



Resident Operational Guide

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Rules and Regulations

1. The Community Center

The "Community Center," located at 1000 Adams Pointe Blvd., includes the Fitness Center, English Pub Gathering Room, Conference Room, Party Room, Movie Theatre, Business Center, Basketball Court & Locker Rooms and Tanning Bed.

2. Hours of Operation

The Community Center is open from 5 am to 11 pm daily.

3. Authorized Users

All residents of The Pointe at Adams Ridge may enjoy the use of the Community Center. A "Resident" is defined as any adult who is a party to the signed lease agreement or Minors of any adult who is party to the signed lease agreement. A "Guest" is defined as any individual who is not a party to the signed lease agreement with the exception of Residents' Minors. A "Household" is defined as one living unit, regardless of the number of persons residing within the unit. All residents are permitted to use the Community Center according to the guidelines outlined below. **Guests will be permitted to use the Community Center only when accompanied by a Resident and subject to the Guest limits and rules outlined below.** All Minors sixteen (16) years of age or younger must be accompanied by a parent or guardian while in the Community Center.

4. Proper Use

The Community Center shall only be used for the purposes for which they were designed. Any persons utilizing the Community Center must adhere to all regulations governing their use and operation at all times. Smoking is prohibited in the Community Center at all times. Alcoholic beverages and use thereof will be restricted to the Party Room under the guidelines outlines below, and in accordance with all applicable laws.

5. Inappropriate Behavior

Offensive, dangerous or unsafe activity is prohibited at any of the facilities within the Community Center. Boisterous, rough or dangerous activities or behavior, or behavior that violates the rules and regulations governing the use of the facilities is prohibited. Proper attire shall be worn at all times at all of the facilities. No nude or topless dancers shall be permitted at any of the facilities.

6. Additional Charges

In addition to any of the charges for the use of the facilities and security guards, the resident reserving any facility shall be responsible for any damage to the facility regardless of whether such damage is accidental, negligent or intentional, and regardless of who has caused such damage.

7. Payment of Charges

Unless otherwise indicated, all reservation charges are due at time of reservation. All charges and additional charges, including damages, shall be due and payable upon demand. In the event that the resident reserving the facility does not pay the charges, the resident acknowledges that it shall constitute a default under the terms of their lease and the security deposit posted with the lease may be used for payment of any charges.

8. Enforcement of Regulations

In addition to any and all other rights that may exist for enforcement of these regulations and any other rules and regulations of The Pointe at Adams Ridge, any resident or guest may be expelled from the Community Center, or denied access to the facility, for violating these rules and regulations.

9. Indemnification

All residents and guests who utilize the facilities and any residents or guests who are in attendance at a private party shall hold the owner harmless from, and shall protect, defend and indemnify the owner from, any and all claims of cause and actions that may arise as a result of the use of the facilities.

*****Management, at its sole discretion, reserves the right to change, alter, amend, and/or revise the Rules and Regulations, including the hours of operation of the Community Center. Management, at its sole discretion, also reserves the right to suspend or revoke, for any period of time, with or without notice, the privileges of any Resident or Guest as it relates to the use of the Community Center for actions detrimental to a safe, enjoyable atmosphere for other participants or for actions that are in direct violation of the Rules and Regulations outlines herein.**

Alcohol Policy

1. General Application

This "Alcohol Policy" shall apply to the use of the Party Room only when reserved by a resident for private use. The use of this facility shall be governed by the "Rules and Regulations" of The Pointe at Adams Ridge and any other rules and regulations promulgated regarding those facilities.

2. Security

The resident reserving any of the facilities shall be responsible for the payment of the security guard on an hourly basis in accordance with the schedule of charges for security then in effect. The resident must be present at the scheduled event.

3. Proper Use

The Party Room shall only be used for the purposes for which it was designed. Any private party utilizing this facility must adhere to all regulations governing its use and operation at all times.

4. Inappropriate Behavior

Offensive, dangerous or unsafe activity is prohibited at any of the facilities. Boisterous, rough or dangerous activities or behavior, or behavior that violates the rules and regulations governing the use of the facilities is prohibited. The Movie Theatre may not be used for showing X-rates or pornographic materials. Proper attire shall be worn at all times of the facilities. The use of alcohol is not permitted in the Movie Theatre or Swimming Pool.

5. Additional Charges

In addition to any charges for the use of the facilities and security guard, the resident reserving any facility shall be responsible for any damage to the facility regardless of whether such damage is accidental, negligent or intentional, and regardless of who has cause the damage.

6. Payment for Charges

In the event that the resident reserving the facility does not pay, the resident acknowledges that it shall constitute a default under the terms of their lease and the security deposit posted with the lease may be used for payment of any charges.

7. Enforcement of Regulations

In addition to any and all other rights that may exist for enforcement of the regulations and any other rules and regulations of The Pointe at Adams Ridge, any resident or guest may be expelled from the facility for violating these rules and regulations, denied access to the facilities or denied any further service of alcoholic beverages.

8. Indemnification

All residents who reserve any of the facilities for a private party and any residents who are in attendance at a private party shall hold the owner harmless from, any and all claims of causes and actions that may arise as a result of the use of the facilities.

Use of Specific Community Center Areas

Fitness Center

All Residents are permitted to use the Fitness Center during the hours of Community Center operation. Children under the age of sixteen (16) are not permitted to use the Fitness Center. Each Household is permitted one (1) guest per visit. All persons using the Fitness Center must sign in and out at the Front Desk. Food and beverages are prohibited in the Fitness Center with the exception of bottled water. The volume of the stereo must be kept at a reasonable level. The remote for the television is at the Front Desk and to be returned after use.

The English Pub

The English Pub is intended for the enjoyment of Residents and their Guests, and can be reserved for private use. A variety of newspapers, magazines, and cable television will be available for your enjoyment.

Basketball Court & Locker Rooms

All Residents are permitted to use the Basketball Court during the hours of Community Center operation. A parent must accompany children under the age of sixteen (16). Each Household is permitted to two (2) Guests per visit. All Residents and Guests must sign in and out at the Front Desk when using the Basketball Court. Food and beverages are prohibited in the Basketball Court with the exception of bottled water. Use of the Basketball Court is on a first-come, first-serve basis. Management may reserve the Basketball Court at various times. These times will be posted in the Community Center.

Movie Theatre

All Residents are permitted to use the Movie Theatre during the hours of Community Center operation. You can use the Movie Theatre either by reservation or walk in if not already reserved. Light foods and beverages such as candy, popcorn, and soda are permitted. The Movie Theatre may not be used for showing X-rated or pornographic material.

Business Center

All Residents are permitted to use the Business Center during the hours of Community Center operation. Food and beverages are prohibited in the Business Center.

Tanning Bed

All Residents and Guests eighteen (18) years of age and older are permitted to use the Tanning Bed during the hours of Community Center operation. Minors must have the written permission of a parent or legal guardian to use the Tanning Bed. Each tanning session is limited to twenty (20) minutes. Only one (1) tanning session per person, per 24-hour period is permitted.

Conference Room

The Conference Room can be reserved during the hours of Community Center operation. Reservation only. Contact Management in order to reserve. All foods and beverages will be provided by the Resident reserving the Conference Room.

Party Room

The Party Room can be rented during the hours of Community Center operation. The cost of the rental is \$100.00 plus a security deposit of \$50.00. If alcohol and/or fifty (50) or more Guests will be attending there will be extra security for a fee of \$25/hour, a minimum of four (4) hours. After the event, if Residents clean the Party Room back to its original state, the Resident will be refunded the \$50.00 security deposit.

Swimming Pool Rules

1. Hours

The pool will be open from 9am-11pm daily. In addition, the pool may be closed from time to time for any maintenance needed.

2. Season

The pool season will begin on Memorial Day and will end on Labor Day.

3. Guests

Only the Lessees and Owners may invite guests to the pool. Two (2) guests per apartment are allowed. Guests must be accompanied by the Lessee. Pool passes must be presentable.

4. Ages

Under no circumstances will minors under the age of sixteen (16) be permitted in the pool without the lessee.

5. Liability

Residents, their families and guests, in using the swimming pool and facilities shall do so at their own risk. A lifeguard is not provided. The Pointe at Adams Ridge, Adams Pointe I, L.P. shall not be liable for personal injury or death, or for loss of or damage to property resulting from or arising out of or in connection with the use of the swimming pool or facilities or out of accident occurring at or near the pool while it is in or out of use. Residents, their families and guests shall hold and save The Pointe at Adams Ridge, Adams Pointe I, L.P. harmless of and from any and all loss of property caused or occasioned by the use of the pool or the facilities incident thereto by the owners, tenants or by their families or guests.

6. Health and Safety

- A. No glass or glass objects will be allowed in or around the pool area.
- B. No person with bacterial or viral infection, fever, cold, cough, inflamed eyes, and skin diseases or bandages will be permitted in the pool.
- C. No alcoholic beverages may be brought into the pool area.
- D. No diving, running, wrestling, pushing or horseplay will be permitted within the pool area.
- E. Please remove all litter from the pool area before leaving.
- F. All persons using the pool facilities will be bound by all Health Department regulations including, but not limiting to, those listed herein and posted at the pool.
- G. No infants in diapers will be permitted in the pool.
- H. No flotation devices are permitted in the pool area.
- I. No smoking is permitted in the pool area.
- J. No pets are permitted in the pool area.
- K. No climbing on the waterfalls is permitted.

7. Parties

- A. The lessee must make all requests for parties in writing to the Lessor for approval two (2) weeks in advance.
- B. All parties with over fifteen (15) people must have a lifeguard in attendance for the duration of the party. The Lessee will provide the lifeguard in attendance. The lifeguard duties will be to monitor, maintain and clean up after the party.
- C. No closed parties. Parties that exclude or restrict the use of pool by other residents are not permitted.
- D. Lessee must provide additional tables and chairs to accommodate the party, if the Lessee does not have the tables and chairs, the Lessor at the Lessee's expense will provide them.

8. Other Items

- A. Radios, CD/tape players, etc. must not be audible to neighbors and must be turned off if requested.
- B. The owner reserves the rights to make additions, deletions and/or changes to the rules if it is felt such changes are in the best interest of the majority of residents.

Please see "The Pointe at Adams Ridge Community Center Rules and Regulations" section for all information relative to deposits, refunds and hours of operation.