

Fairway Condominium Association

Rules and Regulations

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COVID-19 UPDATES

DUE TO THE FACT THE STATE OF MICHIGAN COVID-19 RESTRICTIONS STILL LIMIT THE USE OF THE POOL AND CLUBHOUSE, SPECIFICALLY:

- INDOOR NON-RESIDENTIAL GATHERINGS - UP TO 25 PEOPLE ARE ALLOWED; MASKS AND SOCIAL DISTANCING ARE REQUIRED.**
- GYMS AND EXERCISE STUDIOS – GROUP FITNESS ACTIVITIES OR CLASSES ARE PERMITTED AT EXERCISE FACILITIES, SO LONG AS OVERALL OCCUPANCY DOES NOT EXCEED 30% OF NORMAL CAPACITY. MASKS AND SOCIAL DISTANCING ARE REQUIRED.**
- SWIMMING POOLS – POOLS ARE OPEN FOR GROUP FITNESS CLASSES AND INDIVIDUAL EXERCISE, SO LONG AS...OUTDOOR POOLS DO NOT EXCEED 50% OF BATHER CAPACITY. MASKS AND SOCIAL DISTANCING ARE REQUIRED WHENEVER POSSIBLE.**

FAIRWAY CONDOMINIUM ASSOCIATION IS AMMENDING THE FOLLOWING RULES AND REGULATIONS ACCORDINGLY:

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CLUBHOUSE GENERAL

The following policy is for the general use of the Clubhouse facility (includes great room and exercise room, but not the pool, spa, or surrounding decks).

- **A COVID-19 WAIVER IS REQUIRED FOR EACH CO-OWNER, PRIOR TO ACTIVATION OF THEIR ASSIGNED KEY FOB FOR ENTRY INTO THE CLUBHOUSE. THE WAIVER MUST BE SIGNED BY THE CO-OWNER, NOT THE TENANT.**
- **CO-OWNERS AND TENANTS ARE RESPONSIBLE TO BRING THEIR OWN CLEANING SUPPLIES FOR THE EQUIPMENT. THE ASSOCIATION IS NOT RESPONSIBLE TO CLEAN OR PROVIDE CLEANING SUPPLIES.**
- The clubhouse is for the exclusive use of the Association residents and their guests. An association resident must accompany guests while using the facility and is responsible for their compliances with clubhouse rules and regulations.
- Smoking is NOT permitted within the clubhouse or within 15 feet of the entrance, in accordance with Public Act 188 of 2009, Michigan's Smoke-Free Air Law.
- No canopies or awnings may be attached or detached from the Clubhouse without prior written permission from the Board of Directors.
- No furniture may be removed from the Clubhouse without prior written permission from the Board of Directors. Furniture must be returned to its original placement.
- Decorations may not be attached anywhere to the walls, soffit, light fixtures, cabinets, or furniture in a way that will cause damage.
- Cooking is not permitted in the kitchen; warming of already prepared food, however, is permitted.
- The kitchen is reserved for the use of clubhouse rentals or Association functions, and not to be used by pool users.
- Bathrooms are available for use by the pool users also.
- Clubhouse hours are 10:00 am to 10:00 pm. Closing times do not apply to a reserved/rented event/function.
- Rear door near the kitchen is for maintenance and emergencies only and is to remain locked and dead bolted at all other times.
- Lights are to be turned off after every use and the thermostat is to be set at 65°F in winter and 78° F in summer when clubhouse is not being rented or used for an Association function.
- Unusual sounds or water leakage should be reported to the management company promptly.

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CLUBHOUSE RENTAL

- **A COVID-19 WAIVER IS REQUIRED FOR EACH CO-OWNER, PRIOR TO ACTIVATION OF THEIR ASSIGNED KEY FOB FOR ENTRY INTO THE CLUBHOUSE. THE WAIVER MUST BE SIGNED BY THE CO-OWNER, NOT THE TENANT. TENANTS MAY NOT RENT THE CLUBHOUSE WITHOUT PRIOR PERMISSION BY THE BOARD OF DIRECTORS AND A SIGN SEPARATE COVID-19 WAIVER.**
- Clubhouse rentals are handled by the management company. Please contact them for clubhouse availability and a rental form or go to our website (www.thefairways.condos.).
- In order to rent the Clubhouse, the Co-owner(s) must be current in assessment payments and charges due the Association and must not be in violation of other Rules and Regulations. Only adults may rent the Clubhouse.
- The RESIDENT in charge of the function, and whose signature appears on the contract, MUST be in attendance during the entire time of the event in the Clubhouse. Before the Clubhouse is rented to a tenant, the co-owner(s) must also sign the contract or send a letter of permission to assume liability for the tenant(s) in the event that the tenant(s) fail to comply with the rules and regulations outlined in the contract. The resident in charge of the party whose name appears on the contract will be held responsible for the actions of their guest(s) while they are on the property. If the resident is found not to be present at the function, the security deposit may be forfeited at the discretion of the Board of Directors.
- A security deposit of \$100.00 is required when the renter schedules the date. It is refundable after the Clubhouse and bathrooms are inspected to ensure that the terms of the contact have been met. A rental fee of \$100.00 must be paid one week before the event is scheduled. The monies must be in the form of two checks, each payable to Fairways Condominium Association and signed by the tenant or Unit Owner. Both checks must be preprinted with the Unit Owner's/tenant's name and a Fairways address, or as verified by the rental agent.
- An accepted and signed Clubhouse rental agreement will not be issued more than 6 months in advance of the date of the function. However, reservations will be accepted up to 12 months. In the event that, due to circumstances beyond its control and due to no fault of Fairways Condominium Association, the Clubhouse is not available to the renter on the date set forth in the Rental Agreement, Fairways Condominium Association will only be liable for the amount of the rental fee and will not be liable or responsible for any consequential damages. The rental agreement may not be transferred or assigned to anyone other than the named Unit owner or tenant without written approval of the Board of Directors of the Fairways Condominium Association. Maximum attendance for any clubhouse rental will be no more than fifty (50) persons. Renter agrees NOT to serve alcoholic beverages to anyone under 21 years of age
- The rental contract reserves ONLY the private use of the Clubhouse. The outside common areas are not to be used when having a Clubhouse rental. Guests and members attending the function are not allowed access to the patio or pool area. No one is allowed in the Clubhouse Party Room in swimming attire.
- All clubhouse rentals must be concluded by 12:00 a.m. The Clubhouse facility must be cleaned and returned to its original condition by 1:00 a.m. when all persons must quietly leave the facility.

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CLUBHOUSE CLEANUP

- The Clubhouse must be cleaned immediately following the event. All floors must be swept, or vacuumed; tables cleaned as necessary, appliances wiped clean. All spills should be cleaned immediately with a damp cloth. Tenant must furnish their own cleaning materials (e.g. vacuum, mop and bucket).
- Close and lock all windows and doors when leave the Clubhouse. Guests shall not make any disturbance in the Clubhouse or common elements. This rule will be strictly enforced, and surrounding residents are instructed to immediately contact the police and Management if it is violated.
- Reset lights and thermostat as indicated in clubhouse general rules above.

AT THE SOLE DISCRETION AND DIRECTION OF THE BOARD OF DIRECTORS OF FAIRWAYS CONDOMINIUM ASSOCIATION, FORFEITURE OF THE SECURITY DEPOSIT, FINES, OR BILLING FOR ACTUAL COSTS FOR CLEANING AND/OR REPAIRS MAY OCCUR FOR VIOLATIONS OF ANY OF THE FOLLOWING REGULATIONS.

Future rental privileges may also be forfeited. Damage caused to the facility or common areas directly or indirectly by co-owner(s) or tenant(s) and/or guests attending the function in excess of any security deposit will be billed directly to the co-owner account by the Managing Agent and become due and payable upon billing in the same manner as regular assessments. The Rental Agent will inspect the Clubhouse after the event. The Security deposit will be returned within 7 days provided there are no damages or other violations of these rules.

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POOL

A COVID-19 WAIVER IS REQUIRED FOR EACH CO-OWNER, PRIOR TO ACTIVATION OF THEIR ASSIGNED KEY FOB FOR ENTRY INTO THE CLUBHOUSE. THE WAIVER MUST BE SIGNED BY THE CO-OWNER, NOT THE TENANT.

CO-OWNERS AND TENANTS ARE RESPONSIBLE TO EITHER BRING THEIR OWN POOL FURNITURE OR THEIR OWN CLEANING SUPPLIES FOR THE COMMON FURNITURE. THE ASSOCIATION IS NOT RESPONSIBLE TO CLEAN OR PROVIDE CLEANING SUPPLIES.

State of Michigan Health and Safety Rules

- Persons with any diseases, infection or bandages **MAY NOT** enter the pool or spa.
- A shower with soap must be taken before entering the pool or spa and before re-entering the pool or spa after application of greasy or oily lotions or use of the bathroom.
- **NO** child of any age is permitted in the pool area unless toilet trained. Infants wearing diapers are **NOT** permitted in the pool or spa. (**NOTE: this includes children wearing "swimmies", rubber pants or similar items.**)
- Clean conventional swimwear is required to enter the pool area. **NO** cut-offs or jeans are allowed to be worn in the pool or spa.

Association Rules

- THERE IS NO LIFEGUARD ON DUTY
- Pool Hours: 10:00 AM to 10:00 PM
- The Association and its agents are NOT responsible for the health and safety of persons in the pool area. All persons using the pool, spa and pool area do so at their own risk.
- The swimming pool and spa are for the EXCLUSIVE use of the RESIDENTS, their families and guests. Residents are responsible for guest compliance with ALL rules and regulations.
- Only four (4) guests per unit are permitted. Please use discretion regarding the number of guests, especially on weekends and holidays.
- Residents MUST accompany guests to the pool. Do not just provide your guests with your key fob.
- NO GLASS CONTAINERS OF ANY KIND ARE ALLOWED. Food and drink in plastic containers only are allowed in designated areas of the pool.
- All patrons must shower before entering the pool. Persons with open cuts, sores, bandages, colds, coughs or infected eyes are not permitted in the pool.
- Children 15 and under require adult supervision at ALL times.
- No child of any age is permitted in the pool unless toilet trained. INFANTS WEARING DIAPERS OR SWIMMIES ARE NOT PERMITTED IN THE POOL.

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Rules and Regulations

POOL (CONT.)

Association Rules (cont.)

- Children under 5 are NOT allowed in the spa/hot tub.
- Children 15 and under may NOT have guests in the clubhouse, pool, or pool area without adult supervision.
- A \$50 fee will be charged to replace the pool key. Lost keys may be replaced by submitting a written request to the management company.
- Smoking of any kind (including vaping, hookahs, and electronic cigarettes) is prohibited in the clubhouse and the enclosed pool area. You must be at least 20 feet away from the clubhouse entrance if you wish to smoke.
- Appropriate swimwear is required in the pool and spa. Appropriate is determined by the standards of our FAMILY FRIENDLY Community.
- NO boisterous conduct or inappropriate language, excessive intoxication, spitting, running, dunking, or diving is allowed in the pool or pool area. Jumping is permitted, feet first.
- Walk at all times; DO NOT RUN.
- Animals are not allowed in the clubhouse or pool area, with the exception of guide/service dogs. Guide/service dogs are allowed on deck, but not in the water.
- Use of swim aids, swim fins, and goggles are permitted in the pool, but OTHER OBJECTS, such as balls, air mattresses, water guns or retrieval toys are only allowed when other pool users don't object or as an exception with Association special activities.
- Electronic devices are allowed as long as using them does not disturb the peace. (Examples include loud phone conversations, music and/or video games)
- NON-COMPLIANCE WITH ANY OF THE ABOVE RULES AND REGULATIONS MAY RESULT IN LOSS OF POOL PRIVILEGES. REPEAT VIOLATORS MAY BE BANNED FOR THE SEASON. VANDALS WILL BE PROSECUTED.

