

NATOMAS PARK MASTER ASSOCIATION

Compilation of Changes to Club and Community Rules through October 2004

A. Clubhouse:

- **Membership Cards.** Access to The Club shall be by membership card issued by the Operator between the hours of 9 a.m. to 6 p.m. (or by appointment), Monday through Friday.

CHANGED TO:

10 a.m. to 6 p.m. Monday through Friday and 10 a.m. to Noon Saturday and Sunday.

- **Hours of Operation**...current hours of operation are:

M-F: 6:00 a.m.- 10:00 p.m.

S-S: 8:00 a.m.-10:00 p.m.

Pools M-Sun 8:00 a.m.- Sunset

CHANGED TO:

M-F 5:30 a.m.- 10:00 p.m.

Pools M-Sun Opening hours- 9:30 p.m.

- **Lap Pool** When all the pools...No minors under the eight years...

CHANGED TO:

A minor may be in the cut out area of the Lap pool with their parent if they are signed up for the "Teach Your Child to Swim Program" and wearing a wrist band.

- **Diapers.** Minors who are not toilet trained must wear swimming diapers...and are restricted to using the Children's Pool only.

CHANGED TO:

Minors who are not toilet trained must wear swimming diaper at all times when in any of the pools.

- **Food and Beverages.** No food and beverages may be brought into the Pools...however; food and beverages may be purchased and consumed at The Club Snack Bar and upper patio areas.

CHANGED TO:

...may be purchased and consumed at any table located around the pools, Snack Bar and patio areas.

- **Attire.** Proper attire is required. (FITNESS CENTER)

CHANGED TO:

Proper attire is required i.e. shirts and closed toe shoes.

- **Child Care:** On a recommendation from the Club Committee, the Board has agreed to allow the short-term child care services to be made available to all members who remain onsite at the Club, not just those who are using the Fitness Center or the Lap Pool. This will be on a first-come-first-served basis if room is available. 8/24/04
- **Smoking Policy:** The Board has amended the SMOKING POLICY of the Club Rules and Regulations, Section 2.7.11, to read, “Smoking, including cigar and pipe smoking is not permitted within any of the Club facilities or on the Club grounds.” 9/28/04

Changes to The Club Rules and Regulations – July 27, 2004

Nanny Passes

Club staff member to review and maintain copies of the following items each time the card is issued or renewed:

- . Current CPR card
- . Current contract with deeded homeowner to include verbiage regarding liability and authorization for medical treatment
- . Current deeded homeowner must present person who is applying for additional card
- . Registration and renewal fee of \$80.00 each time card is issued or renewed.
- . Cards must be given an expiration date through the lessor of end of contract or 1 year
- . If member privileges are suspended, revoked or ownership change, Nanny card is revoked
- . May only be accompanied by children of card issuing household under which they are contracted to provide care for.
- . No Guest privileges
- . No childcare privileges
- . Must wear color distinguishing wristbands while in the facilities

Renters

Club staff member to review and maintain copies of the following items each time the card is issued or renewed:

- . Current signed lease, lessor must be at least one of the deeded homeowners
- . Current deeded homeowner or contracted property management company must present person who is applying for additional card
- . All cards issued in conjunction with owner must be surrendered and deactivated prior to renter card being issued
- . Registration and renewal fee of \$40.00 each time card is issued or renewed
- . Cards may only be issued to a lessee on the lease agreement
- . Cards must be given an expiration date through the end of the lease, not to exceed one year from date of issuance
- . Request that homeowner notify club when lease expires or terminates early.

Homeowners

Club staff member to review and maintain copies of the following items each time the card is issued. Renewal may be subject to same requirements at management discretion.

- . Copy of deed or HUD for property in Natomas Park HOA
- . Cards only issued to deeded homeowners
- . Expiration date at least annually

14-17 old children of Homeowners

Club staff member to review and maintain copies of the following items each time the card is issued or renewed:

- . Birth certificate or passport –it must clearly identify date of birth and verify they are a child or dependent of at least one deeded homeowner.\
- . No guest privileges
- . May not bring in another household member that is under the age of 14 (Under 14 household members must be accompanied by an adult card carrying member)

Additional household cards

Club staff member to review and maintain copied of the following items each time the card is issued or renewed:

- . Current deeded homeowner must present person who is applying for additional card
- . 90 days current, consecutive (most recent must be within the last 30 days) bank statements, social security document, utility bill
- . Registration and renewal fee of \$10.00
- . Max 2 cards issued per household under this policy
- . No guest or party privileges
- . If member privileges are suspended, revoked or ownership change, additional cards are revoked.

Lennar

Lennar must provide a list of all employees they wish to be issued a card

Card must be issued with picture of individual that is issued card

May only be used for the purposes of marketing/showing property

No guest usage or party privileges

Real Estate Agents

- . Must provide business card to staff member
- . Club staff must maintain a log
- . Agent and potential buyers must be escorted by Club staff member at all times
- . May only be used for showing property
- . No guest usage or party privileges

Guest policies for homeowners

All persons not presenting a card and entering with a member, regardless of age, are counted as guests in the policy outlined below.

Weekdays (not to include those that fall under holiday weekend policy)

2 free guests per household, up to a total of 8 per household at \$2.00 for guest 3-8

Weekends (Saturday and Sundays not to include those that fall under Holiday weekend policy)

2 free guest per household, up to a total of 4 per household at \$5.00 for guest 3 and 4

Holiday weekends (to include the Friday before or Monday after)

2 guests per household at \$5.00 (no free guests)

Lost Cards

\$10 fee and subject to verification process as required when initial card was issued

Club access

Members that fail to bring their card will be given 3 opportunities per month to sign in at the front desk. They will not be permitted entrance until verification of valid membership has been completed by Club staff. For any time after the 3rd sign in, members will not be permitted to enter until they produce valid card or apply and pay for a replacement card.

As written in a BOD Motion :

To amend section 1.8.1 of the Rules and Regulations for the Club at Natomas Park, which currently reads:

“Membership cards must be presented when signing in for use of the Club facilities.”

To,

“Membership cards must be presented when signing in for use of the Club facilities. If a member forgets their card, they must present themselves at the front desk where a member of the staff can verify their membership. Once done, they must sign a ledger using their member number. **THIS COURTESY SIGN IN MAY BE USED ONLY THREE (3) TIMES PER MONTH.** After the courtesy sign ins have been used, members may be refused admittance without presenting their membership card.”

This provision shall also apply to section 4.1, which contains language similar to 1.8.1 and any other sections of the Rules and Regulations for the Club at Natomas Park which are inconsistent with this motion.

Community Rules and Regulations:

1. The Board has mandated that all Natomas Park Homeowners begin using the new City of Sacramento Green Waste containers instead of putting green waste in the street, provided that the City delivers these containers to all homes. 8/24/04
2. The new Fine Schedule, noticed to all homeowners by mail on August 10th, 2004, will become effective on September 9, 2004:
From: “Owners may be fined not less than \$10.00 nor more than \$50.00 per occurrence or continuation of violation.”

To: “Owners may be fined not less than **\$25.00** or more than **\$1,000** per occurrence or continuation of violations.” 7/27/04
3. The Board has instituted a 10 – 15 minute “rest period” for children 12 and under every hour at the Lagoon Pool. This will allow them to re-apply sunscreen, take a water break and use the restroom, if necessary. *This is an Emergency Rule, valid for 120 days.*
4. The Board has adopted a new rule to be added to Section B-1 of the Club Rules and Regulations, to be known as subsection E, which states, “The Owner of the property being leased shall be required to provide, in writing, to all parcels that share a common property line with the rental property, the contact name and telephone number of the owner of the rental property and/or management company, as applicable. This notification must take place within 30 days of the filing of the lease agreement as outlined in Section B-1, subsection D. Failure to provide this information shall constitute a prima facie violation of the Community Rules and Regulations.”