

# DECATUR FARM COMMUNITY CENTER

419 Dueling Way

Berlin, MD 21811

## Community Center and Recreational Facilities Rules and Policies

### **Rules and Polices**

Decatur Farm Homeowner's Association, Inc. established the following rules and regulations to ensure the recreational facilities are available and enjoyable to all of our homeowners on an equal basis. These rules and policies will be strictly enforced and any violation of them may result in a suspension of privileges. Please note that these facilities are only available for use if the resident's Association account is current.

### **General Rules**

#### **Disclaimer**

Homeowners and guests using the facilities do so at their own risk. The Association and its duly appointed agents and employees shall not be liable for personal injury, damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using these facilities. The Association shall be held harmless from any and all claims arising by reason of injury of death or any person caused or occasioned by use of the facilities.

### **General Guidelines**

**Hours of Operation:** The hours of operation of all facilities and services provided by The Decatur Farm Community Center will be established by the Board of Directors. The Board may close certain facilities, from time to time, for maintenance, repairs and for the purposes deemed necessary. The Community Center is open from 6:00am - 9:00pm.

**Identification:** Residents must at all times have in their possession their entrance ID/swipe card for identification and to enter or use recreational/Community Center facilities. Each household will be issued one card. The resident will be charged the replacement rate established by the Board to replace a damaged or lost card. The same fee will be charged to households greater than two for additional cards. Card replacement may take up to ten (10) working days.

**Guests (General Use of Community Center):** Guests are allowed to use The Community Center only if in the presence of their sponsoring resident. Each household is allowed to bring a maximum of two guests to use the clubhouse at any one time.

**a. Non-Members:** No member or group of members acting in concert shall allow the same guest to frequently use The Community Center as a substitute to homeownership.

**b. Age Requirements:** No guest under the age of 18 years old is permitted in The Community Center without adult supervision.

**c. Delinquent Owners:** Owners who are delinquent on their Association Assessments may not enter the clubhouse or pool area, as a guest of an owner who has paid in full or the owner that provided the delinquent owner access, risks having their own access revoked.

**Tenants:** Residents relinquish their membership to The Community Center when their property is leased to a tenant. The resident will notify the Management Company when a tenant takes possession of a Decatur Farm residence. The tenant will then assume the membership and be held accountable to Community Center rules and regulations.

## **Rules & Regulations Common to All Activities**

**Use:** Use of the recreational facilities is restricted to residents in good standing and their guests. All residents must have their ID/swipe on their person when using the clubhouse.

**Preference:** Residents will have preference over guests with respect to the use of all clubhouse/recreational facilities i.e. exercise equipment, pool. etc.

**Conduct:** All persons using the recreational common areas must conduct themselves in a courteous manner. Disorderly, verbal or physical misconduct will not be tolerated. All complaints should be made in writing signed by the resident and forwarded to the Management Office and/or the Board of Directors.

**Recreational Rule Enforcement:** The Management Company has been delegated by the Board to enforce rules and regulations regarding the use of the recreational facilities at the clubhouse. Where prohibited conduct occurs on common properties and facilities, the Management Company may suspend a resident's use of the clubhouse.

**Equipment:** All recreation equipment supplied by the clubhouse must be returned to the designated storage areas immediately following each use.

**Radios:** Portable radios, CD players, etc. will be allowed in the common recreational areas, provided they are equipped with ear phones and cannot be heard by other individuals using the facility.

**Pets:** No pets are allowed in the Community Center with the exception of service pets.

**Food/Drink:** Food and drink are not allowed in the clubhouse except the gathering room and the kitchen. Plastic water bottles are permitted in the Fitness Center. Clubs and committees having meetings in the clubhouse may have food service with the approval of the Management Company.

**Room Rental:** A Community Center room rental program has been implemented for residents. See the Management Company for details.

### **Attire:**

- a. Wet bathing suits and/or wet feet are not allowed in the fitness center. Bathing suits cannot be worn in the community center at any time.
- b. Street shoes or outdoors sneakers are not permitted on the exercise equipment. All residents and guests should bring a pair of sneakers to be used on the equipment with them and change before and after using the equipment and/or entering the pool area.

### **Meetings and Functions:**

- a. Prior approval must be obtained from the Management Company for all meetings and functions.
- b. Within 30 days after the first organizational meeting each club or group will supply the company with: statement of purpose or charter, membership list to be updated annually; requested meeting location and time with at least one second choice; and list of officers with phone numbers.
- c. Association business has priority over resident business. All regularly scheduled Council Meetings, etc. will have priority for room use. Otherwise, services are on a first-come, first-served basis.
- d. Clubs, groups and committee memberships are for residents in good standing only. Any attendees other than residents or speakers must be submitted in writing to the Management Company for approval.

**Smoking:** Smoking is not allowed anywhere in the building. Smokers must exit the building and close the doors behind them before smoking in designated exterior smoking area.

**Bicycles:** Bicycles are not to be left in front of the clubhouse, brought into the clubhouse, or the pool area. They are to be stored in the bicycle rack located on the side of the Community Center. Such storage is understood to be at the risk of the owner. The Association is not responsible for any loss or damage incurred.

**Fitness Center:**

- a. No one under the age of 18 is permitted in the fitness center without adult supervision.
- b. Users should consult their physicians for exercise recommendations.
- c. Residents and or their guests must wipe down the equipment after their exercise.
- d. Any residents who choose to use the equipment in the fitness center will do so at their own risk.

Residents should employ the "buddy system" and should, for their own safety, always have another person present when using the equipment.

- c. Proper exercise attire must be worn. Non-outdoor tennis shoes or sneakers must be worn while operating fitness equipment. Exercising without a shirt is not permitted.
- f. Additional Rules & Regulations will apply and will be posted in the fitness center.
- g. Guests must understand that residents have priority in using any of the exercise equipment.
- h. No resident should use any of the exercise equipment for more than thirty minutes if there is a resident waiting to use it.

**Children's Play Room:** Food and beverages are not permitted in the Play Room.

**Card Room:** Food and beverages are not permitted in the Card Room.

**Local & State Health Regulations:** Users of the pool facilities shall follow Local and Maryland State Health Regulations at all times.

**Attire:** Proper swimming attire is required for use of the pool. Street clothes cannot be used as swimming attire. Street shoes or outdoors sneakers are not permitted in the pool area. All residents should bring a pair of sneakers with them and change before and after entering the pool area.

**Conduct:** Running, horseplay, diving or jumping into the pool is not allowed for safety reasons. Where violations of such rules and regulations occur, the Management Company is empowered to suspend the responsible person's privilege to use such pool facilities. Residents are responsible for the actions of their guests.

**Food and Beverages:** Food and beverages are not permitted in the pool area. Glass containers are not permitted in the pool area. Residents are responsible to make sure that the areas they use are kept clean.

**Floatation Devices and Toys:** Floatation devices such as kick boards, rafts, tubes, snorkels, etc., are not allowed in the pool except for therapy training and if space allows. Training devices for children are acceptable (such as arm swimmies and back bubbles). Toys of any kind cannot be brought to or used in the pool or pool area.

**Pool Furniture:** Pool furniture is available on a first come, first served basis and may not be reserved by placing towels on chairs, lounges or tables or by any other method of reserving. Pool furniture must be placed in such a manner as to ensure a clear passage around the pool. Residents and their guests are requested to return the pool furniture to its original setting after their use. Clubhouse furniture may not be brought for use in the pool or any other area. Residents/guests must place a towel on the chairs and/or lounges before use for health reasons and furniture protection.

**Littering:** Littering is prohibited at The Community Center, pool or on Association property. Anyone seen littering should be reported to management. The cost for any additional maintenance of the grounds may be billed to the responsible resident.

**Rules & Regulations Enforcement and Fines:** Enforcement of the Association's Rules and Regulations, to the extent permitted by law, includes the ability to impose and collect fines and other forms and methods of abating violations shall be as determined by the Board.