

Center does not provide babysitting services, so the parents or guardians of minors should use reasonable discretion in allowing the minors to use the facilities with or without supervision. These Guidelines will be enforced equally as to all people of all ages, so Facility Users of all ages should be familiar with them. The Valley Ranch Community Center staff will not, under any circumstances, be responsible for determining whether an apparent parent, guardian, person responsible for the care of a minor child is legally authorized to oversee or provide for the care of the minor child.

These Guidelines have been developed to ensure that Facility Users are provided with a safe and enjoyable experience while using the Valley Ranch Community Center. Prior to participating in any Association activity or program, Facility Users are encouraged to familiarize themselves with the Valley Ranch Community Center and its Guidelines.

III. AUTHORITY

The Board's authority to adopt these Guidelines is provided by the Bylaws and the Declaration of Covenants, Conditions, and Restrictions (Declaration). These Guidelines are binding upon all Facility Users. In addition, the Declaration provides the Board means to ensure compliance of these Guidelines and provides the Association the following rights for violations or abuse of these Guidelines:

- i. The right of the Association to suspend voting rights of any Member.
- ii. The right of the Association to levy reasonable monetary fines.
- iii. The right to suspend a Facility User's right to use any or all Association amenities.

IV. MEMBERSHIP

Pursuant to the Declaration, each Owner of a Lot is a Member of the Association. If a Lot is owned by more than one (1) person, all co-Owners are Members of the Association. A Member may invite guests to the Valley Ranch Community Center in accordance with the provisions of these Guidelines. A Member who leases their home surrenders their rights to use the Valley Ranch Community Center to the Tenant of the residence during their term of the lease.

V. ACCESS KEY FOBS

Access Key Fobs are required to access the Valley Ranch Community Center and to participate in community sponsored events and activities. Owner Access Key Fobs are issued at the Valley Ranch Community Center to Owners or Occupants of Lots, provided that the assessments associated with such Lot are no more than 30 days past due, and with proper identification.

1. Owner Access Key Fobs – Any person who is an "Owner" or "Occupant" as defined in the Declaration of Covenants, Conditions, and Restrictions for the

Association has the right to an Owner Access Key Fobs except as described in the Guidelines. Access Key Fobs cannot be transferred and may only be utilized by the person of issuance.

In order for the Owner Access Key Fobs to be issued and remain valid, the Owner(s) must remain a member in good standing with the Association. All assessments must be no more than 30 days past due, and the Owner or Occupant must not have had his or her rights suspended by action of the Association.

2. Suspension. Owner Access Key Fobs may be suspended or revoked pursuant to the terms and conditions of the Declaration for the following actions by the Owner(s), Occupants, or a member of their respective households:
 - i. Use of false information to obtain an Access Key Fob.
 - ii. Unauthorized use of an Access Key Fob.
 - iii. Violation of the governing documents of the Association, including its Guidelines.
 - iv. Non-payment of assessments or other charges.
3. Allocation. Each Lot will be issued one (1) Access Key Fob at no charge. Residents will have the option to purchase a second Access Key Fob for \$15.00. A maximum of two (2) Access Key Fobs are allowed per Lot.
4. Issuance – Occupants seeking to obtain an Access Key Fob must submit two of the following proofs of eligibility: Driver's License or Proof of Photo Identification and a Utility Bill showing a qualifying street address, Title Company Document or Valid Lease Agreement. In addition, Occupants must present a signed Informed Consent, Release and Waiver Agreement and a Facility User's Agreement before the Access Key Fob will be issued.
5. Tenant Access Key Fobs - Owners who lease their Lot to an Occupant must relinquish their Access Key Fob(s) for the Lot and shall be deemed to have assigned their rights to an Access Key Fob to the Tenant of the Lot. Owner shall provide Tenants or Occupants their Access Key Fobs to be reassigned to the Tenant or Occupant once proof of lease is provided by the Valley Ranch Community Center Staff. If the owners do not provide the Tenant or Occupant their Access Key Fobs Tenants or Occupants will be required to pay \$15.00 per Access Key Fob and Owner Access Key Fobs will be disabled. Tenant Access Key Fobs are issued to those individuals leasing a residence within the Association and who have provided a copy of a valid lease agreement. Such access fobs shall have the same rights as an Owner Access Key Fob, but are referred to herein as Tenant Access Key Fobs for the sake of clarity. In order for Tenant Access Key Fobs to be issued and remain valid, assessments must be no more than 30 days past due. Tenant Access Key Fobs shall be revoked at such time as the Tenant no

longer resides in the Lot or upon the termination of the lease agreement. If a lease is renewed the owner must provide the Valley Ranch Community Center Staff with an updated lease agreement or written consent that the Tenant's lease has been renewed along with the terms of renewal.

6. Declarant Access Key Fobs - As long as the Declarant owns any portion of the Community or has the right to annex property, the Association shall provide the Declarant, free of charge, with as many Access Key Fobs as the Declarant, in its sole discretion, deems necessary for the purpose of marketing the Community. The Declarant may temporarily transfer the Access Key Fobs to prospective purchasers of Lots subject to such terms and conditions as it, in its sole discretion, may determine. Use of such Access Key Fobs shall be subject to these Facility User Guidelines. Access Key Fobs provided to the Declarant shall entitle the bearer to use all Common Areas and recreational facilities, subject to the availability, payment of admission fees or other use fees charged to Facility Users holding Access Key Fobs.
7. Temporary Activity Cards - The Board may, at its sole discretion, issue Temporary Access Key Fobs to persons who have signed binding contracts to purchase a Lot, subject to such policies as the Board may determine. If provided, such Temporary Access Key Fobs shall expire at closing of the Lot purchase, and may be revoked by the Board.
8. Guests – Must be accompanied by a Resident with an active Access Key Fob while enjoying the Valley Ranch amenities at all times.

Only those possessing valid Access Key Fob and their guests are entitled to use the Valley Ranch Community Center. Access Key Fobs must be presented or swiped on the automatic door locks when entering the Valley Ranch Community Center. A fee, in the amount of \$15.00, shall be charged for all replacement or damaged Access Key Fobs.

VI. CODE OF CONDUCT

1. Physical abuse of other Facility Users, Valley Ranch Community Center Staff members, vendors or volunteers is prohibited. Immediate suspension of privileges may ensue and continue until a hearing can be conducted by the Board.

2. Facility Users shall show common courtesy and refrain from harassment of any Facility User, Valley Ranch Community Center staff member, volunteer or vendor; or otherwise interfere with the management of the Association.

3. Any guest must be accompanied by a Resident at all times while enjoying any of the Valley Ranch amenities. Residents are responsible for their conduct and the conduct of their guests and the Owner's Lot is subject to any ramifications, disciplinary, and/or financial consequences due to individual or guest actions.