

## **EXHIBIT "A"**

**SPECIAL NOTE: THESE RULES AND REGULATIONS ARE SUBJECT TO RECORDED DEED RESTRICTIONS THAT RUN WITH THE PROPERTY, AND CANNOT BE MODIFIED WITHOUT APPROVAL OF 100% OF ALL HOMEOWNERS AT ANNUAL MEETING.**

Homeowners shall be required to respect the following rules, restrictions and regulations in any use of the common areas, failure to comply with the rules and regulations on more than one occurrence may result in the Board of the Phase VII (A) HOA taking action to deny said Owner from accessing the amenities portions of the common areas and disabling Access Key Fob.

### **General Rules, Regulations and Restrictions.**

- 24 Hour Audio and Video Surveillance.
- Access will require Owner to use Access key fob to open or close electronic door. Owners shall not attempt force door open without access fob, any damage to door made by Owner shall result in said owner being liable for any costs incurred by HOA in repairing or replacing any damage.
- Every Owner shall be responsible to confirm that the door closes upon exit
- Owners shall be prohibited from allowing any outside persons without Access Key FOB to enter the common areas.
- Hours of Operation and Access to Common areas: 5:00 a.m. central time to 11:00 p.m. central time.
- It is strictly prohibited to enter with pets, exceptions will be made from service animals in compliance with ADA requirements, however, proof of service animals' credentials and certifications are required to be provided to the HOA prior to accessing the amenities portions of the common areas.
- Guests must always be accompanied by the homeowner. They cannot be left by themselves.
- The rental of amenities for events is prohibited and irrevocable: since it is for the exclusive use for all homeowners.
- NO PRIVATE EVENTS, unless HOA votes to host annual meeting or special meeting for the benefit of all homeowners on a common area.
- Glass containers are not allowed
- Hostile behavior is not allowed
- If an Owner or their guest damages any property or equipment in the common areas, the Owner will be responsible to reimburse the HOA for the costs of repairing or purchasing any equipment that has been damaged. In the alternative, the HOA shall have the right to demand that the Owner pay for the repairs or replacement directly, Owner shall have 45 days to pay said costs from receipt of the demand or notice being sent by the Board.
- Use of drugs and illegal substances is strictly prohibited.
- Alcoholic beverages are prohibited in the gym and bathrooms.
- Smoking and vaping are prohibited in the gym, restrooms and padel courts.
- Homeowners are required to comply with any signage that is located on the property.

### Access FOB.

- ID Access key fob will have individual access codes which will allow HOA to monitor who comes in and out, for safety and compliance purposes.
- 1 (one) will be assigned per home/homeowner. The homeowner will be required to pay for the cost of purchasing an additional Access Key Fob, if more than 1 key fob is requested.
- In case the ID Access key fob is lost, the homeowner shall be required to immediately report the loss to the HOA administration (no less than 48 hours), so the HOA can deactivate the key and prevent misuses and/or illegal entry into the common areas. Loss or damage of ID Access key fob will be borne by the homeowner and will be required to be paid in advance. Cost will be determined by HOA when notified about replacement request.

### Gym

- 24-hour Audio and Video Surveillance
- Owners are required to keep the area clean and pick up any trash after use.
- Owners and their guests are required to clean all machines after use.
- Return accessories or equipment (Weights, Discs, Leagues, Ball, etc.) to their place after use
- Keep machines in assigned place, do not move or relocate.
- Place all trash in trash containers.
- A/C Temperature is set by HOA, Owners are prohibited from modifying the temperature.
- Owners and their guests are required to turn off TV and electronics used before leaving
- Return TV Remote Control to its assigned location (DAMAGE OR LOSS WILL RESULT IN A CHARGE TO OWNER)
- Music: maintain the appropriate and/or a reasonable volume so as not to disturb others or adjacent homeowners.
- The Gym belongs to all the homeowners, and they must be responsible for its use and care for its operation
- Smoking, vaping or drinking is prohibited.

### Pool

- 24 Hour Audio and Video Surveillance
- Access Key Fob required for access.
- Adult Supervision is mandatory for children to use the pool, there will be no lifeguard present. Unattended children should be reported to the HOA immediately.
- It is prohibited to bring food into the pool
- Put all trash in trash containers.
- Keep area clean and Owners must pick up after themselves.
- Music: Maintain the appropriate and/or a reasonable volume so as not to disturb others or adjacent homeowners.
- Owners must close umbrellas after use to avoid weather damage

- Loungers, umbrellas and chairs, must remain in their designated location and Owners shall not relocate or remove them.
- The pool belongs to all the homeowners, and they are responsible for its use and care for its operation.

#### Restrooms

- Access Key Fob required for access.
- Owners are required to confirm that the door shuts correctly when exiting the restrooms, for the safety of the community and its residents.
- Turn the lock when using the restroom to show it is occupied.
- Put trash or toilet paper in the waste bin.
- Do not put flush toilet paper or wipes in the toilet
- Owners are required to keep bathrooms clean.
- Smoking, vaping and/or any drug use in the bathroom is strictly prohibited.

#### Courts (padel and pickleball)

- 24 Hour Audio and Video Surveillance
- Reservation: Owners will be required to reserve the courts for use through an application they will download on their phone. Contact the administration for more information about the complete rules and regulations.
- Capacity: 2 to 4 people
- Music: maintain the appropriate and/or a reasonable volume so as not to disturb others or adjacent homeowners.
- Items that are not intended for Padel or Pickleball courts are not allowed, as they may damage the court. The courts belong to the homeowners, and they must be responsible for their use.
- Smoking, vaping or drug use is prohibited.
- Food is prohibited in the court areas.
- Guests cannot use the court unless the homeowner is present.
- For pickleball court, please return the net to its place after use.

#### Maintenance & Service Area - Access prohibited

- Owners are to promptly notify the administration if any equipment or amenities are not functioning or are in disrepair.
- It is prohibited to approach the area behind gyms where the pool and electricity equipment is located (service area for authorized personnel only).
- Do not touch electrical or pool equipment behind the gym.
- The Board of Los Lagos HOA Phase VII (B) and/or the HOA's Administration will hire and authorize appropriate persons to perform maintenance of the common areas and its amenities.