

ADMIRAL'S REACH AT HARBOUR GATES CONDOMINIUM, INC.

CLUBHOUSE AND AMENITY RULES AND REGULATIONS

Adopted by the Board of Directors on July 22, 2014 to take effect on August 15, 2014

WHEREAS the Board of Directors has received numerous complaints about smoking and pets at the Pool, Clubhouse and other common areas with improvements where owners gather,

WHEREAS Article V, Section 3(d) of the Bylaws empowers the Board of Directors to regulate the common areas and promulgate rules and regulations,

The following Clubhouse and Amenity Rules and Regulations are for the benefit and protection of the owners, tenants and their guests and ensure the safe and sanitary operation of the Clubhouse Facilities and Community Amenities:

A. For the purposes of these Rules, **Clubhouse Facilities** shall include:

- i. The interior of the Clubhouse located at 601 Admiral Drive, Annapolis, MD 21401 – including clubroom, gym rooms, shower rooms, lifeguard area, vestibule, basement, etc.
- ii. The pool and pool deck
- iii. A 50' perimeter around the exterior of the Clubhouse and fenced pool area

B. For the purposes of these rules, **Community Amenities** shall include:

- i. The basketball court and a 50' perimeter around the basketball court
- ii. The tennis court and a 50' perimeter around the fenced tennis court
- iii. All designated grilling areas

-
1. All owners and tenants and their guests using the Clubhouse Facilities or Community Amenities shall do so at their own risk and not hold the Association liable for any actions, personal injury or any loss or damage to personal property.
 2. Owners and tenants will be responsible for the actions of their children and guests using the Clubhouse Facilities or Community Amenities.
 3. Clubhouse Facilities and Community Amenities must only be used for their intended purpose
 4. Smoking is strictly prohibited in the Clubhouse Facilities and Community Amenities
 5. Animals, including pets, are not permitted in the Clubhouse Facilities, on the basketball court or in the tennis court enclosure.

VIOLATIONS ARE SUBJECT TO IMPLEMENTATION OF THE ADMIRAL'S REACH FINING PROCEDURE

ADMIRAL'S REACH AT HARBOUR GATES CONDOMINIUM, INC. POOL RULES AND REGULATIONS

The following rules and regulations are for the benefit and protection of residents and their guests to assure the safe and sanitary operation of the pool facilities. Your cooperation and observance will assure pleasant and enjoyable recreation.

1. All persons using the pool or pool area do so at their own risk. The Admiral's Reach at Harbour Gates Condominium Association, Inc. assumes no responsibility for any loss or damage to personal property.
2. Persons using the pool area agree not to hold Admiral's Reach at Harbour Gates Condominium Association, Inc. or pool management liable for any actions of whatever nature occurring within the pool area. Also, residents will be responsible for the actions of their children and other household members and guests.
3. Persons using the pool area must comply with all rules and regulations promulgated by County & State Health Officers. Admission will be denied persons with skin abrasions, colds, inflamed eyes or any infection, and to any person wearing a bandage.
4. All persons must shower before entering the pool area.
5. Pool may be closed at any time due to weather, breakdown of equipment or other operational defects.
6. Wheeled vehicles or pets of any type are not permitted in the pool area.
7. No glass containers of any type will be allowed.
8. No alcoholic beverage may be brought into the pool area.
9. Running on pool deck, unnecessary roughness, horseplay, ball playing and other undue disturbances are strictly prohibited.
10. Tubes, waterwings, play equipment, etc., must be cleared with lifeguard. Play equipment must be removed promptly upon request.
11. Children under ten (10) years of age must be accompanied by an adult (18 years of age or older) when admitted to the pool area and must remain with that adult during the entire time they are in the pool area. Children between the ages of ten (10) and fourteen (14) will be required to pass a pool test.
12. Papers, cigarettes, cigars and refuse must be deposited in the proper receptacles.
13. No person with street shoes will be allowed on the pool deck.
14. The Management reserves the right to refuse entry or deny pool privilege to anyone at its sole discretion. The use of profane language or breaches of the peace will not be tolerated.
15. Guests will be limited to two (2) per unit per day. **UNIT RESIDENTS MUST SIGN IN THEIR GUESTS.** Guests may be asked to vacate the pool due to over-crowding.
16. Proper swimming attire must be worn. Infants must have tight fitting rubber pants with diapers.

Any complaints or compliments should be directed to the Property Management Company.