

The Club at Wells Point

OWNERS ASSOCIATION, INC.
PARK, PLAYGROUND, AND TENNIS / BASKETBALL COURT RULES

The Amenity Center and Pool is owned & operated by
The Club at Wells Point Owners Association, Inc. (CWP) and its agents

Daily Schedule
Park & Playground: 6am-10pm daily (except for courts) Courts: 7am to sunset/dusk (no nighttime play)

Days and Hours of Operation are subject to change.

***** NOTICE *****

VIDEO SURVEILLANCE EQUIPMENT IS LOCATED ON THE PREMISES

Use of any facility and equipment provided in the CWP Park, Playground, Basketball/Tennis courts and adjoining facilities is at your discretion. Please use caution. CWP and its agents are not responsible for any injuries incurred while using these facilities.

ACCESS REQUIREMENTS

- All Residents (adults and minors) must
 - Use their own ID Access Badge to gain entry, be current on assessments, and be in compliance with the Deed Restrictions.
 - Have an **Amenity Center & Park Waiver, Consent, and Use Agreement** on file with the Association (these forms are located [here](#))

The park, playground and courts are for the use of The Club at Wells Point residents and their invited guests only.

GENERAL RULES APPLICABLE TO ALL PARK FACILITIES

1. All residents must have an CWP issued access card while visiting the premises.
2. Residents must use their ID Access Badge to enter the courts and shall not allow anyone other than their family members or invited guests to enter with them.
3. Resident's guests must be accompanied by a registered resident and must follow all rules. Owners shall be responsible for the actions of their guests.
4. Profane or offensive language or music is not allowed
5. Smoking near any sidewalks is not allowed.
6. Fireworks are not allowed anywhere on the premises.

Tennis and Basketball Courts

Hours of Operation: 7am – Dusk/Sunset | No Night Time Playing

1. The court can be used for only one sport activity at a time (either Tennis or Basketball)
2. Be courteous at all times
3. If the court is in use when a you show up to play, the group occupying the courts has the courts for one hour from the time that you show up. After the hour is over, they must yield the court to you for one hour of play.
4. Skateboards, bicycles, speed skates, or other wheeled toys/items are not allowed on the court.
5. Roughhousing or horseplay is not allowed.
6. No drugs, alcohol or smoking is allowed inside the court facility.
7. Moving the benches located inside the court is not allowed.
8. Please dispose of all trash and water bottles, tennis ball cans etc.. in the trash can located outside the court.
9. Do not hang on the basketball goal net or rim.
10. Do not hang or sit on the tennis court net.
11. Do not throw or use any kind of object other than a basketball or tennis ball on their respective courts.
12. Pets are not allowed on the courts.

Park Rules

1. For use by residents and their invited guests only.
2. All residents must have their ID Access Badge with them at all times.
3. Please clean up after yourself and dispose of trash in bins located on the premises.
4. Please clean the top of the charcoal grill after each use. Let hot coals 'die out' before removing.
5. Do not remove hot coals or dispose of hot coals in the trash bins or anywhere on premises.
6. Do not drive your vehicle onto the grass.

Playground Rules

1. Playground is designed for children 12 years of age and below.
2. Children 9 years of age or younger must be under the supervision of a registered resident adult. Some exceptions allowed. Please contact Property Manager for exceptions.
3. No one above the age of 15 is allowed to be on the playground equipment, unless accompanying a small child or disabled person.
4. Do not mark or write on the playground equipment.
5. No bicycles on the playground equipment.
6. No smoking within the playground area.
7. No drinks or food on playground area, other than the small tables located on the playground.
8. Please use playground equipment as intended.
9. Do not climb on top of the playscape.

CONSEQUENCE FOR VIOLATING COURT & PARK RULES:

- ❑ Time span is 12 months from the date of the first violation.
 - First instance:
 - Depending on the severity of the violation either a verbal warning will be given and/or the access badge may be confiscated at the time of the violation. In the event the badge is confiscated, the homeowner will be required to attend a meeting with a minimum of two (2) board members present to discuss the violation and to revisit the rules document. In most cases, and upon agreement; the confiscated Badge will be returned following the meeting.
 - Second instance:
 - Badge may be confiscated at the time of the violation. All badges registered at homeowners' address will be deactivated for a period of thirty (30) days. The registered Homeowner is required to attend a meeting with a minimum of two (2) board members present to discuss the violation and review the rules document.
 - If confiscated, badges will be returned at the meeting and all badges will be reactivated after the thirty (30) day duration of the suspension.
 - If homeowner has a clubhouse, pool or grill reservation, during the suspension period, the reservation will be subject to review by the Board of Directors (BOD) and if approved, they will be able to use the badge to access the reserved amenities, but no new reservations will be allowed during the suspension period.
 - Third instance:
 - Badge may be confiscated at the time of the violation. All badges registered at address will be deactivated for a period of thirty (60) days. Homeowner required to attend a meeting with a minimum of two (2) board members present to discuss the violation and revisit the rules document.
 - If confiscated, badges will be returned at the meeting. All badges will be reactivated after the duration of the suspension. All reservations falling within the suspension period will be canceled and any payments made will be returned. Cancelled reservations are subject to a cancellation fee. No new reservations can be made during the suspension period.
 - Fourth or more instance:
 - Same as Third instance, however, badges will be deactivated immediately, and will be subject to losing all amenity center and pool privileges for their entire household for a period to be determined by the Board.
 - A \$100 penalty will also be assessed.

MISCELLANEOUS

Please help keep the facilities clean by cleaning up after yourself. Pick up trash and dispose of it in the trash cans located on the premises.

In the event of an emergency please call 911.

To report any violations or equipment problems, please contact Brett McAnally with Prism Realty Management LLC. at 512-676-5842 (main office) or info@Prismrp.com