

**REGENCY PLACE OWNERS' ASSOCIATION**  
**Pool, Clubhouse & RV Lot Rules**  
(Revised - March 2015)

**COMMON AREAS**

1. **Noise** - Sounds originating from the common areas should not be so loud as to intrude into residential areas.
2. **Pets** - Pets are not allowed in the clubhouse or pool area at any time. Pets in other common area must be on a leash at all times. Pet owners must clean up after their pets.
3. **Illegal Activity** - Common areas may not be used to engage in illegal activity of any nature. All rules and regulations of governing bodies must be complied with i.e., Fire Department, Alcohol Beverage Commission, Civil, State and Federal Laws, Etc.

**CLUBHOUSE**

1. **Keys and Alarm** - Clubhouse keys and alarm codes are for the use of Regency Place Owners' Association homeowners/residents exclusively. Keys, magnetic cards or alarm codes for any common area must not be given to anyone who is not a member of the Regency Place Owners' Association either by ownership or qualified residency as defined in the association By Laws.
2. **Key Replacement Charge**- There will be \$25 replacement charge for lost clubhouse or gate keys.
3. **Securing the Clubhouse** - The clubhouse must be securely locked whenever a resident leaves and no else is in the building. The alarm must be set. The resident, committee or group sponsor of any function at the clubhouse is irresponsible for seeing that all lights, range burners, ovens, coffee pots, central heating/air conditioning are turned off.
4. **General Use** - Each room in the clubhouse shall be available to all residents for casual use at all times when no scheduled activity is in progress. Supplies for the various activities must be put away at the end of each daily session.
5. **Guests**- Residents must accompany and remain with their guests at all times in the clubhouse and pool areas. Children must be closely supervised. Residents will be responsible for any problems or damage caused by guests.
6. **Pool Table** - The pool table is reserved for residents and adult guests only.
7. **Age Restrictions** - No one under the age of twenty-one (21) will be allowed in the main meeting room while Bingo or Bunco is in progress.
8. **Alcoholic Beverages** - Alcoholic beverages are allowed, but must be not be served to or consumed by minors.
9. **Hours** - Clubhouse hours for residents shall be 6:00 a.m. to midnight.
10. **Personal property** - Individuals may not leave personal property in the clubhouse except property on loan for use at an Association function. Persons leaving personal property or possessions do so at there on risk.
11. **Clubhouse Furniture** - Clubhouse furniture and fixtures may not be removed from the clubhouse. Exception: Clubhouse folding tables and chairs may be used in the pool area for Association functions only.
12. **Trash** - Residents using the recreational center are responsible for depositing all trash in the trash receptacle located outside the clubhouse door. Trash must be taken off the premises if the trash receptacle is full.
13. **Damaged Furniture/Equipment** - Please report damaged furniture or equipment to the Association Manager or member of the Board of Directors.

**CLUBHOUSE RESERVATIONS**

- 1. Reservations** - The Clubhouse may be reserved by residents only. Reservations should be made at least thirty (30) days in advance. All functions scheduled for the recreation facility must be reserved on the Association master calendar. Residents are required to submit a Clubhouse Reservation Request Form to the Association Manager to reserve the clubhouse for a private party. Request forms are available in the clubhouse lobby. All requirements on the form must be adhered to and will be enforced. The main meeting room, kitchen and game room are the only rooms that may be reserved for a private functions. The billiard room, library and pool/pool area are not available for reservations and will remain available to residents.
- 2. Restricted Reservations** - No business, fraternal, religious or other club/organization is allowed to use the Regency Place Clubhouse. Reservations for civic activities must be pre-approved by the Board of Directors.
- 3. Maximum Capacity Requirements** - Maximum capacity for the main clubhouse room is forty (40) for sit-down dining and sixty (60) for auditorium-type seating or stand-up functions.
- 4. Decorations** - Decorations can be hung on existing hardware and glass surfaces. At no time can damage be done to walls and woodwork.
- 5. Cleanup** - The clubhouse must be cleaned prior to NOON on the day following an event. Cleaning includes: kitchen and restroom sinks, floors (mopped, vacuumed or swept), counter tops and tables. Decorations must be removed. Tables and chairs must be arranged in their original positions and folding and stacking chairs put away. Leftover food and beverages must be removed immediately following the event.

## **RECREATIONAL VEHICLE STORAGE LOT**

For the purpose of these Rules and Regulations, recreation vehicles include motor homes, travel trailers, 5<sup>th</sup> wheel trailers, camping trailers et. al

- 1. Application** - Residents wishing to use the RV Storage Lot must complete an application for a parking permit (available in the clubhouse lobby) and forward it to Kocal Management Group, P.O. Box 1459, Folsom, CA 95763. Upon approval, the resident will be supplied with an assigned parking space and a key to access the lot.
- 2. Key Replacement** - There will be \$5.00 fee for lost key replacement.
- 3. User Responsibility** - The user of the RV storage lot is not to give or loan the key to anyone not a member of his/her household and is responsible for locking the gate when exiting.
- 4. Usage** - Vehicles stored in the lot shall not be used as sleeping or living quarters
- 5. Usage Qualifications** - Vehicles stored in the RV storage lot shall be owned by a member of the Regency Place Owners' Association as defined in the Association By-Laws. Exception: Visiting guests may be permitted **temporary** parking privileges on a space available basis. Requests should be directed to a Regency Place Owners' Association Board member.
- 6. Noise** - Running generators and/or creating sounds that intrude into residential areas is prohibited.
- 7. Damage** - Any damages caused by the owner or tenant, whether to personal property of others or to the lot, shall be responsibility of the homeowner. Damage may be repaired by the Association with costs assessed to the homeowner.
- 8. Insurance** - All vehicles stored in the lot must be covered by the owner's liability policy. Proof of current insurance must be submitted to a Board member or the Management Company.
- 9. Registration/License** - All vehicles stored in the RV storage lot must have a current registration and license.
- 10. Debris** - Each user of the RV storage lot must keep the area surrounding his/her vehicle free of debris.
- 11. Owner Risk** - Users of the RV storage lot do so at their own risk.
- 12. Rental Fee** - It is understood that the Regency Place Owners' Association may, at any time, initiate a rental storage fee for the use of the RV Storage Lot.

## POOL AND SPA AREAS

The pool is the private property of homeowners and their rights are the primary consideration in the use of the pool. During times when the pool is crowded, guest use is to be limited.

1. **Lifeguard** - Everyone using the pool does so at their own risk. **THERE IS NO LIFEGUARD ON DUTY.** The Regency Place Owners' Association is not responsible for accidents or injuries.
2. **Guests** - Residents must accompany and remain with their guests at all times in the pool area. Children must be closely supervised. Residents will be responsible for any problems or damage caused by guests.
3. **Pool - Age Restriction** - Children under the age of three and/or children in diapers are not allowed in the pool at any time.
4. **Other Restrictions** - Persons currently having active Diarrhea or who have had active Diarrhea within the previous fourteen (14) days shall not be allowed to enter the pool water.
5. **Spa - Age Restrictions** - Children age fourteen (14) or under may not use the spa at any time.
6. **Reservations** - The pool and pool area may not be reserved for or used by guests attending a private party.
7. **Glass** - Glass containers and sharp objects are not allowed in the pool area.
8. **Picnics/Barbecues** - Picnics and barbecues are permitted, but food must be kept away from the pool and spa. No beverages are allowed in the pool area or at the edge of the pool.
9. **Diving/Running, etc.** - Diving and jumping into the pool, running, pushing, dunking, ball throwing and other similar activities are not permitted.
10. **Equipment Usage** - Equipment necessary for personal safety may be used in the pool. Floats may be used only when the pool is not crowded.
11. **Spa Cover** - The spa cover must be replaced after using the spa.
12. **Shoes, etc./Clubhouse Entry** - Shoes or thongs must be worn when entering the clubhouse from the pool area. Residents and guests must towel dry before entering the clubhouse.
13. **Gates** - Gates leading to the pool area **must remain closed and locked** at all times. The restroom doors must also remain closed.
14. **Pool Furniture** - Pool furniture may not be removed from the pool area.
15. **Hours** - Pool and spa hours are 7:00 a.m. to 10:00 p.m.