

HOMESTEAD

HOMESTEAD OWNERS ASSOCIATION/HOMESTEAD COURT CLUB

MEMBERSHIP POLICY FOR HOMEOWNERS

Revised 2/2016

Homestead Court Club is part of the Homestead Owners Association. In our efforts to accommodate the homeowners, their guests and their tenants, we hope this clarification of our club membership policy will answer any questions you may have.

WHO ARE HOMESTEAD MEMBERS?

All owners of Homestead property are members of the Homestead Owners Association and the Homestead Court Club, and are issued membership numbers. Even if there are multiple co-owners, each is considered a member of the club. Likewise, the spouses and dependent children of those owners are club members. Adult children (anyone over 21) of those owners, not living or staying on that owner's Homestead property, are considered paying guests. This applies to adult children of both full and part-time residents.

HOW DOES HOMESTEAD DEFINE A "FAMILY"?

The Club defines a family as a statutory married couple, plus any children of the immediate household ages 21 and under.

CHARGES AND FEES

1. Monthly owner dues and club charges will be due and payable on the first of the month. If you would like to have your monthly dues automatically withdrawn from your account you may stop by the Club to fill out an EFT (Electronic Funds Transfer) Form. NOTE: EFT will remain in effect until Homestead receives written notification of termination.
2. Lockers are available free of charge on a daily basis. Monthly locker rental is available for a fee.
3. Club management reserves the right to refuse charge privileges to anyone.
4. Club management reserves the right to change monthly dues at any time.
5. **All homeowner accounts will be subject to the Homestead Owners Association policy and procedure for collection of overdue assessments.** Please refer to our HOA General Policies Document (available at hcchoa.com) for the complete collection policy.

HOW DO RENTERS AND/OR ROOMMATES AFFECT MEMBERSHIP?

An owner has the option of:

Keeping the club membership for himself or herself, or his or her family

OR

Transferring the club membership to two individuals or one family who are living on the owner's property (if the owner is not living on the property).

TRANSFERRING A MEMBERSHIP

1. As a homeowner in Homestead you may have EITHER two adults OR one family (i.e. husband, wife and children between the ages of 12-21) who reside on the property listed on your primary owner membership without incurring any additional fees.
2. You may add up to two additional resident tenants to the above for a fee of \$70.00 per tenant/per month, which will be billed to your account.
3. Examples:
 - If your family resides in your home and have one resident tenant (who would like a club membership), you will be charged your regular association fee (the Primary Owner Membership) and a \$70.00 tenant fee.
 - If your family resides in your home and you have one resident tenant (who would like a club membership) AND you or one of your family members would still like to use the club, you will give up your primary family membership and have 2 adults listed on the membership, incurring no additional fees.
 - If you don't reside in your home and lease it to four individuals who would like club memberships, you will be charged your regular association fee, which will cover two of your renters in lieu the Primary Membership, incurring an additional fee of \$70.00 per month for each of the two additional renters.
 - If you live alone you are permitted to add one resident tenant to your primary membership at no additional charge.
4. Owner's of Vacant Lots may only transfer their membership interest to the Homestead Owners upon Leasing of their entire Lot. The Lessor of the Vacant Lot may assign the membership in conjunction with their lease if such lease specifically assigns to Lessor the right to use the Homestead Court Club. Notwithstanding the preceding,

membership interest to Vacant Lots shall not be categorized as Primary Membership interests but rather as Non-Resident Memberships (subject to all Non-Resident Membership rules and regulations) and the Lessor shall be responsible for payment to Homestead Owners Association for any costs attributable to such Non-Resident Membership Interest. Upon such assignment, Owner shall no longer have a right to use the Membership Interest attributable to the Vacant Lot except upon payment of all applicable guest fees. The lease shall in all respects be subject to the Declaration and any other governing documents of the Association and shall be for a minimum of three months. If at any time this lease becomes void or the Lessor gives up the club membership, the Owner will immediately be responsible for all membership fees, penalties and/or late fees incurred by their lessee.

5. In any case where you opt to transfer your primary membership, you may still use the club by paying a guest fee for each visit.
6. All members should feel comfortable informing the desk clerk or managers of any infraction of the rules, anywhere in the Clubhouse or on the grounds. Please help maintain Homestead's safe and trouble-free environment.

HOW TO MAKE CHANGES TO TENANT MEMBERSHIPS

- To make any transfers or add tenants to your membership, you must complete the membership change form and turn it in to the General Manager with the owner's or property manager's signature.
- Changes and cancellations must be requested by the 15th of any given month to be put into effect by the 1st of the following month. Fees will not be pro-rated.
- Forms for tenant membership changes are available at the club or on our website, and can be returned by mail (Homestead Court Club, PO Box 808, Edwards, CO 81632) or fax (970-926-4710) or in person.
- No forms will be accepted from tenants.
- Forms must be accompanied by a copy of the current lease with tenant name and property address clearly shown.
- All membership changes will remain in effect for a minimum of three months.

WHAT ABOUT NANNIES, BABYSITTERS, SHORT-TERM RENTERS AND OTHER ISSUES?

- **Nannies** living on Homestead property who would like club privileges for themselves are considered tenants and therefore tenant club dues must be paid by the owner on their behalf.
- **Babysitters and nannies not living in Homestead** must pay the guest fee to bring member children into the Club, and/or to use the Club facilities.
- **Multiple co-owners** all receive club privileges as long as they are all owners of record. Documentation will be required.
- **Minors** living with an owner/family (such as exchange students) are considered members of the family and will receive club privileges as part of the owner's family. Documentation may be required.
- **Short-term renters** may use the club provided that the club has had prior written notification from the owner or property manager with the names of these tenants. Short-term is defined as two weeks or less; after two weeks, a fee will be charged for club usage.
- If a **parent owns** a unit and **does not live on the property**, he/she can transfer membership privileges to his/her adult children if they are living on the property, but he/she must then forfeit his/her membership privileges.

GENERAL CLUB RULES

1. All Court Club members and guests must register at the desk before using the facilities.
2. Children under the age of 12 must be kept under direct supervision at all times.
3. The Court Club is not responsible for loss or damage to personal property left in the clubhouse or on the grounds.
4. Dogs and other pets are not allowed on Club premises without special permission.
5. The club management reserves the right to pre-empt regular court and pool times for a few special events that may be open to the public.
6. The Club is to be used for its intended purposes. Any mistreatment of the staff or equipment will not be permitted. Use of foul language or abuse of staff may result in suspension of the members use privileges.
7. Violation of Club rules may lead to suspension of privileges or revocation of Club membership.

GUEST POLICY

1. Only members and guests of members may use the Club.
2. There is no daily use allowed for non-members or tourists, except for those who have purchased Vacation Passes or those who are participating in another club-sponsored program as may be in effect from time to time. We have no reciprocal agreements with any other clubs or hotels.
3. Houseguests of Homestead homeowners are welcome to use the club at no charge for a maximum stay of two weeks. Houseguests are considered to be non-Eagle County residents that are staying with a Homestead

homeowner overnight. Locals spending the night with a Homestead friend are not considered out-of-town houseguests. Anyone staying longer than two weeks must pay a guest fee to use the Club or may inquire about membership options. Guests of owners may use the facility without the member being present, but only if the member has notified the club with the names and dates of usage.

4. Homeowners who have given up their membership rights to a tenant may not have free guests.
5. Guests of renters who would like to use the Club must always pay a guest fee.
6. Children are not allowed to put anyone on the guest list.
7. Current Guest Fees (subject to change)
 - All-inclusive one-day: \$15.00 per person, \$5.00 per child under 18
 - Two-week vacation pass for guests of members: \$50 per person, \$70 per family (No pro-rating for shorter stays)
8. All guests, including houseguests, must sign the Guest Waiver at the front desk prior to every visit.

RESERVATIONS

1. Reservations for racquetball, tennis, platform tennis, and babysitting may be made 48 hours in advance by owners and their renters.

CANCELLATION/EXPIRATION POLICIES

TENNIS

1. Tennis court cancellations must be made at least 3 CLUB hours prior to the scheduled court time. Failure to cancel will result in a \$20 penalty fee that will be charged to your account.
2. Clinic cancellations must be made at least 24 hours prior to the scheduled clinic time. Failure to cancel will result in a charge of the full clinic price to your account.
3. Lesson cancellations must be made at least 24 hours prior to the scheduled lesson time. Failure to cancel will result in a charge of the full lesson price to your account.

CHILDCARE

1. Childcare punch cards are valid for one year after purchase date. Cancellations must be made by 8:00am, on the morning of your reservation for morning daycare and by 1:00pm for evening daycare.
2. After School Program cancellations must be made at least 48 hours in advance for a refund of the day. Cancellation within 48 hours of the program will result in a charge of the full program price to your account. If you provide a doctors note for sickness, we do not charge.
3. Kids Camp reservations must be made at least one week in advance. Cancellation within one week of the Camp day will result in a charge of the full program price to your account. If you provide a doctors note for sickness, we do not charge.

PILATES

1. Pilates punch cards and Pilates packages are valid for 6 months after the purchase date.
2. Class cancellations must be made at least 24 hours in advance. Cancellations made within 24 hours of the scheduled class will be charged the full class price. When possible, make-up classes will be offered.

PERSONAL TRAINING

1. Personal training packages are valid for one year after purchase date.
2. Personal training cancellations must be made at least 24 hours in advance. Cancellations made within 24 hours of the scheduled session will be charged the full session price.

PRO SHOP RETURN POLICY

1. **RETURN POLICY** – We are happy to refund Pro-shop merchandise within **30 days** of purchase with receipt and original tags.
2. There are **NO RETURNS** on sale merchandise.

POOL, HOT TUB, & STEAM ROOM POLICIES

1. All pool users must check in at the front desk.
2. There is no lifeguard on duty, swim at your own risk. We recommend that no one swim alone.
3. Children under 12 must be accompanied by a responsible person that is at least 16 years old.
4. Please do not wear street shoes or muddy shoes into the pool area.
5. There is no food or glass allowed in the pool area.
6. Proper swim attire is required in pools, infants and untrained toddlers must wear swim diapers at all times.
7. Per state law, showers are required before using the pool or hot tub.
8. Please remove all bandages and band-aids.

9. No hard balls (tennis balls, etc.) or squirt guns allowed in pool area. No letting unregistered guests into the pool area through the emergency exit doors. No interfering with lap swimmers. No roughhousing, running, or pushing others into the pool.
10. No children under 18 are allowed in the steam room.
11. Penalties for misbehavior will be strictly enforced, at the discretion of ANY Homestead Employee.
12. Penalties include removal from the building, suspension from the Club for a limited period of time, or permanent expulsion from the Club. In cases where vandalism or damage has occurred, the police will be called, and charges pressed. We will expect to be reimbursed for any expenses for repair, etc.
13. In the event of lightning, pool users must exit the pool and wait 20 minutes after the last lightning sighting before re-entering the pool.
14. The pool temperature is kept between 82°- 84° in order to accommodate the greatest number of members needs.
15. The hot tub temperature is kept at a maximum of 104°
16. Homestead follows safe procedures for the water purification. Homestead uses chlorine and other chemicals in the pool to ensure proper operations and efficiency of the pool filtration system. Homestead keeps its chlorine level at 3-5ppm.
17. Homestead uses bromine in the hot tub.

TENNIS POLICIES

1. Homeowners and their renters may book a court time up to 48 hours in advance.
2. Non-resident members may book a court time up to 24 hours in advance.
3. Guests of members may not book court times. Guests may “drop in” and use the courts.
4. All members must punch in at the front desk and inform front desk personnel that they are present for their court time. Members may not book a court time for other members.
5. Members must also check in their guests and pay the appropriate guest fee before use of the courts.
6. **CANCELLATION POLICY:** If a member cancels 3 CLUB hours or less prior to the scheduled court time, they will be charged a \$20 late cancellation/no show fee and will be added to the no-show list. Members who are on this list will be allowed to book courts the day of only.
7. If you arrive more than 10 minutes late to your court time, your court time will be given away and you will be charged a no show fee.
8. There is **no double booking allowed**. If you book one court time during the day, you are not allowed to book a court again that same day, unless you “drop in” and the courts are not booked. One reservation, per day, per member.
9. Members may **play** on the courts **a maximum of two booked** court times, these booked court times **cannot be consecutive** (i.e. before or after the first booked court time) unless you “drop in” and the courts are not booked. (Participation in a Homestead programming event or lesson does not count as a booked playing time.)
10. A reserved court becomes an open court time when not claimed within 10 minutes of the appointed time.
11. Courts must be promptly relinquished at the end of your court time when others are waiting. Har-tru courts must be swept 5 minutes prior to the end of your court time. Please allow adequate time for this.
12. Ball hoppers and the ball machine are available upon request.
13. Please do the tennis two-step before leaving the har-tru courts.
14. No food or drinks are allowed on the courts.
15. No bikes, skateboards, scooters, dogs etc. are allowed on the courts at any time.
16. Proper tennis attire is required.
17. No running shoes allowed, Court shoes only.
18. No children are allowed on the courts unless they are playing, this includes infants.
19. Homestead offers a variety of current tennis racquets available to demo for a fee. Please contact the front desk for more information.
20. Homestead also offers a racquet stringing service. Please contact the front desk for more information. Racquets are usually finished within 24-48 hours after drop off.
21. If you are interested in tennis lessons, clinics, or camps, please contact the Director of Tennis.

PADDLE TENNIS POLICIES

1. All players must check in at the front desk before using the Paddle Tennis Courts.
2. Children under 12 must be accompanied by an adult.
3. No food or glass is allowed at the Paddle Courts.
4. Please do not block the sidewalk with your car. You may temporarily park on the street.
5. There is absolutely NO overnight parking.
6. Please be conscientious of the neighbors and respect the Paddle Hours of 8am-9pm
7. Only turn on the court heaters when there is ice or snow on the courts.

8. Be sure to turn the heaters off when the ice or snow has melted.
9. Please be sure to turn off the lights before you leave.
10. Please respect Homestead's Paddle Courts and Equipment.

RACQUETBALL POLICIES

1. Racquetball courts are booked in 1-hour time slots.
2. There is no food or drink allowed on the courts.
3. Proper attire including proper eyewear is required on the racquetball court.
4. No running shoes allowed. Court shoes only.
5. Demo racquets may be available for no charge at the front desk.

WEIGHT ROOM & CARDIOVASCULAR AREAS

1. Proper exercise attire is required. This means a shirt and shoes, no sandals.
2. NO ONE under the age of 12 is allowed in the weight room, cardiovascular area, or group fitness rooms at any time. This includes children in infant seats.
3. Children between the ages 12-16 may use the weight room and cardio area after they have been Certified by the Fitness Director.
4. Cardiovascular equipment must be relinquished after 20 minutes if someone is waiting to use a machine.
5. Members may choose music that is agreeable to all, offensive lyrics will not be tolerated.
6. Abuse of equipment or inappropriate language will not be tolerated. Dropping free weights or letting plates slam constitutes abuse.
7. All weights and equipment must be racked or properly stored after each use. Please be considerate of the next person.
8. No infants or non-participants are allowed in fitness room or spin room during class.
9. Please observe weight room etiquette, allowing others to "work in" in between sets.
10. Please report any damaged or malfunctioning equipment to the Front Desk.
11. Please wipe down equipment after each use.
12. Always use correct form in the weight room, collars and a spotter for safety.
13. Use of the weight room and cardiovascular area is at your own risk. Always receive medical clearance before starting an exercise program.
14. If you have any questions regarding these guidelines or personal training options please see the Fitness Director.

HOMESTEAD CHILDREN'S RULES AND POLICIES

1. Homestead is a family oriented community. We welcome our members of all ages, and work continually to provide quality and variety in our amenities. Children are an important element of the membership, but safety and liability concerns require specific and restrictive rules. There is no one monitoring areas outside of the clubhouse, but we do ask that children observe basic rules of safety and respect for property on Homestead Open Space, as well as around the Club.
2. We will make our best effort to enforce the following rules fairly, but the ultimate responsibility belongs to parents, not Homestead employees. That is, responsibility for knowing the rules, and of course, for each child's safety.
3. Children under 12 are not permitted in the Club without direct supervision. This means that a responsible person must be watching the child (or children), and not working out or otherwise engaged while children are present. Unsupervised children will be asked to leave the club. Children under 12 must be strictly supervised in locker rooms at all times. Children over 4 years must use the locker room of their own gender.
4. All children 12 and over who would like to use the Club without a parent (or responsible person) must be registered with the Club, and have their own membership number, which they key in as they enter the building. Unregistered children must enter with a parent or responsible person.
5. To register a 12 year old (or older) please fill out a membership change form.
6. All children must exhibit appropriate behavior, picking up after themselves, and showing respect for property and other members. Misbehaving children of any age will be requested to leave the building. Appropriate behavior must also be exhibited on Open Space, parks, playgrounds, and trails.
7. A responsible person can be anyone 12 or older who accepts responsibility for a child (that is a parent, babysitter, or friend) for most areas of the building. There are specific guidelines for the pool area, weight room, and cardio area. Please refer to the pool, weight room and cardio sections to see specific rules.
8. On tennis courts, there is to be no play other than tennis. No bikes skateboards, scooters, etc. are allowed on the courts or on the sidewalk in between courts.
9. No infants, even in carry-alls, are allowed in the fitness and spin rooms during classes or in the weight room or cardiovascular areas at any time. This includes the hallways, community room, etc.

10. No children are allowed in the weight room or cardio area if they are under the age of 12. Children between the ages of 12-16 must be certified to use the weight room and cardio area.
11. If you choose to drop off your children for tennis lessons, clinics, or other children's activities please drop them off no earlier than 5 minutes before the scheduled activity and pick them up immediately after the activity is over.
12. Children are not allowed to add anyone to the guest list.
13. If a child is disrespectful to any employee or member, or not following club policies they will be given a verbal warning. On a second occasion the parents will be contacted, and a note will be added to the child's account. If a third incident should happen the child's membership may be suspended.

CHILDCARE ROOM POLICIES

1. Childcare is available Monday through Friday from 9:00am-12:00pm and 3:00pm-7:00pm.
2. Parents must remain on the premises while their child is in babysitting.
3. You must purchase a punch card at the front desk to pay for babysitting. Your card will be punched every half hour.
4. Babysitting reservations can be made up to 48 hours in advance for Homeowners, 24 hours in advance for outside members.
5. Please label everything. Bags, cups, bottles, etc.
6. Children need to be picked up on time to prevent overflow and turn away.
7. If a child is repeatedly aggressive or disrespectful (ie. Hitting, punching, biting, pulling out hair, refusal to listen, acting out, etc.) and is spoken to more than two times while in the childcare room in one day, the child will be given a verbal warning and the parents will be notified. If these actions continue when the child returns to childcare, and the parent has been notified three times, childcare privileges will be revoked for one month. We do this to ensure the safety of the children and staff.
8. Sick children are not allowed, so please do not bring them in. Please wait 24 hours after symptoms have dispersed to return to childcare.
NOTE: Your child will not be allowed in if they have:
 - Runny nose
 - Coughing
 - Sneezing
 - Diarrhea
 - Any other remaining cold symptoms
9. Children need to have an appropriate meal prior to entering the childcare room. This helps prevent crankiness while visiting us. Also, please bring an age appropriate sippy/water bottle for you child (labeled).
10. We ask that ALL members and employees treat each other with respect. If you need to have an adult conversation or you disagree with something; please do not discuss in the childcare room or with any child present unless you can do it with respect and appropriateness.
11. Childcare attendants do not change diapers for the safety and wellbeing of our staff and children. You will be notified if your child is in need of a diaper change. We ask that you come and change your child's diaper within 5 minutes to ensure your child's health.

OPEN SPACE AND PARKS

1. Use of Homestead Open Space, trails, and parks is reserved for Homestead Homeowners and their guests.
2. Open Space and park hours are 8am-dark.
3. Please call the front desk at 970-926-1067 to check in before and after use of Homestead Open Space and trails.
4. No camping, campfires, alcohol, or glass are permitted on Homestead Open Space, trails, and parks.
5. Children under 12 years old must be accompanied by an adult.
6. Dogs must be kept on a leash at all times.
7. Please pick up after your dog.
8. Please respect your neighbors by not parking on the sidewalk or blocking anyone in.
9. There is absolutely no overnight parking at any of the parks, trailheads, or open space areas.
10. The Homestead Owners Association is not responsible for lost or stolen items.
11. Use Homestead Open Space, trails, and parks at your own risk. The Homestead Owners Association is not responsible for accidents in common areas.

HEARINGS

The Colorado Common Interest Ownership Act requires notice and an opportunity for a hearing prior to fines and suspension of use. In the event of a violation of these rules, an immediate hearing before the Association Director will occur. The member may then appeal any hearing results to the Board at the next regularly scheduled Board meeting.

CHANGES

Club policies may change from time to time, without notice. Members are obliged to obey all Club and Homeowner Association Policies.