

## Exhibit A

### **VILLAS AT THE COUNTRY CLUB HOMEOWNERS ASSOCIATION RULES AND REGULATIONS (UPDATED DECEMBER 2023)**

#### **1. INTRODUCTION**

The Villas at The Country Club (“VCC”) is an upscale residential complex with 39 units. To maintain the peace, order, value, and presentation of VCC and to allow the residents enjoyment of their homes, it is necessary to have rules and regulations that govern the use of VCC's Common Elements (as defined in VCC's Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, as amended from time to time, collectively the “CCR’s”) and the conduct of the Owners and their guests. The Villas at The Country Club Homeowners’ Association (“Association”) is the entity the CCRs and the Bylaws of the Association empower to govern VCC generally and, more specifically, its Common Elements. Common Elements of VCC include all of the real property, Common Area and Limited Common Area (as defined in CCRs), improvements, facilities (including the Club House), and equipment owned or managed by the Association (the “Property”). Therefore, in accordance with Section 6.12 of the CCRs, the Board of Directors of the Association (“Board”) has adopted the following Rules and Regulations.

#### **2. GENERAL**

- 2.1. All Owners, residents, tenants, and/or guests (collectively “Occupants”) shall use the Common Elements reasonably and responsibly consistent with the character and quality of VCC. Without limiting any of the Rules and Regulations that follow, Occupants shall observe the following:
  - 2.1.1. No boats, trailers, RV's, truck campers may be parked on the Property without prior written approval of the Board for a specific time and purpose. None of the above may be repaired or abandoned on the property.
  - 2.1.2. No hanging, drying, or airing of clothing or household fabrics may be done outside Owner's units, including on unit patios or balconies.
  - 2.1.3. No structures (including large toys or playhouses), equipment, supplies, or tools may be stored outside of Owner's units, including unit patios or balconies, except as permitted in underground storage units.
  - 2.1.4. Dumping refuse, including trash, grass or plant clippings, leaves, Christmas trees, old appliances, or furniture etc., on the Property is not permitted.
  - 2.1.5. No furnishings, accessories, plants, statues, or other artwork shall be introduced in common areas (except in the area immediately outside of, or on Owners' doors) without the approval of the Board.
  - 2.1.6. Smoking and vaping are not permitted on the Property, including private balconies and patios.
  - 2.1.7. There shall be no distracting or annoying lights, sounds, or odors caused by

Occupants.

2.1.8. The purpose of the underground garage ("Garage") and the outside parking lot ("Lot") at VCC is the parking, storage, loading, and unloading of motor vehicles. ***It is the responsibility of drivers to ensure the safe operation of their motor vehicles while at VCC.*** To promote the safety and well-being of all Occupants at VCC, all other activities inconsistent with the purpose of the Garage and Lot are prohibited. Examples of prohibited activities in the Garage and Lot include, but are not limited to, recreational-type activities such as bicycling, skateboarding, scooter riding, running, exercising, or playing games, and loitering for longer than 15 minutes. Owners release the Association from liability for and assume the risk of injury and liability resulting from the violation of this rule by themselves, their family member, their co-resident, their guest, or their lessee, their lessee's family member, their lessee's co-resident, or their lessee's guest.

2.1.9. The purpose of the elevators at VCC ("Elevators") is to transport persons and cargo between floors within each condominium building and to the Garage beneath them. To promote the safety and well-being of all Occupants at VCC, all other activities inconsistent with the purpose of the Elevators are prohibited. Examples of prohibited activities in or within 10 feet of the Elevators include, but are not limited to, recreational activities as listed regarding the Garage and Lot, and loitering longer than 5 minutes. Owners release the Association from liability for and assume the risk of injury and liability resulting from the violation of this rule by themselves, their family member, their co-resident, their guest, or their lessee, their lessee's family member, their lessee's co-resident, or their lessee's guest.

2.2. Each Owner who uses or authorizes use of the Property by any Occupant (including any of the Common Elements), assumes all risk and shall be fully and absolutely responsible, and shall indemnify the Association, its Board and Officers (and all of their successors), for any and all legal and financial liability which results from their or their Occupants failure to comply with these Rules and Regulations.

### 3. CLUB HOUSE

3.1 The "Club House" means the "Conference Room," "Party Room," "Exercise Room," "Pool" area, and "Patio" area that are part of the Common Elements.

3.1.1. The Club House facilities are for the exclusive use of VVC Owners and authorized Occupants. An Owner or an Owner's lessee must be present throughout the duration of any event taking place at the Club House, and the Owner is responsible for the actions and behavior of lessees and guests.

3.1.2. Owners shall be responsible for any damage or missing items that result from their usage, their family's or co-resident's usage, their lessee's, lessee's family

or co-resident's, or lessee's guest's usage, or their guest's usage of the Club House facilities.

- 3.1.3. Reservations are not required but can be made by placing an entry into the white reservation binder located in the kitchen, up to 6 months in advance. Occupants may make reservations for holidays and holiday eves, but should be mindful and respectful of all Occupants and allow a fair allocation of special holiday reservations. The Board reserves the right to adjudicate Occupant complaints and fairly allocate reservations to assure equitable use and to avoid use concentration by one Occupant. Reservations can be made for a time limit not to exceed 6 hours in any 24-hour period. All fees and deposits are due 30 days prior to the reservation. All fees and deposits must be made by check to VCC and either hand-delivered or mailed to the Treasurer who is appointed by the Board from time to time.
- 3.1.4. The Board may deny use of any facilities or cancel a reservation if the host resident does not comply with any of these rules and regulations.
- 3.1.5. No pets are allowed in the Club House facilities, with the sole exception being the Patio. Service animals, as defined by the ADA, are permitted in all areas in accordance with federal law.

#### **4. PARTY ROOM**

- 4.1. The Party Room may be used only with an Owner or an Owner's lessee present, and may be reserved and used from 5:00 a.m. to 10:00 p.m. Sunday through Thursday. Friday and Saturday, the Party Room may be reserved and used from 8:00 a.m. to midnight.
- 4.2. The Party Room is to be used for social gatherings.
- 4.3. Occupants must provide date, time, and approximate number of persons when making reservations.
- 4.4. If the Occupant's guest list exceeds 25 people, a \$100 refundable deposit is required to the current Treasurer.
- 4.5. At no time should the number of individuals in the Party Room exceed the County Health Department limit of 70 individuals.
- 4.6. At no time should the doors between the Party Room and the pool be propped open. This is a County Health Department Rule.
- 4.7. If swimmers are to enter the Party Room, they should dry off and enter through the shower area to ensure they do not carry or drip pool water onto the carpet.
- 4.8. Use of the folding furniture stored in the utility room comes with the party reservations. The folding furniture may be reserved apart from the party room for use on the VCC premises. Party Room reservations have priority use of the folding furniture. Return all tables and folding chairs to the utility room. An inventory is posted on the door in the utility room.
- 4.9. Any Occupant who uses the Party Room and serves or consumes alcoholic beverages assumes full and absolute responsibility and indemnifies VCC's Association for all legal

and financial liability that may result.

- 4.10. On the refrigerator is a list of procedures to maintain the Party and Pool Room's when you are finished with your event. The cleaning equipment is provided in the utility room.

## 5. CONFERENCE ROOM

- 5.1. The Conference Room may be used only with an Owner or an Owner's lessee present, and may be reserved and used from 8:00 a.m. to 10:00 p.m. Sunday through Thursday. Friday and Saturday, the room may be reserved and used from 8:00 a.m. to 12:00 midnight-
- 5.2. The Conference Room is for business and organizational meetings only, and not for parties or social events.
- 5.3. The Owner or Owner's Lessee must provide the date, time, and approximate number of persons when making the reservation.

## 6. EXERCISE ROOM

- 6.1. The exercise room may be used from 5:00 a.m. to 10:00 p.m. Sunday through Thursday. Friday and Saturday, it may be used from 5:00 a.m. to 12:00 midnight.
- 6.2. Occupants using the exercise room "DO SO AT THEIR OWN RISK."
- 6.3. Occupants using the exercise room from 10:00 p.m. to 12:00 midnight on Friday and Saturday must take care not to disturb residents with light and sound, or their privilege to use the facility during this time will be revoked.
- 6.4. The purpose of the Exercise Room is to provide a location at the Property for physical exercise, such as weightlifting, yoga, aerobic exercise, and utilizing exercise equipment. To promote the safety and well-being of all the Occupants at the Property, all other activities inconsistent with the purpose of the Exercise Room are prohibited. Examples of prohibited activities in the Exercise Room include, but are not limited to, eating, partying, playing games or with toys, holding meetings, and loitering. Owners release the Association from liability for and assume the risk of injury and liability resulting from the violation of this rule by themselves, their family member, their co-resident, their guest, or their lessee, their lessee's family member, their lessee's co-resident, or their lessee's guest.
- 6.5. THE EXERCISE ROOM IS NOT A PLAYROOM.

## 7. POOL AND HOT TUB

- 7.1. The pool and hot tub may be used from 6:00 a.m. to 10:00 p.m. Sunday through Thursday. Friday and Saturday, it may be used from 6:00 a.m. to 12:00 midnight.
- 7.2. Occupants using the pool and hot tub must take care not to disturb residents with light and sound during the later hours or their privilege to use the facility during this time may be revoked.
- 7.1. 7.3. There is no lifeguard at VCC. Therefore, Utah State Administrative Rule R392-

302-29(12)(f) provides the following guidance regarding public pools that applies to VCC: “where no lifeguard service is provided, children aged 14 years and under shall not use a pool without responsible adult supervision.” Therefore, no resident or guest under 14 years old may use the pool or hot tub without adult supervision. Owners release the Association from liability for and assume the risk of injury and liability resulting from the violation of this rule by themselves, their family member, their co-resident, their guest, or their lessee, their lessee’s family member, their lessee’s co-resident, or their lessee’s guest.

- 7.4. If swimming guests are to exceed 19 in number, the resident must reserve the pool. To reserve the pool, the resident must pay a \$100 refundable deposit to the current Treasurer. The pool cannot be reserved by any resident if the Party Room is already reserved by another resident for that date and time.
- 7.5. The Occupant must provide the date, time, and approximate number of persons when making the reservation. At no time should the number of swimming guests exceed the County Health Department limit of 19 for the pool and 7 for the hot tub.
- 7.6. In order to maintain the cleanliness of the pool and hot tub, all pool and hot tub users must shower before entering the water.
- 7.7. If swimmers are to enter the Party Room, they should dry off and enter through the shower area to ensure they do not carry or drip water onto the carpet.
- 7.8. Swim suits are appropriate attire for use in the pool and hot tub. Street clothing is not. Swimmers requiring diapers must wear swim diapers.
- 7.9. No food, drink, alcohol, or glass containers shall be permitted in the pool and hot tub area.
- 7.10. Non-pool play items and equipment are not permitted inside the pool area.
- 7.11. At no time should the doors between the Party Room and the pool area be propped open. This is a County Health Department rule.
- 7.12. The outside doors to the pool area can be maintained open by use of door stops. An Occupant can do this only if they accept liability as the pool is no longer locked and gated. When completing the social event, an Occupant should place all equipment in container and ensure that all doors are shut and locks are properly engaged. This is to avoid unauthorized entry and accidental drowning.

## **8. PATIO**

- 8.1. The hours for Patio use are the same as for the Party Room. To reserve the Patio, an Occupant must reserve the Party Room.
- 8.2. The folding furniture stored in the utility closet of the Party Room may be used on the Patio.
- 8.3. Any Occupant, who uses the Patio and serves or consumes alcoholic beverages, assumes full and absolute responsibility and indemnifies VCC's Association for all legal and financial liability that may result.