

ORCHARD VIEW CLUBHOUSE RULES AND REGULATIONS

GENERAL

Hours of operations for the Orchard View Clubhouse proper are **6 am to midnight**.

The Orchard View Clubhouse and all amenities are **smoke free**.

1. The Clubhouse is for the exclusive use of Orchard View Residents and/or Residents in good standing and their guests, the HOA management company, and the Declarant for so long as Declarant owns at least one (1) lot in the community. The HOA management company retains the right to enforce the Rules and Regulations and the right to refuse access to anyone unwilling to comply with the Rules and Regulations.
2. Access to the Clubhouse will be activated by key fob. Residents will be issued a key fob to access the Clubhouse upon settlement of their home. For existing Residents, key fobs will be issued at the August 6th opening of the Clubhouse by the builder representative, after signed waiver is received. Lost key fobs can be replaced for a \$25 fee through the HOA management company. If lost, please contact the HOA management company immediately so that key fob can be deactivated.
3. Sharing or lending fobs to non-Residents is prohibited and may result in fines and other limits up to and including restriction of Clubhouse privileges.
4. Smoking and/or vaping is **not** permitted inside the Clubhouse or on Clubhouse property, including amenities.
5. **No pets** of any kind other than properly licensed service animals are permitted in the Clubhouse, pool, or associate Clubhouse amenities, or grounds. Pet feces should not be disposed of in Clubhouse trash receptacles. Service animals must always be leashed and no animals are permitted in the actual pool.
6. Residents are to leave the Clubhouse area clean and orderly, returning furniture to its original room, etc.
7. Guests must be accompanied by a Resident. Given the size of the facilities, Residents shall have no more than four (4) guests at one time, unless approved in advance through the HOA management company. (**Request form to be developed**). Residents are the priority for all Clubhouse resources and take priority over guests. If there is overcrowding, guests will be subjected to further restrictions.
8. Residents and guests should use the designated parking areas of the Clubhouse.
9. A valid handicap parking permit must be displayed on any vehicle parked in the designated handicapped parking space. All others will be towed at the owner's expense.

10. Residents understand that the Clubhouse facility may be closed in part or completely for matters such as repairs, private functions, weather, etc. Notices will be provided on the front door and electronically if closure warrants longer period.
11. The maximum number of people permitted in the Clubhouse proper is 263 as determined by the Fire Marshal. Individual room capacity will be posted in each room. Residents take priority over guests if crowding occurs.
12. The Clubhouse and adjacent amenities may be monitored by security camera. Tampering with equipment is prohibited and violators will be subjected to fines and be responsible for repairs.
13. The Clubhouse will be cleaned 2 times/week during pool season and 1 time/week the rest of the year. Please be respectful in maintaining neatness and cleanliness of all facilities, especially restrooms.
14. The Clubhouse, or Clubhouse grounds may not be used for any political or business solicitation.
15. Responsible alcohol use and alcoholic beverages are allowed in the Clubhouse and outdoor amenities other than the pool area by residents and their guests that are at least 21 years of age. The HOA will not provide any such beverages and the residents bringing or allowing their guests to bring alcohol into the Clubhouse are strictly responsible to ensure that the alcohol consumption is done responsibly and that no one in their party becomes visibly intoxicated. The resident bringing or allowing their guest to bring alcohol into the Clubhouse is solely responsible for the safety of both those individuals consuming the alcohol and others using the Clubhouse who may be affected by those imbibing. While the Association has no obligation to monitor alcohol use by residents and their guests, if an abuse of the privilege is brought to the Association's attention, members and guests may be required to leave the Clubhouse or pool area and the future use of the common elements may be suspended.
16. Orchard View HOA wants to ensure a safe relaxing and friendly environment. Loud, aggressive, or inappropriate language/behavior is not welcomed and may result in restrictions up to and including loss of Clubhouse privileges.

All rooms in the Clubhouse are intended for use by Residents and their guests and should be open to all Residents as much as possible. Events open to the entire Orchard View Community will have priority over a limited group of Residents.

Rooms that may be reserved include:

- Gathering multi-Purpose Room
- Reading Room
- Billiards Room

COMMUNITY FUNCTIONS / USE (currently scheduled using Town Square App)

1. In the event of a multiple scheduling request for the same time, the following order of priority shall apply:
 - The Homeowners Association Board of Trustees
 - Community-wide events hosted by the Social Committee
 - Community-wide events hosted by registered clubs
 - Events of registered clubs open to members only
 - Events hosted by Residents but only open to a limited group of Residents
 - Once approved, this hierarchy does not apply, and a reservation will not be cancelled if a higher priority makes a request after approval is received.
2. Members are prohibited from attaching anything to the interior walls of the Clubhouse. There must not be anything taped, stapled, nailed, or tacked to the walls of the Clubhouse.
3. Residents will return rooms to their original condition including:
 - Removing all food and drink items
 - Turning off electrical equipment such as TVs
 - Trash removed and placed in trash receptacle bins
 - Tables and chairs returned to their original locations
 - All doors and windows closed and secure
 - Confirm motion sensors turned off lights

PRIVATE FUNCTIONS/USE:

Clubhouse Only. Pool and Fitness Room are not for private functions.

1. Private function hours are **9:00 am to 10:00 pm** for a maximum of 4 hours unless otherwise approved.
2. All music and noise must end by 10 pm unless otherwise approved by the HOA. Community events sponsored/organized by the Social Committee may continue later.
3. All private functions held in the Clubhouse must be approved by the Clubhouse committee in advance using the Town Square application. Reservations will be accepted on a first- come, first-served basis.

4. The Clubhouse rooms **may not** be reserved for any events on the following holidays:

Christmas Eve and Christmas Day

Chanukah

Easter

Mother's Day

Father's Day

Rosh Hashanah

Yom Kippur

Thanksgiving

5. The Clubhouse rooms may not be reserved on the following holidays except for Community wide events for the Residents:

New Year's Eve

New Year's Day

Valentine's Day

St. Patrick's Day

Memorial Day

4th of July

Labor Day

Halloween

6. A \$200 fee (which includes a cleaning service after the event) is applicable for all private functions and must be paid at time of application approval. Rental forms are available online on the Town Square app or website.

7. Residents are still responsible for returning rooms to original condition including:

- Removing all food and drink items
- Turning off electrical equipment such as TVs
- Trash removed and placed in trash receptacle bins
- Tables and chairs returned to their original locations
- All doors and windows closed and secure
- Confirm motion sensors turned off lights

8. Residents are responsible for their guests and will be liable for any damage caused during the time the Clubhouse is reserved for exclusive use.

9. Children's parties are prohibited.

10. If events are not sold out, Residents can request permission for their guest to join a community event and pay appropriate attendance fees.

11. Lost and Found Items will be kept in the lobby closet. Unclaimed items will be kept for 30 days before disposal. HOA is not responsible for misplaced property.

FITNESS CENTER

Hours of operations: **6 am to midnight.**

Guests Under the age of 14 are not allowed to use the exercise equipment.

Use of the equipment by Residents and their guests is at their own risk.

1. Residents should familiarize themselves with the exercise equipment before use and read all warnings on each piece of equipment.
2. Use of all exercise equipment is at Resident's and guest's own risk.
3. A maximum number of 2 guests permitted. Residents take priority over guests if crowding occurs.
4. Residents or guests are not permitted to leave any personal items in the gym.
5. Gym attire with sneakers is required.
6. As a sanitary measure, all Residents and guests using the facility should bring a hand towel for personal use and are required to use the provided wipes to clean equipment after use.
7. No food or drink, except for water in a non-glass container, is permitted in the fitness center.
8. No use of chalk, powders, or grip aids on the equipment.
9. Cell phones and personal radios are to be used with headphones/earbuds only.
10. Any frayed or worn cables or any other potential equipment failures are to be reported immediately to the property manager, Allison DeCamillis from Ascia.
Non-emergency during working hours: **856.996.1647**
Emergency 24hrs: **888-884-8490**
11. Residents are responsible for the proper use and care of all equipment.

12. Use of each piece of equipment is limited to **30** minutes if other Residents are waiting.
13. Moving or relocating any equipment is prohibited.
14. Please turn off all fans and TVs if no one else is using the fitness room.

Hiring a personal trainer or Group Instructor

Residents and groups of Residents are permitted to hire a personal trainer or instructor at the club house once the following requirements have been provided and approved:

- A brief narrative description of the instruction/class being provided
- Proof of insurance
- An estimated number of participants
- A copy of the instructor's license, certification, and, if an exercise class, a CPR certification
- Approval by Clubhouse committee using Request Submission in Town Square
 1. Documents must be submitted 2 weeks prior to the anticipated start date
 2. All activities must be limited to Residents.
 3. Any fees charged by the instructor will be paid directly to the instructor and not through the HOA.

BILLIARD ROOM/SPORTS LOUNGE

1. Guests should be accompanied by a Resident.
2. Billiards is **restricted to age 14 and older.**
3. Play time is limited to 30 minutes when others are waiting.
4. Return cue sticks and balls to the appropriate racks when finished.
5. Residents are responsible for any damage they or their guests cause.
6. Damage should be reported immediately to the property manager, Allison DeCamillis from Associa.

Non-emergency during working hours: **856.996.1647**

Emergency 24hrs: **888-884-8490**

7. Personal belongings **may not** be left overnight.

POOL AREA

Hours of Operation: Summer months **7am to dusk** (weather dependent)
7 am to 9 am is for pool exercise only

ALL RESIDENTS and GUESTS ACKNOWLEDGE THAT THERE ARE NO LIFEGUARDS AND THAT THEY ARE USING THE POOL FACILITIES AT THEIR OWN RISK.

1. The pool is for the exclusive use of Residents and their guests. Residents must always accompany guests.
2. Residents shall have no more than four (4) guests at one time, unless approved in advance by the HOA management company.

3. Children under 18 are permitted between the hours of 10 pm to noon and 3:00 pm to 5:00 pm only and must always be accompanied by a Resident.
4. Glass containers are not permitted in or around the pool area.
5. No eating or drinking in the pool, other than water in a non-glass container.
6. Smoking and vaping are not permitted anywhere on Clubhouse grounds, including the pool area.
7. No pets of any kind other than properly licensed service animals on a leash are permitted in or around the pool area.
8. Personal music is only permitted in or around the pool area by use of **earbuds or headphones**.
9. Beach balls, inflatable mats, large Styrofoam devices, etc. **are not permitted** in or around the pool area, except for special events approved in advance by the HOA management company. Acceptable safe swim aids and noodles will be allowed.
10. Appropriate swim attire is required.
11. Incontinent bathers of any age are required to wear specially designed swim diapers in the pool area. Frequent diaper changes and bathroom breaks reduce the possibility of pool contamination. Swim diapers are to be disposed of in designated changing rooms' containers only.
12. Any contamination of pool water (vomit, feces, etc.) must be reported immediately to the property manager, Allison DeCamillis from Associa.

Non-emergency during working hours: **856.996.1647**

Emergency 24hrs: **888-884-8490**

13. No diving, jumping, or running is permitted.
14. No saving of chairs; the use of the pool is on a first-come, first-served basis.
15. Tables and chairs must be returned to their original placement prior to leaving the pool area for the day.
16. If an umbrella is opened, it must be closed before leaving the pool area.
17. For the protection of the chairs and Residents'/guests' clothing, towels are to be used on lounge chairs.
18. Footwear and toweling off is required when exiting the pool area and entering the Clubhouse. No wet bathing suits in the Clubhouse except for changing rooms.
19. The cost of any damage to the pool area will be charged to the responsible Resident.
20. The pool may be closed at any time due to weather conditions or mechanical or operational difficulties, at the discretion of the HOA management company.

- 21. AT FIRST SOUND OF THUNDER OR SIGHT OF LIGHTENING, THE POOL AREA MUST BE EVACUATED FOR AT LEAST 30 MINUTES.**
22. Place all trash in containers provided and remove all personal belongings from the pool after use.
23. It is strongly encouraged that no one swims alone.
24. Alcoholic beverages are not permitted in the pool area. See General rules regarding alcohol consumption in the Clubhouse. The covered Clubhouse porch area is considered part of the Clubhouse, not part of the alcohol-free pool area.
25. Showers are required prior to entering the pool after any type of physical exercise.

BOCCE AND PICKLEBALL COURTS

1. Bocce Courts are to be exclusively used for bocce and pickleball courts are to be exclusively used for pickleball. No other use is permitted.
2. Residents are responsible for the proper use and care of all equipment.
3. Equipment must be returned to the designated location (to be determined) when the game is finished.
4. Tennis Sneakers must be worn to use courts.
5. Bocce balls are to be rolled or a soft underhand toss (throwing of balls will cause damage to playing surface).
6. Courts are for the exclusive use of Residents and their guests. Residents must always accompany guests. Residents shall have no more than four (4) guests at one time, unless approved in advance by the HOA management company.
7. The HOA management Company retains the right to enforce the Rules and Regulations and the right to refuse access to anyone unwilling to comply with the Rules and Regulations.
8. Pickleball Open Play Times:
 - Sunday through Friday from 8 to 11 am and 6 to 8 pm
 - Saturday 8 am to 11 am
 - No reservation required for open play.
 - All other play times should be reserved. Reservations can be made through the Town Square app.

Adopted by the Orchard View Board of Trustees on 8/5/2025

President _____ Date _____

Secretary _____ Date _____

