



QUAIL HILL™
www.quailhillhoa.org

August 11, 2006

Dear Quail Hill Community Association Homeowners:

Please find enclosed a copy of the revised Recreation Facilities Rules, which were adopted by the Board at their General Session Board meeting held on July 27, 2006.

Included is the new recreation facilities reservation form and agreement. This needs to be completed and returned to management along with the appropriate deposit and fee, in order to reserve one of the barbecue areas on Fridays, Saturdays and Sundays at each of the parks.

Please take a moment to read the enclosed documents and be sure to retain them with your permanent property records.

Should you have any questions regarding this correspondence, please do not hesitate to contact me at (949) 838-3225.

Sincerely,

At the Direction of the Board of Directors,

Sheryl Uggen, CCAM®
District Manager

Enclosures

Professionally Managed by:
Keystone Pacific Property Management, Inc.
16845 Von Karman Avenue, Suite 200 · Irvine, CA 92606-4960 · Tel (949) 833-2600 · Fax (949) 833-0919
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QUAIL HILL COMMUNITY ASSOCIATION

RECREATION FACILITIES RULES – EFFECTIVE SEPTEMBER 1, 2006

Pool and Fitness Room Keys

Homeowners are issued two (2) pool keys and one (1) fitness room key upon close of escrow on their home and will be distributed by the sales office. Replacement of lost keys must be obtained through Keystone Pacific Property Management. The replacement cost is \$150.00 per key. Payment should be made to Quail Hill Community Association.

Swimming Pools/Spas/Parks

1. Hours of operation are:

Sunday through Thursday	6:00 AM – 10:00 PM
Friday and Saturday	6:00 AM – 11:00 PM
2. There will be no lifeguard on duty. Use the pool at your own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.
3. The facilities may not be used for commercial purposes other than those endorsed by Quail Hill Community Association and must be events in which Association members may participate.
4. Regularly scheduled community events, specifically Quail Hill functions, have priority for park and facility use.
5. Designated BBQ areas and tables within each fenced pool area may be reserved Friday through Sunday as available. Resident must complete a reservation form and submit the required deposit of \$200.00 and cleaning fee of \$50.00 before a BBQ area is confirmed reserved. Checks should be made payable to Quail Hill Community Association. If payment and the signed reservation form is not received within seven (7) business days from the date a reservation is made, then that reservation time will be forfeited and made available to other residents. You may obtain the reservation form at www.quailhillhoa.org or contact management directly.
6. BBQ area reservations must be reserved no less than fifteen (15) days in advance of the event. Cancellations of an event, if received in writing 14 days prior to an event, will result in a full refund of the reservation deposit and cleaning fee. Cancellations received less than 14 days prior to an event will result in no refund of the reservation deposit, unless approved by the Board of Directors.
7. If homeowner is found not to have attended and supervised the event, deposit will be forfeited and reservation privileges suspended for one year.
8. The Association will not be held responsible if a resident arrives and the BBQ is not properly working. If this occurs management should be notified the next business day. **Because of the heavy use of these BBQ's it is recommended that you visit the site early to verify that everything is in working order.**
9. Residents reserving a BBQ area shall be completely responsible for his/her own set up and clean up, including but not limited to the removal of trash from the event out

of the facility and park area. Set up, clean up and the event cannot exceed the four hour reservation time available. If a resident does not have the reserved BBQ area cleaned up by the time designated on the reservation, they may forfeit the deposit for clean up and be asked to leave by the Association's contracted patrol company or another resident if they have reserved the area for an event.

10. Should any damage occur to the facility, including failure to adequately clean up the area used by the Member, the Association shall have the right to hold a hearing and thereafter assess the Member and to withhold some or all of a deposit to cover any damage to the facility that results from the Member's reservation and/or use of the facility.
11. Management and the Association reserve the right to close any of the facilities at any time in order to repair, clean and maintain premises.
12. Private swim lessons are not permitted for liability purposes unless organized through the Association.
13. An adult must accompany children under the age of 14. No infants are allowed in the pool without diapers. Children under the age of 14 are not allowed in the spa without adult supervision.
14. Guests may make use of the swimming pools only when accompanied by a resident.
15. All swimmers must shower before entering the pool. Showers are only for persons using the facilities and not for individual personal hygiene not related to use of the facility.
16. All swimmers must wear a bathing suit. No ragged-edged garments are allowed. Nudity is prohibited.
17. For health reasons, children must be toilet trained to use the swimming pool or wear appropriate swim diapers.
18. Any individual with a contagious malady or open sores may not use the swimming/wading pool.
19. For shoulder length hair or longer, it is recommended that hair be tied back, braided or a cap worn (hair clogs the drains).
20. No running or horseplay on pool deck.
21. No horseplay in the pool. Hanging on lane lines is strictly prohibited.
22. No ball/frisbee or object throwing.
23. No gum in pool/spa area.
24. No eating food or drinking in the pool or spa. All waste materials from food or beverages are to be taken with you or disposed of in the trash containers provided in the pool areas.
25. No skateboards, bicycles, tricycles, skates, razors, rollerblades or other wheeled equipment are allowed inside the fenced area.
26. No pets inside the fenced area.
28. No unduly loud or disturbing noise inside the fenced area.
29. No amplified music permitted within the fenced area.
30. No diving from benches, tables, or other facility structures inside the fenced area.
31. No rafts, inflatable toys, boogie boards or diving rings.
32. No smoking inside the fenced area.
33. Persons intoxicated or under the influence of drugs are not permitted in the pool and park areas and may be asked to leave by patrol or local law enforcement.

34. No pool furniture in the pool.
35. Any damage to equipment or furnishings must be reported promptly. Members responsible for the damage will be required to immediately reimburse the Association for losses related to the damage and may be subject to additional fines or penalties deemed necessary by the Quail Hill Community Association. Members are also responsible for damage by their guests.
36. All gates must remain closed and locked at all times. DO NOT obstruct gates with chairs or other items to keep gates open.
37. Members may bring up to 15 guests in fenced areas and 30 guests in open private parks. Any party seen with guests over the allotted limit may be requested to leave the pool or park areas. Residents may contact the designated patrol service to take action.
38. Bounce houses may only be used in private park areas. Residents are allowed one (1) bounce house per event. The Association must be named additional insured by the bounce house company.
39. Tampering with pool equipment, pool gate locks or machinery at the pool areas is prohibited. Members caught tampering will be subject to fines.
40. Jumping the fence to any gated facility is prohibited
41. Park areas outside fenced pool areas may not be used for weddings and other privately coordinated events exceeding 30 people. Live music and/or DJ will only be allowed between the hours of 10:00 a.m. and 10:00 p.m. Temporary tent structures requiring professional set up and tear down are not allowed.
42. Excessive trash from gatherings or parties must be taken away and not put in the trash receptacles. These receptacles only accommodate regular amounts of trash.

Wading Pool Rules

1. The wading pool is for children 5 years of age and younger.
2. All children in the wading pool area **MUST BE UNDER THE DIRECT SUPERVISION OF AN ADULT AT ALL TIMES.**
3. All general rules concerning food, gum, glass containers, diving, jumping, ball playing, loud noise, radio/playback devices, running/horseplay, wheeled conveyances, floating devices, and pets also apply to the wading area.
4. Children who are not toilet trained are not allowed.
5. This area is not available for private parties.

Fitness Center

1. Hours of operation are:

Sunday through Thursday	4:00 AM – 10:00 PM
Friday and Saturday	4:00 AM – 11:00 PM
2. An adult must accompany children from the age of 14 to 17 years of age.
3. Due to safety reasons, children under the age of 14 are not permitted to use the facility.
4. Residents are to bring their own towels and wipe down equipment after use.

5. Residents must limit their time on the cardio equipment to 20 minutes when other residents are waiting.
6. Private fitness instructors are not permitted to be used in the facility at any time.
7. The Quail Hill Community Association is not liable for any injury caused from use of fitness equipment. Residents are encouraged to consult with their personal physician prior to beginning any exercise program.
8. No amplified music permitted.

Tot Lot

1. Adult supervision is required for all children. Please inform daycare providers of the rules and regulations and that they must watch the children in their care at all times.
2. Please play with care and consideration of others.
3. The play area is designed for children ages 2 through 12. Adults are discouraged from playing on any of the structures.
4. Bicycles, skates, razors, scooters, skateboards and the like are not allowed at anytime.
5. Pets are not allowed in the playground area.
6. No jumping from swings or play structures.
7. Any community member caught damaging or defacing play equipment or special surfaces will be responsible for the cost of necessary fines and may be subject to additional fines or penalties as deemed necessary by the Quail Hill Community Association.