



RECREATION AREA

The Recreation Area is only available for parties, events or meetings with an Association-approved reservation. That includes a “Public Interest Meeting” for a purpose described in California Civil Code section 4515(b)(1), (2) and (3) (“Public Interest Meeting”). The Public Interest Meeting must be reserved in accordance with the Association’s Community Area Rules and Reservation Agreement (attached). Public Interest Meetings will have no priority over other events and reservations with be made on a first-come, first served basis. No fee or deposit will be required for a Public Interest Meeting and provisions of the Reservation Agreement about fees and deposits do not apply to a Public Interest Meeting. Nor does the 4 event per year limit apply to Public Interest Meetings. The maximum attendance at a Public Interest Meeting shall not exceed the maximum occupancy limit for the facility as determined by the Fire Department.

To seek a reservation for a Public Interest Meeting, the member must submit a written statement describing the subject of the meeting along with the completed Reservation Agreement form. If a member who reserves the facility for a Public Interest Meeting uses the facility for a purpose not permitted by Civil Code section 4515(b)(1), (2) or (3), the Association may, after notice and hearing, levy an assessment against the member to recover the appropriate rental fee and in addition impose a fine of \$500.00 against the member.

All persons attending the Public Interest Meeting will be deemed to be the guest of the member reserving the facility, meaning that member will be personally responsible for the actions of all attendees. The Association may, after notice and a hearing, levy an Enforcement Assessment against the member reserving the facility to recover the cost to repair any damage to the facility caused by the member or any individual attending the event or for any violation of the Association’s governing documents by any attendee (CC&R section 8.4).

POOL

Residents may only have four guests per household.

Residents must, at all times, have in their possession a pool key and card for access. Residents may be asked for identification to ensure the area is utilized by residents and their guests only.

Should you have any questions regarding this matter, please contact Avalon Management Group at (951) 244-0048.

Lake Hills Reserve Community Area Rules

1. The Large Pavilion & BBQ area are available for private functions by advance reservation, not to exceed six (6) months in advance of event, nor less than fourteen (14) days in advance of the event, for Homeowners of Record only and their guests. The Homeowner signing the reservation agreement must be in attendance at all times. Availability in on a "First Come-First Serve Basis".
2. Use of the areas is restricted to four (4) events per calendar year.
3. Maximum amount of guests per event shall not exceed 50 adults.
4. Availability dates for the Large Pavilion & BBQ area will be at the sole discretion of the Board of Directors, and the Board may adopt a policy to limit availability during holidays. Hours of Availability: Sunday through Thursday 8:00 A.M. – 10:00 P.M., Friday and Saturday 8:00 A.M. – 11:00 P.M.
5. Minors under 18 years of age must be accompanied and chaperoned by the Homeowner of record who reserved the Large Pavilion or BBQ area.
6. Functions involving solicitation, drugs and alcohol resale as well as subleasing is strictly prohibited.
7. Pets, bicycles, skateboards, roller-skates, roller blades/glides or any device deemed offensive by the Board of Directors or their designee are prohibited.
8. Glass containers are not allowed.
9. The **only** areas that can be reserved for a private function are the Large Pavilion and BBQ area. The pool area may not be reserved and will not be available during the function.
10. If a homeowner of Record in any way causes a disturbance to other residents, or allows misuse of the building facilities, they may be fined and denied use of the Large Pavilion & BBQ area in the future.
11. If the Association has hired security patrol service, the patrol service has the authority to terminate any event, which they deem, in their opinion is causing an undue burden or disturbance to other homeowners in the community or in the pool area.
12. Do not prop open the pool gates or bathroom doors.
13. No live bands, disk jockeys, loud amplified music or other loud noises which would impede on the quiet enjoyment of other homeowners in the community or the pool area are allowed.
14. The following items must be completed in a satisfactory manner prior to the security deposit check being returned.
 - All trash must be picked up and removed from the premises immediately following the event.
 - All furniture, chairs, and tables must be undamaged and be returned to their proper place.
 - All personal items and decorations must be removed immediately following the event.
 - Patrol will inspect the area prior to the event and after the event. If any debris or decorations are left behind a portion of the deposit may be retained.

15. A refundable security deposit in the amount of \$200 for the large Pavilion and \$100 for the BBQ area is to be received by Avalon Management Group 14 days prior to event. Parties with more than 20 persons 18 years of age or older, will require a guard be present. Cost for a standing guard will be charged to the owner and must be paid at least 14 days in advance. Your reservation is not scheduled until the deposit check is received.
16. **The use of bounce houses or any inflatable play items is prohibited due to liability.**

Adopted by the Board of Directors May 17, 2018



LAKE HILLS *Reserve*

POOL RULES

The swimming pool in the Lake Hills Reserve Community is for the use and enjoyment of all residents of our community. Responsible use of these beautiful facilities will increase the safety, reduce expenses and maximize the pleasure we derive from them. The pool area is regularly inspected by the County Health Department. There are *NO lifeguards on duty. It is for these reasons the following rules are applied to the use of these facilities.*

1. There is no lifeguard at the pool area. Therefore, residents and their guests must use the pool at **THEIR OWN RISK.**
2. The use of the pool is expressly limited to homeowners, tenants, and their invited guests. Homeowners and tenants must accompany their guests at all times.
3. A maximum of four (4) guests per household are permitted.
4. Owners may be requested to provide identification by patrol and or assigned personnel to ensure the area is utilized by residents and their guests only. Patrol and/or assigned personnel are authorized to deny use to individuals and/or require individuals to leave the area due to failure to provide proper identification or due to any infraction of these rules.
5. Owner must carry, at all times, their pool key and card when utilizing the pool.
6. Pool hours are from 8:00 a.m. to 10 p.m. local time.
7. For safety purposes, persons under the age of fourteen (14) are not permitted in the pool area unless supervised by an adult resident according to California Code of Regulations.
8. Swim diapers, rubber pants or other watertight swimwear must be worn by persons with bladder control or incontinence issues (e.g., swim diapers for infants and/or children, who are not toilet trained.)
9. Animals are not permitted in or around the pool area at any time, nor may they be tethered to the fence, bushes or stakes.
10. California law requires that the pool gates must be latched at all times when not passing through. Do not prop them open at any time.
11. **GLASS MATERIALS / CONTAINERS** of any kind are not allowed in the pool area.
12. Large or potentially dangerous objects such as floating devices, boogie boards, etc., are not allowed in the pool area.

13. Barbecues are not allowed in the pool area. Food may **not** be eaten in the pool area.
14. All trash must be picked up and properly disposed of. Residents and their guests shall maintain cleanliness in the pool area.
15. Do not remove furniture from the pool area. Furniture is not to be placed in the pool.
16. When using tanning oils and/or lotions, a towel must be placed over the furniture.
17. Residents and guests must use the pool showers before entering the pool.
18. DIVING IS NOT PERMITTED.
19. Running boisterous or rough playing is not permitted in the pool. Persons in the pool area should conduct themselves in such a manner as to not disturb other residents.
20. Headphones must be used with all radios or other audible devices.
21. Tampering with pool equipment or machinery is not permitted.
22. The owner or tenant shall be responsible for any damage caused by his or her guests.
23. Smoking in the pool area is prohibited.
24. No soap or soap products are allowed in the pool.
25. Pets are not allowed in the pool area at any time.
26. The use of alcoholic beverages is prohibited in the pool area.

POOL KEY REPLACEMENT POLICY

Each owner will receive one (1) pool key at the time of closing through the Lake Hill Reserve sales office. Upon closing of the Lake Hills Reserve sales office, pool keys will be available by contacting Avalon Management Group at (951) 244-0048.

Each owner is responsible for providing the new owners of the unit with their Association pool key upon sale of their unit.

A fee of \$150.00 will apply for all replacement pool keys.

To request a replacement pool key, homeowners must provide the following:

- Homeowner must be on title
- Valid photo I.D. must be provided
- A check in the amount of \$150.00 made out to Lake Hill Reserve Homeowners Association must be provided

Tenants will be required to provide a signed written request from the owner of the unit authorizing the tenant to obtain a pool key. In addition, the tenant will be subject to all of the same pool rules and pool key replacement policy. Homeowners may schedule a pool key pick up by calling Avalon Management Group at (951) 244-0048.

Adopted by the Board of Directors July 21, 2015