

# Rules & Regulations

## Clubhouse & Common Areas

6/14/2023 Adopted by the Board of Directors



# Regency at the Woods of South Barrington Association Clubhouse and Common Area Rules and Regulations

## Guiding Principles

The Rules and Regulations developed for Regency at the Woods of South Barrington are based upon the following principles:

1. To provide maximum usage and pleasure for Regency residents and guests.
2. To collectively maintain and protect the common-usage areas, as well as homeowners' property values.
3. To encourage consideration toward others and towards the collective use of the Clubhouse and common areas.
4. The Board of Directors reserves the right to amend or modify any Rules and Regulations, as it deems necessary without a vote of the members. The Board of Directors will notify all homeowners of any change(s).

Violation of the Rules and Regulations will be enforced and may result in a fine and/or termination of the Homeowner's access to the clubhouse in accordance with the Association's adopted Enforcement Policy.

## Rules & Regulations

To ensure that these principles are followed, each homeowner is required to abide by the following:

1. Accompany guests and visitors at all times while in the Clubhouse or on Clubhouse grounds.
2. Keep the Clubhouse security code confidential and do not share it with guests, visitors, or non-resident family members.
3. Homeowners are responsible for all damage to the common areas and/or to other private property within the Regency by any outside contractor hired by the homeowner as determined by Property Management.
4. Homeowners **must** be in attendance for the duration of their sponsored/rented event. Should the homeowner be unavailable to be present at the rental event due to illness or infirmity, the homeowner must obtain permission from Property Management to use Clubhouse facilities. If Property Management is not available, the homeowner must call the emergency number (877-999-6491) to obtain permission.
5. Return rented room(s) to their original condition.
6. Conclude all rental events by 10:00 PM.
7. Rentals are permitted on major holidays on a first-come basis and not for consecutive years.
8. Firearms are not permitted in the Clubhouse and the Common Areas.
9. Except as permitted by the Board of Directors, posting and/or circulation of commercial advertisements and solicitations of any kind are prohibited at the Clubhouse.

## Clubhouse Use

### *Hours of Operation*

The Regency Clubhouse is open from **5:00 am to 11:45 pm** to all residents in good standing (assessment paid on time) with the Regency's homeowners association. The security alarm is activated from midnight to 5:00 a.m. and is enforced by the South Barrington Police Department. If the alarm is activated, the fee charged by the police department will be incurred by the offender. Residents must vacate the facility by 11:45 p.m.

The last person to leave the Clubhouse is responsible for turning off the fans, TV's, sound system, and lights (except those on timers).

### *Acceptable Use and Events*

- The Board may sanction the use of the Clubhouse and/or other common areas either through approved Commissions or on its own for the purpose of building community, entertaining and/or educating homeowners.
- Homeowners may rent the clubhouse and other common areas available for private use. A rental application must be completed by the homeowner and be submitted to the Property Management for approval. Approval is at the sole discretion of the Board. All event costs and insurance are the responsibility of the homeowner.
- The Board may waive the rental fee for homeowners who request to sponsor an event for the purpose of educating and/or entertaining all Regency homeowners. Homeowners must complete a room reservation application and submit to the Property Management for approval. Approval is at the sole discretion of the Board. The homeowner assumes all responsibility for the event.
- No events held in the Clubhouse or in any other common area shall be used for political events and/or meetings, or religious services and/or meetings.

### *Dress Code*

- To ensure a pleasant experience for all, and in consideration of others using the Clubhouse, proper attire (e.g., shirts, pants, footwear, etc.) is required at all times.
- Dry footwear is required at all times while at the Clubhouse. During inclement weather, Homeowners are required to bring a change of shoes to use at the clubhouse facilities.
- Other than in the locker room, wet swimsuits are not allowed at any time in the Clubhouse.

Refer to *Specific Room Use/Workout Room and Locker Rooms* for shoe attire on workout equipment.

### *Smoking Policy*

Smoking is not permitted in the Clubhouse, pool area, or tennis courts at any time. Smoking is permitted in parking lots 25 feet away from any entryway.

### *Alcohol/Cannabis in and around Clubhouse*

Illinois State Laws regarding the use of alcohol/cannabis must be followed at all times.

In accordance with insurance guidelines, all unconsumed alcohol **must** be removed from the Clubhouse immediately following any event.

### *Pets and Service Animals*

For the health and safety of residents and guests, **pets are not permitted in the Clubhouse or swimming pool area** unless the animal is a documented service or emotional support animal as sanctioned by federal or state law. A requested accommodation must be made in advance of bringing any animal to the Clubhouse or pool, and proper documentation must be on file with the Property Manager. *Please refer to Section 2.10 of the Regency Association Declaration of Covenants.*

Owners are responsible for cleaning up after their animals and disposing of all animal waste.

### *Use of Clubhouse Doors*

For safety and security purposes, the Clubhouse must be entered through the front door. Exterior doors must be kept closed at all times.

## **Indoor Facilities**

### *Rooms and Events*

- In case of a scheduling conflict, Social Commission and community-wide functions shall have priority over weekly scheduled events.
- Several rooms in the Clubhouse are available for rent by residents for private parties. Refer to Rental Guidelines. Please see Property Manager for the Detailed Rental Contract, calendar availability, and sign-up sheet.
- A room rental is required for gatherings of eight (8) or more non-residents in the Clubhouse.
- Homeowners may invite their overnight houseguests to attend any association sponsored social events at whatever cost associated, pending availability. Check availability with the Property Manager.

### *Library*

Operated on a self-serve basis. Donations of reading material are gladly accepted.

### *Billiards*

Billiard table is available for residents and their accompanied guests.

### *Gas Fireplace*

- The indoor gas fireplace may be used by residents during normal business hours and when Property Management is on site.
- Residents must obtain the fireplace key from the Property Manager and return it by the end of the business day to Property Management.
- The fireplace may be used by the Social Commission for their sponsored events.
- For the safety of both the building and its occupants, the fireplace cannot be used on weekends, holidays or for private events.

### *Fitness Room and Locker Rooms*

- Exercise equipment is used **at your own risk**.
- Children under 18 are not permitted to use fitness equipment.
- Residents may bring 2 guests (over the age of 18) per household to use the exercise equipment.
- Use of each individual piece of equipment by residents is restricted to 30 minutes if other residents are waiting. (Guests must relinquish equipment if residents are waiting.)
- **Street shoes are not allowed on exercise equipment.** Bring a pair of clean sneakers when using equipment.
- Eating while using exercise equipment is prohibited.
- Turn TV volumes to levels acceptable to others.
- Disinfect equipment before and after each use with antibacterial wipes.
- During the pool season, lockers are available for homeowner use. Locks may be used during pool hours but must be removed at the end of each day.
- During the off season, homeowners may request the use of a locker from Property Management. All requests must be submitted to Property Management, in writing, by the established deadline. If the number of requests exceeds the number of lockers, a lottery will be held, and the selected homeowners will be assigned a locker by Property Management. If the number of requests is less than the number of lockers, each homeowner will be assigned a locker by Property Management. Any remaining lockers will be assigned on a first come first serve basis. Homeowners may use locks and keep personal items in the assigned locker. All items must be removed when pool season begins.
- Property Management reserves the right to inspect any locker at any time for any reason. If necessary, locks may be removed to gain access to the locker. The Regency Homeowner Association is not responsible for any locks being removed.

## **Outdoor Facilities**

### *Bikes, Skateboards, Rollerblades and Motorized Recreational Vehicles*

- The walking path and sidewalks are designed for pedestrian use only.
- Bikes, skateboards, and rollerblades shall not be ridden on the walking path and sidewalks between Aztec and Arches Court west of Regency Boulevard by any Owners, resident, or their guests. Pre-teen children may ride bikes, skateboards or rollerblades on the walking path and sidewalk when accompanied by an adult on foot.

- Motorized recreational vehicles shall not be used on the walking path or the sidewalks by any Owners, resident, or their guests.
- Vehicles for handicapped persons (motorized wheelchairs/scooters, etc.) and strollers are permitted on sidewalks and walking paths and in the Clubhouse.

#### *Gas Fireplace on Outdoor Patio*

- The gas fireplace may be used by residents.
- Residents must obtain the fireplace key from the Property Manager and return it the next day.

#### *Patios*

- Food and beverages are permitted.
- Umbrellas must be lowered and secured after use.

#### *Tennis and Bocce Courts*

- Beverages are permitted on designated, outdoor-game areas provided they are not in glass containers. Food is not permitted.
- Bikes, skateboards, rollerblades, and motorized recreational vehicles are not permitted on outdoor game surfaces.

### **Clubhouse Parking Lot**

- Overnight parking in the Clubhouse parking lot is permitted with approval of Property Management.
- Trailers and recreational vehicles are prohibited from parking in the Clubhouse parking lot.

### **Emergencies**

#### *In a medical emergency*

- Call 911 immediately (phone located in fitness room).

#### *In a facility emergency*

- Call FirstService Residential at 877-999-6491.

### **Liability Statement**

All owners, occupants, guests, invitees, and other persons who utilize the Association's property shall indemnify and hold the Association, its Board members, and management harmless from and against any and all claims, injuries, liabilities, causes of action, including reasonable attorney's fees and costs, that arise out of or result from the use of the Association's property and facilities by said persons. The Association shall not be held liable for the conduct of all such persons.