within 1 hour or less of the ending or termination of the event;
 - d. All facilities must be left in the same clean condition in which they received it
 - e. All facilities will be rented in clean working presentable condition unless otherwise noted during the pre-Event walkthrough;
 - f. If any damage is greater than the amount of the \$350.00 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);
 - g. The \$350.00 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.
7. **Each approved reserved event** is subject to a maximum of 4 hours (Pool) or 6 hours (Clubhouse). Penalties will be assessed at \$200/hour for every hour that exceed the above maximum time limits. 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-Event walkthrough.
8. **A \$250 non-refundable rental fee will be assessed** if the Event exceeds 50% of the maximum posted occupancy as listed above. Penalties will be imposed with cause for usage capacity greater than 50% beyond 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.
9. **Event Reservation Application for Registered Leased Renters will be assessed a non-refundable \$250 usage fee** in addition to the refundable \$350 deposit for approved Event Reservations for a time period as outlined in (7) above. Penalties will be assessed at \$200/hour for every hour that exceeds the 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 pre-Event walkthrough.
10. **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 as EPIC and AXUUS can validate the correct contact information of all current occupants on the residential lease contact. All resident leases must be in writing, current and registered with EPIC and AXUUS. Non-renewed leases or terminated leases will prohibit those tenants from lawfully accessing all 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.

- a. 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).

11. Events reserved are NOT for the entire pool area.
12. 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.
13. 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.
14. There shall be no smoking/vaping nor alcohol allowed within the Clubhouse. No smoking/vaping shall be allowed in the Pool area, except only in designated, marked areas. No alcohol is permitted in the pool area.

Watermarke Pool and Jacuzzi Rules

Rules and Regulations/Restrictions and Penalties

1. Pool and Jacuzzi hours are open from 8:00 AM and close at 11:00 PM.
2. All individuals shall comply with the terms and conditions on the posted signage in the pool/spa area.
3. Any person using the pool does so at their own risk. There is no lifeguard on duty in the Pool area. No children under 14 YOA shall be allowed in the pool area without adult supervision.
4. Children 12 years of age or younger in the SPA must have adult supervision.
5. Forcing or propping the facility gates open is strictly prohibited. Damage will be assessed to the owner and/or renter.
6. Proper bathing attire must be worn at all times.
 - a. Pants, cut-off pants, fabric that will leave residue or colors run are strictly prohibited.
7. Running, pushing, jumping or horseplay of any kind is strictly prohibited.

8. No diving allowed at any time from any area of the pool or Jacuzzi.
9. All drinks must be kept a minimum of four (4) feet from pool edge of the pool or Jacuzzi. Glass of any kind (including bottles) are strictly prohibited from being in the Pool area.
10. All chairs must be kept a minimum of four (4) feet from pool or Jacuzzi edge.
11. No chairs or lounge chairs seats of any kind will be allowed in the pool at any time for any reason.
12. Smoking/vaping is only allowed in the designated area and requires proper disposal in a receptacle.
13. Animals or pets are not permitted on the pool area or clubhouse premises.
14. Battery operated radios, smartphone, iPad, iPod, video pads; game pads are permitted with use of headphones only.
15. Pool noodle use is permitted but must be removed from the pool when not in use.
16. Use of masks and snorkels are allowed; fins are prohibited.
17. Inflatable boats or rafts are prohibited.
18. There is no alcohol of any kind permitted in the pool area.

IN WITNESS WHEREOF this Policy has been executed by the Association as of this May 21 day of 2023, 2023. The undersigned hereby certify that this Policy has been adopted and approved in accordance with NRS 11 6 and the Associations Governing Document.

WATERMARKE HOMEOWNERS' ASSOCIATION, a Nevada non-profit corporation

DocuSigned by:
By: Hope Nielsen
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Its President

Print Name: Hope Nielsen