

Sunnymead Ranch Planned Community Association

LAKE CLUB RULES AND REGULATIONS

**Approved and Revised
July 24, 2019**

**SUNNYMEAD RANCH PCA
LAKE CLUB RULES AND REGULATIONS**

GENERAL LAKE CLUB FACILITY RULES

1. Use of the Lake Club is the exclusive privilege of the Association members and their guests, or the Association member's tenants and their guests.
2. Association members may use any Lake Club facility, without charge during normal operating hours, posted at each facility, unless the Clubhouse interior is being rented / reserved for private parties or Association sponsored activities.
3. The Lake Club facility hours are 6:00 a.m. – 12:00 midnight. Unless otherwise posted.
4. Age limits for using individual Lake Club facilities are listed under their respective sections.
5. Hours of operation and specific regulations affecting specific facilities will be posted and will form an integral part of these rules.
6. Scheduled events and meetings have priority over all activities.
7. Each member is responsible for his or her own conduct, and for the conduct of his or her family members, guests, tenants, invitees and/or agents, at all times while using the Lake Club facilities or while on the grounds of the Lake Club. Any member's privileges (and all other person's privileges derived from such membership) may be suspended for any violation of the Association's Rules and Regulations. In addition, any person who violates any of the Association's Rules and Regulations may be immediately removed from the Lake Club grounds by Association or Member Services personnel.
8. No smoking or vaping of any type is permitted upon the Lake Club facilities and grounds. Only persons who can legally consume alcohol may do so while using the Lake Club facilities.
9. Use of illegal/controlled substances (drugs) will not be tolerated within the Lake Club grounds. Law enforcement will be notified immediately. Use privileges may be suspended / revoked as determined by the Board of Directors.
10. Pets are not allowed on the Lake Club grounds unless in conjunction with a special Association program approved by the Board of Directors where pets are permitted, except for assistance animals for the disabled.
11. Littering is prohibited anywhere on the Lake Club grounds or in the facilities. Proper trash containers must be used at all times.
12. Skateboarding, bikes/bike riding, roller skating, or similar type of activity will not be allowed on the Lake Club grounds.
13. Member Identification must be in member's possession at all times on the Lake Club grounds. All residents with access cards are required to have their cards to enter the amenities at the Lake Club. Residents will not be given entrance to an amenity by the gate station representatives or the staff should they forget their access card (Please refer to the Member Identification Rules and Regulations.)
14. Glassware of any type is not permitted outside the confines of the clubhouse.
15. No smoking or vaping of any type is allowed inside the clubhouse.
16. Eating is allowed inside the clubhouse provided that the food and trash from the meal or snack are picked up and disposed of in the proper trash receptacles and that the area is wiped down and left clean.
17. Any member witnessing damage or vandalism should inform the Lake Club office at 951 924-2249 or a Member Services Representative immediately at 951 242-6989.

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18. Members/Residents are responsible for closing facility gates when entering or leaving any facility which is unstaffed. No gates or doors shall be left open by any member.
19. Any member and their guests may use the barbecue pits and picnic tables on a first-come, first serve basis.
20. All injuries or accidents occurring within the facility must be reported to the Association. The legal homeowner will be responsible for any member of his family, guest, tenants, invitees and/or agents who damage any equipment and/or facilities and will be liable for all repair or replacement costs. Sunnymead Ranch Planned Community Association will not be held responsible for any accident or injury in connection with the use of any facility or common area by members, their family, guests, invitees, tenants and/or agents so long as such injury is not caused by a defect of the premises.
21. All Rules and Regulations pertaining to the Lake Club Facility and Grounds are subject to change at any time at the discretion of the Board of Directors.
22. Any violation of the Association's Rules and Regulations may result in a fine and/or suspension of privileges as determined by the Board of Directors.
23. A "member" shall be defined as the individual(s) listed on title to any property within the Association.
24. The possession and/or use of any weapon will constitute immediate revocation of Lake Club entrance privileges.
25. Loud, profane, indecent or abusive language is prohibited.
26. Absolutely no loitering/gathering in parking lot areas.
27. All clothing worn by members and their guests shall be within the bounds of decency and good taste as appropriate for a family facility. Garments shall be sufficient to conceal undergarments at all times.
28. A responsible adult is someone 18 years of age or older with an active Access Card.

CLUBHOUSE USE RULES

1. The Clubhouse hours are from 6:00 a.m. to 10:00 p.m. unless otherwise closed for a private rental, meeting or event.
2. Legal Owners and/or Registered Tenants must accompany any guests or family members using the clubhouse.
3. The clubhouse may not be used for religious purposes.
4. Only persons who may legally consume alcohol may do so while using the clubhouse.
5. No one under the age of 21 shall be served an alcoholic beverage while on the Lake Club grounds.

ACCESS CARD RULES

1. All current occupant(s) of the property must be registered with Sunnymead Ranch Planned Community Association at all times. It is the obligation of the legal owner to complete all appropriate forms and provide the necessary information requested.
2. All members ten (10) years of age or over are required to have a Sunnymead Ranch Planned Community Association photo access card in their possession while using any Lake Club facilities, common grounds, or RV lot. Access cards must be presented upon

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- request by any Association or Member Services personnel or Lake Club official. Members thirteen (13) years of age and younger must be accompanied by an adult or a sibling sixteen (16) years of age or older. All residents with access cards are required to have their cards to enter the amenities at the Lake Club. Residents will not be given entrance to an amenity by the gate station representatives or the staff should they forget their Access card.
3. All membership identification cards must display the card holder's photograph.
 4. Guests must be accompanied by a Legal Owner and/or Registered Tenant in good standing.
 5. Member identification may be used ONLY by the registered member(s) of the home to which it was assigned.
 6. There is to be no unauthorized transferring of identification to any other persons at any time. Members involved in the transfer of Member Identification are subject to immediate forfeiture of the Member Identification, suspension of Association and Recreation common area privileges for a period of thirty (30) days and/or fine of \$50.00 for each occurrence.
 7. Any Legal Owner requesting additional membership identification must provide proof of residency (school registration, DMV records, bank statement) prior to the issuance of cards.
 8. All members/residents must adhere to all forms signed upon issuance of the Member Identification, and any revisions adopted by the Board will supersede all previously signed forms.
 - Stolen cards which are identified on a police report are replaced free of charge.
 - A five-year replacement period will become effective going forward, from the date of the 1st replacement card.
 - Cost to replace damaged, non-working, or lost cards within that five-year replacement period:
 - 1st replacement: \$15
 - 2nd replacement: \$25
 - 3rd replacement: \$50
 - Five years after the 1st replacement card is issued, the five-year replacement period will reset and begin again.
 9. A non-refundable issuance fee of \$75.00 (each) will be charged to current homeowners to obtain replacement or additional Lake Club gate keys.
 10. Realtors, contractors, or other personnel on Association property must register at the gate house.
 11. The recorded grant deed must be submitted to the office by the Homeowner on the deed to receive membership items.

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12. If the property is being rented out, the homeowner must still provide a recorded grant deed. Lease agreement must be submitted as well, signed by the homeowner and the tenant. If there is a management company involved, they must submit a management agreement both signed by the homeowner and the management company. Homeowner must return cards and keys prior to giving membership to tenants. The homeowner has the choice of giving the privileges to their tenants.

RETURN OF ACCESS CARD RULES

1. All access cards must be returned and in the Lake Club's possession no sooner than one (1) day before the opening date of any escrow and/or no later than the close of escrow, and/or one (1) day before the entry date of a lease agreement with tenant-occupant(s) or non-escrow purchase.
2. The legal owner of the home is responsible for the return of all access cards to the Lake Club.
3. Legal owner(s) and/or subsequent assignees will not be eligible for access cards until all previously issued items are returned, properly reported lost, and/or fees paid.
4. Failure to return an access card will result in a \$50.00 charge for each outstanding access card and Lake Club key(s) will result in a \$75.00 charge for each outstanding Membership key. The charge will be levied against the property and no access cards will be issued until the charge is paid. In the event that any Lake Club key is returned to the Lake Club following the close of escrow, a refund of \$50.00 per key may be issued upon written request. The key(s) must be returned no later than sixty (60) days following the close of escrow. Key(s) not returned within that time will not be eligible for refunds.
5. If the access card is found, it must be returned to the Sunnymead Ranch Planned Community Association Lake Club office.

GUEST POLICY RULES

1. Legal owners, these are owners recorded on the grant deed and all members of the household sixteen (16) years of age and older may bring guests to the Lake Club facilities with the exception of the Fitness Center. Guests are not allowed entrance to or use of the Fitness Center.
2. Two (2) members of a registered tenant's household, these are tenants who have signed a lease agreement previously filed with the Association by the homeowner, sixteen (16) years of age or older may bring guests to the Lake Club facilities with the exception of the Fitness Center. Guests are not allowed entrance to or use of the Fitness Center.
3. Each household is limited to six (6) guests per day. Children under the age of three (3) will not count toward the guest limit.
4. Guests will be allowed at Lake Club facilities on holidays and the weekends accompanying all holidays with the exception of the Fitness Center. Guests are not allowed entrance to or use of the Fitness Center.
5. Legal Owners and/or Registered Tenants with their assigned member identification must accompany their guests at all times and are responsible for their guest's behavior and compliance with all rules and regulations.

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6. Legal Owners and/or Registered Tenants may apply for a special access card to use Lake Club facilities for persons providing care giving to such Legal Owner's and/or registered Tenant's children, or children in their custody or special needs dependents by submitting a valid, signed contract for care giving services, and a release form signed by the legal guardian or responsible party. A \$25.00 deposit for each card will be required until the card(s) is/are returned and an expiration date will be placed on the card(s).
7. Guest passes are for non-member guests only.

LONG TERM GUEST RULES

1. A Legal Owner and/or Registered Tenant with guests staying with the Legal Owner and/or Registered Tenant for an extended period of time of one week or more may obtain access cards for each guest to be used without having to be accompanied by the Legal Owner and/or Registered Tenant. No access card will be issued for longer than two (2) weeks at a time. There is a \$25.00 deposit required for each extended guest access card to be issued. Upon return of the extended guest cards, \$15.00 will be returned within fifteen (15) days \$10.00 will be retained as an administrative fee for processing each extended guest card. The maximum number of guests is ten (10) per two (2) week event. Access cards will have an expiration date.
2. Extended guest access cards must be obtained at the Lake Club office by the Legal Owner and/or Registered Tenant and the applying Legal Owner and/or Registered Tenant must complete the appropriate Extended Guest Access Card Application Form.
3. Any fraud or misuse of Long Term Guest Policy by anyone in the household, including a guest will result in loss of future privileges to be determined by the Board of Directors.
4. Maximum of (4) extended access card events will be issued per year to any household.
5. Long Term Guests are not allowed entrance to or use of the Fitness Center.

OUTDOOR PICNIC PASS RULES

1. Association members may, with prior approval at the Lake Club office, obtain a pass to allow for an outdoor picnic on the Lake Club grounds.
2. A picnic pass must be completed listing the full names of all anticipated guests at the picnic.
3. Each pass will be limited to thirty (30) guests. Children under the age of three (3) shall not be counted. A special variance to the guest policy contained herein may be allowed when determined appropriate by Management.
4. The purpose of the pass will be to allow access to the guests of the member only. Picnic passes are only for areas designated by management.
5. **A scheduled picnic could be cancelled by the Association, at any time, should a need arise to do so, that is beyond the control of the Association or The Lake Club.**
6. Use of the kitchen or interior of the clubhouse is not allowed with the exception of the restrooms.
7. Association members remain responsible for their guests' behavior and compliance with all rules and regulations.

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8. Use of a picnic pass does allow access to the pool/spa area, tennis, basketball or use of boats.
9. Management reserves the right to limit the number of picnics due to staffing.
- 10. The use of glassware is strictly prohibited on the lake club grounds. No exceptions will be allowed.**
11. Picnics shall be limited to six (6) hours in duration with an additional one (1) hour total for setup and cleanup.
12. A rental fee of \$20.00 must be submitted at the time of reservation.
13. Members may not combine the use of a picnic pass with the use of any other guest pass.
14. No picnic pass will be issued on Holidays or Holiday weekends.

HORSESHOES RULES

1. Sunnymead Ranch members and their guests may use available horseshoe pit
2. Horseshoes must be played in designated area only.
3. Residents must bring their own horseshoes for play.

POOL / SPA FACILITY RULES

1. Hours of Operation: 6:00 a.m. through 12:00 midnight daily.
2. Since there is no lifeguard on duty, children under the age of 14 may not use the pool or spa without a responsible adult in attendance.
3. In order to ensure adequate supervision, members and tenants must ensure that an adequate number of adults are present to supervise family members and guests under the age of 14. No adult may act as the responsible person for more than six (6) persons under the age of 14.
4. No person having skin lesions, sores, inflamed eyes, mouth or ear discharges, or who is a carrier of a communicable disease shall use the pool/spa.
5. Only small attachable flotation devices may be utilized in the pool.
6. No objects of any kind other than attachable flotation devices will be permitted in pool/spa.
7. No incontinent person or person who is not potty-trained may use the pool unless appropriate swim waterproof diapers are worn to protect from contamination of the water.
8. Strollers are permitted on grass area only.
9. Proper pool/spa attire must be worn. Accepted attire: bikinis, full or one piece bathing suit, board shorts, swim trunks, rash guards, Speedos. Unacceptable attire: P.E. clothing, running or basketball shorts, tank tops, sports bras, t-shirts, thongs, underwear, street clothes, cut-offs or other such clothing are not to be worn while in the pool/spa with no exceptions.
10. No running or boisterous play. Persons causing excessive noise or disturbance may be required to leave the area. Running, pushing, fighting, jumping or other unsafe conduct is prohibited.
11. No diving allowed.
12. Sun tan oil must be removed before entering pool.
13. Food is not allowed in the pool area. Beverages are permitted, however.
14. Glass items of any kind are expressly prohibited from the pool/spa area.

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15. Depositing of, or the use of any foreign matter in the pool/spa is prohibited.
16. Fins, balls of any type, or fishing gear, etc. are not permitted.
17. Earphones must be worn while using a radio or tape player.
18. No pets are permitted.
19. Facility gates are to remain closed.
20. Lake Club furniture and property must not be removed from the pool/spa area.
21. Management reserves the right to deny use of pool/spa to anyone for reasons of safety and welfare.
22. All Lake Club rules and Sunnymead Ranch Planned Community Association general rules and regulations must be followed while at the pool/spa facility.
23. Pool capacity is 115 persons.
24. Spa capacity is 12 persons.
25. There shall be no nude sunbathing or swimming. Thong-like swim wear is prohibited in the pool/spa area.
26. All persons must conduct themselves in a civil and courteous manner at all times and must not jeopardize or interfere with the rights and privileges of others.
27. Loud, profane, indecent or abusive language is prohibited.
28. Harassment, verbal or physical abuse of any person by another is prohibited.
29. Safety breaks may be taken at the rate of ten (10) minutes every hour at the discretion of the pool monitor/member services rep.
30. Smoking or vaping of any type is not permitted in the pool and spa area.
31. MINORS nine (9) years old and under are not allowed in the spa; MINORS ten (10) to thirteen (13) years old are allowed to use the spa only with a responsible adult.
32. A responsible adult is someone 18 years of age or older with an active Access Card.
33. Minors under the age of 18 cannot be responsible for guests, younger siblings or children 17 years old or younger.

TENNIS / VOLLEYBALL / TETHERBALL COURT RULES

1. Hours of operation: 6:00 a.m. through 12:00 midnight daily.
2. Courts are available on first-come, first served basis when a court has not been reserved.
3. Playing time is limited to one (1) hour for singles, 1 ½ hours for doubles, and two (2) hours for volleyball.
4. Proper tennis attire is to be worn on the tennis courts at all times.
5. Tennis shoes are the only footwear permitted on the courts.
6. Only tennis equipment is to be allowed in the tennis courts.
7. Proper tennis etiquette is to be observed while using the tennis courts.
8. Food is not allowed on the tennis courts. Beverages are permitted, however.
9. All litter shall be placed in the trash containers.
10. Rallying against windscreens is not permitted.
11. If non-playing guests or family members accompany a player, such guests or family members must be adequately supervised by the responsible member and/or Registered Tenant at all times.
12. The use of privately owned ball machines is permitted with approval.

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13. Membership Identification must be in your possession while using the Tennis/Volleyball/Tetherball courts, unless:
 - a. Upon checking out Association Tennis or Volleyball equipment, your access card must be exchanged for a temporary card as collateral for the checked out equipment. The temporary card will only give access to the area you are requesting the use of.
14. Tennis/Volleyball/Tetherball is to be played in designated areas only.

BASKETBALL COURT RULES

1. Hours of operation: 6:00 a.m. through 12:00 midnight daily.
2. Courts are available on a first-come, first-served basis.
3. Playing time is limited to one-half (½) hour, but may be extended if no other players are waiting. The number of players shall not exceed ten (10) players per court (two backboards).
4. Proper basketball attire is to be worn at all times. Basketball or tennis shoes are the only shoes permitted on the courts.
5. No profane language or smoking or vaping of any type is permitted on the courts.
6. Only basketball equipment is allowed on the courts. Basketballs are available from a Member Services Representative.
7. No food is permitted on the courts. Only water, in non-glass containers, is permitted on the courts.
8. All litter must be placed in the trash containers.
9. If non-playing guests or family members accompany a player, such guests or family members must be adequately supervised by the responsible member and/or Registered Tenant at all times.
10. Membership Identification must be in your possession while using the Basketball courts, unless:
 - a. Upon checking out an Association basketball, your access card must be exchanged for a temporary card as collateral for the checked out equipment. The temporary card will only give access to the area you are requesting the use of.

BOATING/USE RULES FOR LAKE CLUB PADDLE AND FISHING BOATS

1. Hours of operation: 10:00 a.m. 6:00 p.m. when Boat Monitors are on duty.
2. All watercraft operators, including Lake Club Staff and Member Services Representatives, must have a valid driver's license to operate motorized watercraft.
3. All persons, including Lake Club Staff and Member Services Representatives, must wear a Class I or Class II flotation device at all times while on the water.
4. Only Sunnymead Ranch members and their guests may use available Association water craft. A valid Membership I.D. card is required as a deposit.
5. The Association is not responsible for personal belongings that are lost, damaged or dropped into the lake.
6. No food, drinks or alcohol are allowed on the lake.
7. No fishing or fishing equipment is allowed on paddle boats.

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8. Touching aeration or circulation equipment in the lake is strictly prohibited.
9. A maximum of four (4) people are allowed on Association paddle boats. A valid Membership I.D. card is required from a person fourteen (14) years of age or older to use the paddle boats.
10. A maximum of three (3) people are allowed in Association motorized fishing boats. A valid Membership I.D. card is required from a person sixteen (16) years of age or older to use the Association motorized fishing boats. The operator must be sixteen (16) years of age or older and possess a valid driver's license.
11. Children twelve (12) years of age and under must be supervised on all watercraft by a responsible adult eighteen (18) years of age or older.
12. All equipment stored in the boat house may be used by any Association member by leaving their Membership I.D. card as a deposit.
13. Disposing of trash in the lake is prohibited.

BOATING / USE RULES FOR PRIVATELY OWNED WATERCRAFT

In the interest of safety and fun for everyone, various boating regulations are necessary and have been established for the Lake Club Facility. Management may, from time to time, permit boats of various types and sizes on the lake for special events.

REGISTRATION

1. All privately owned watercraft must be registered on an annual basis with the Lake Club prior to placing it on the lake.
2. Registration fee is charged annually (January-December), and is subject to change by the Board of Directors without notice. For current fee, call the Lake Club office.
3. All watercraft registered must have a Lake Club registration decal displayed on both sides of the craft's stern.
4. In order to register a privately owned watercraft, members must present a valid Membership I.D. card.
5. All watercraft must maintain liability insurance of a minimum of \$300,000 with the Sunnymead Ranch Planned Community Association named as additionally insured. A current in-force certificate of insurance is required to be kept on file at the Lake Club office in order for registration to be valid.
6. All watercraft operated on the lake are subject to inspection by Lake Club or Member Services personnel at any time. Any watercraft deemed unsafe shall be removed from the lake.
7. Watercraft (single-hull sailboats, canoes, rowboats, electrically powered boats, pedal craft, inflatable, kayaks, paddle boats, skulls must meet the following specifications:
 - a) Single-hull sailboats, canoes, rowboats, electrically powered boats, pedal craft, inflatable, kayak, paddle boats and windsurfers only.
 - b) Maximum watercraft length must not exceed fifteen feet (15') with the exception of canoes, skulls, kayaks, etc. which have Lake Club approval.
 - c) Minimum watercraft length shall not be less than six (6') feet.
 - d) Mast heights must not exceed twenty-two feet, three inches (22' 3").

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- e) Sail area not to exceed one hundred eighteen (118) square feet.
- f) Weight of the watercraft not to exceed one thousand (1,000) pounds.
- g) Inflatable watercraft must be of hypalon/nylon or similar construction with overlapped seams and must provide a wooden placard for registration decal.
- h) Anchors are not allowed on any water craft.
- i) Maximum speed limit is 5 miles per hour.
- j) Any kind of watercraft with the potential for someone to inadvertently fall or enter into the water are strictly prohibited, i.e., windsurfers, standing paddle boards, etc.

USE

1. Hours of operation: for privately owned watercraft are 6:00 a.m. until sundown daily.
2. All watercraft operators must have a valid driver's license.
3. All persons must wear a Class I or Class II flotation device at all times while on the water.
4. The Association is not responsible for personal belongings that are lost, damaged or dropped into the lake.
5. Disposing of trash in the lake is prohibited.
6. Touching aeration or circulation equipment in the lake is strictly prohibited.

DRY DOCK STORAGE RULES

1. Applications, available at the Lake Club, for a limited number of dry docks must be submitted to the Lake Club. Rental runs from January 1 through December 31.
2. A non-refundable, non-transferable annual charge must be paid prior to storage. No subleasing is allowed. For current fee call the Lake Club.
3. Watercraft must be registered and approved prior to storage.
4. Members must indemnify and save Sunnymead Ranch Planned Community Association from any loss or damage to personal property by fire, theft, or from any cause whatsoever and to indemnify and save them from any and all liability for injury to, or death of, any person or persons, or loss or damage to any property caused or occasioned by, or arising out of the use of the Lake Club facilities.
5. Member's watercraft may be moved by the Lake Club staff with, or without, the consent of the owner if such watercraft is deemed as posing a hazard.
6. Non-compliance with rules and regulations shall entitle the Lake Club staff to require, without incurring any liability to the watercraft owner, the immediate removal of the watercraft from the dry dock area.
7. The member agrees that the Association will not be responsible for the security or safety of the Parking Area or watercraft and will not be liable for fire, theft, or any damage to it, its equipment, or any property in or on the watercraft.

RADIO CONTROLLED BOATS

1. Only radio controlled boats/water crafts ("RC boats") which are propelled by electricity or battery power may be used on the lake. No gas, liquid or solid fuel propelled craft are permitted.
2. Only water surface RC boats may be operated upon the lake.

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3. RC boats may only be operated on the south end of the lake beginning approximately 30 feet from the boat dock areas where the sail craft are stored and extending to the south end of the lake. The RC boats must also stay in the center of the south end of the lake and not go within 15 feet of the shoreline except for launching or landing.
4. All RC boats must be launched from the boat ramp area and/or from private boats which are registered and permitted to be on the lake.
5. No RC boat may be launched from any Lake Club owned water craft.
6. No one may operate an RC boat unless accompanied by an owner or Registered Tenant.
7. No missiles, torpedo or any other type of projectile of any nature or description are permitted to be either launched from the RC boat or from the shore or any airborne craft.
8. The hours of operation and use of RC boats shall be between 10:00 a.m. to sunset.
9. No RC boats shall exceed a speed limit of more than ten miles per hour. In the event an RC boat is stalled beyond reach of the shoreline, it must be retrieved by boat and cannot be permitted to float as a derelict where it will interfere with pleasure boats or fishermen.
10. No RC boat operator may enter upon private property to retrieve an RC boat without the express permission of the owner of the private property.
11. No RC boat may be operated in a careless or reckless manner so as to endanger persons, property or wild life on the lake.
12. All RC boat operators shall refrain from interfacing with persons fishing either from the shore/and or a boat.
13. Association and Member Services personnel shall have the power and authority to enforce the rules and regulations governing the operation of RC boats. Association and Member Services personnel shall have the regulations governing the operation of RC boats. Association and Member Services personnel shall have the discretion to determine if RC boats are being operated in a negligent or careless manner or if they are being operated so as to constitute a nuisance. If such a determination is made by the Association and Member Services personnel, such personnel shall have the authority to have the operator cease operation of the RC boat.
14. RC airplanes and/or seaplanes are deemed to be unsafe because they become airborne and could cause severe property and/or personal injury. Therefore, airplanes and seaplanes are not permitted to be used upon or over the lake.
15. Any RC boat that sinks is deemed to be irretrievable.

CLUBHOUSE RENTAL AGREEMENT

1. Legal owners and/or Registered Tenants must accompany any guests or family members using the clubhouse.
2. The rental of the Clubhouse by Association residents will be restricted for delinquent Association dues, violation of Association rules, or deliberate abuse of the Clubhouse, Lake Club grounds or common area.
3. The Clubhouse may not be rented for religious purposes.
4. Furniture may not be removed from the interior of the clubhouse except by prior approval of Management. The removal of the furniture from the interior may only be done by the Association custodial staff at the flat rate of \$225.00. Furniture may be moved around within the clubhouse interior; however, the renter will incur a \$50.00 service charge if the furniture is not returned to its original position at the close of the event.

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5. No furniture, candle wax, artificial smoke, eating or drinking is allowed on the dance floor. Smoking or vaping of any type is strictly prohibited within the confines of the Clubhouse.
6. Drinks that contain a colored dye such as red, orange or yellow are not permissible due to permanent stains on the carpet, except by the approval of Management. In the event of permanent stains, the Homeowner will be responsible for any damages.
7. Decorations may be hung only with scotch or masking tape. Absolutely no nails, pins, Staples or tacks allowed. No lights are allowed on the plants. Confetti and bird seed may not be used.
8. Only persons who may legally consume alcohol may do so while renting the clubhouse.
9. No one under the age of 21 shall be served an alcoholic beverage while on the Lake Club grounds. If alcoholic beverages are consumed at the rental function, no minors are to be present without parental permission.
10. The reserved function shall last no later than 1:00 a.m. Local noise ordinances will be enforced. At midnight the volume for all music (live or recorded) shall be reduced to eliminate the disturbance of nearby homeowners.
11. The renter shall arrange for all pick-ups and deliveries to be made the day of the event.
12. The renter shall be completely responsible for his/her own set-up and clean-up.
13. No more than 120 guests may be in attendance within the clubhouse for any rental function or deposit will be forfeited. The Lake Club will provide chairs and tables for 120 guests consisting of eighty (80) cushioned chairs, forty (40) folding chairs and twenty (20) tables.
14. All weekend and evening parties will be required to have a courtesy patrol officer in attendance at the renter's expense. If the Association deems it necessary to have more than one patrol officer present at any event, then the renter will be responsible for the cost of any such additional patrol officer as well.

RESERVATIONS

1. Reservation of the clubhouse for business related activities shall be permitted on weekdays only (Monday through Friday).
2. Reservation of the Clubhouse does not include the other recreational facilities.
3. Reservations cannot be accepted for holidays or the weekend accompanying it.
4. Regularly scheduled Association functions have priority for reserving the Clubhouse for open dates.
4. Application for reservation of the Clubhouse must be made by the responsible party and the applicant must be present during the period the Clubhouse is in use under such reservation.
5. Deposit must be paid at time of reservation.
6. A guest list is required two (2) weeks before the event. It must include all guests and anyone who might be helping with the event, (caterer, DJ, decorating, and clean-up). List must be typed and in alphabetical order.
7. Deposit refunds will be processed within ten (10) days of final walk through.
8. The Clubhouse may be reserved as late as 48 hours in advance should all requirements of the application be met.
9. Reservations may be accepted up to one year in advance.

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CLUBHOUSE FEES

1. The fee for reserving the Clubhouse must be paid at the Lake Club. The fees will be set by the Board from time to time and will be stated in the Clubhouse Rental Agreement.
2. One or more courtesy patrol officers will be assigned for each evening or weekend function, at the member's expense. Non-Adult parties require two courtesy patrol officers. The Association has the sole discretion to determine the number of courtesy patrol officers to be assigned. The fee for courtesy patrol officers will be set by the Board from time to time and will be stated in the Clubhouse Rental Agreement.
3. A minimum of three (3) hours and a maximum of six (6) hours will be allowed for actual time clubhouse rental time, with reasonable set-up and clean-up times allowed. An hourly fee of \$120.00 will be charged if the party runs over rental time. No party shall run later than 1:00 a.m.
4. Refund of deposits are subject to forfeiture and possible loss of future rental privileges for:
 - a) Damage to Clubhouse and/or its contents
 - b) Damage to recreational facilities or common areas by member, tenants, or guests.
 - c) Failure to clean Clubhouse
 - d) Dancing on carpet
 - e) Breach of contract

LIABILITY

1. Persons renting the facilities shall be required to show proof of insurance, a minimum of \$300,000 with the Association as additional insured.
2. The renter shall be liable for all damages or loss of property, facilities, equipment, and individuals if such loss is caused by the renter or his/her guests use, or injury of same.
3. The Lake Club Management makes no guarantees as to the condition of the premises, equipment, or any facilities.

CLEAN-UP AGREEMENT

Violations of these guidelines may result in fines, forfeiture of deposit, an action for damages and/or other appropriate action.

All clean up materials are supplied by the Association and issued by Member Service representatives. After the event, use the following check lists and initial each item when completed.

1. Stains on windows. Clean with wet rag and dry by using a clean rag.
2. All debris picked up in and around Clubhouse and Kitchen.
3. Vacuum carpet. Dirt and food only to be picked up. The vacuum must be left in working order or you will be charged for repair.
4. Sweep dance floor – drop mop with no soap in water.
5. Bathrooms must be cleaned and free of trash.

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6. No tape on windows; no staples or thumbtacks in wood.
7. All inside and outside tables must be cleaned with a damp cloth and dried off.
8. No colored punches or red wine allowed in the Clubhouse. You could be charged if damage occurs.
9. Garbage cans are to be carried with liner in it and dumped; you must also replace liner in trash cans. (Dumpster by tennis courts second set of double doors).
10. Kitchen counters wiped and cleaned. Sink, microwave and refrigerators must be clean. Sweep and mop kitchen floor. Do not mop wooden entry; use a lightly damp rag on stains.
11. Ash tray/canisters located on the veranda of the Clubhouse and behind ballroom doors must be free of cans, paper, etc.
12. All decorations including tape must be removed and disposed of.
13. Clean up immediately following close of event or, if an evening event, clean up the following morning no later than 7:00 a.m. Should the renter or responsible party not show for the final walk through, or if the Association staff member or Member Services Representative has already started a walk through for the next party, the Association will deduct \$150.00 from the renter's deposit. The Association will not take responsibility, in any way, for the cleaning of the clubhouse after the event.
14. Should the renter or responsible party not clean the Clubhouse after the event to the specifications listed on the cleanup agreement, the renter will forfeit the entire deposit and possible loss of future privileges.

LAKE RULES

Sunnymead Ranch Planned Community Association Lake is a man-made body of water. The lake must be carefully managed to keep it in a healthful, attractive condition for the Association members to enjoy. The Lake will be maintained by skilled technicians experienced in the use of materials which may be used to inhibit the accumulation of weeds, algae, animal wastes and insect pests. When these control measures are in effect, or if unforeseen problems beyond the control of the Board develop, it may be necessary to restrict or prohibit use of the lake from time to time. As the Association membership grows, the activity level on the lake will increase. On certain peak days, the lake facilities may become crowded just like all popular recreation areas. The Board may adopt special regulations in the future to accommodate unique situations. Please show special consideration for the lake and its ecological balance. Any objects and trash disposed of in the lake may alter that balance which will, in turn, result in costing the Association further expense.

1. WADING AND INTENTIONAL SWIMMING IS PROHIBITED AT ALL TIMES.
2. Pets are not allowed in the lake at any time.

RV LOT RULES

To store a recreational vehicle or boat in the RV Lot, the following items are needed before registration can be completed.

1. Copy of current registration in the name of Sunnymead Ranch homeowner/tenant.

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2. Proof of insurance with Sunnymead Ranch named as an additional insured for \$300,000 liability for motorized vehicles and \$100,000 for non motorized vehicles.
3. The fee for the RV lot is set by the Board from time to time. The fee is due annually on January 1.
4. Current RV Lot sticker – supplied with annual payment.
5. Completed Vehicle Parking License.
6. Due to the limited number of parking spaces, trailers or RV's will not be allowed to be parked in the Lake Club parking lot.
7. A tenant (any occupant of a home in the Association who is not the homeowner or member of the household of the Owner whose name(s) appears on the Title Deed that is on file with the Association) may apply for a Vehicle Parking License but will not be considered for a space assignment if there are Owners that have already applied for a space and there are none available for licensing at the time. A Waiting List, maintained by the Association, of those who applied for a License but there were no spaces available at the time they applied, will be used to assign spaces for those who have applied for a License on a first-come first-served basis as spaces become available. In addition, a Tenant cannot be "grandfathered" (allowed to assume the License that was granted to an Owner, when the Owner vacates the home to a Tenant) into a space if an Owner already has a License for that space (see Vehicle Parking License, Section 7, Assignment and Subletting).
8. Beginning January 1, 2010, the use of space by an Owner will be limited to a maximum of five (5) continuous years before the owner will be required to re-apply for such space, and upon re-applying will be granted a new license to use the space if there are no other Owners on the then-current Waiting List. If there are no other Owners on the Waiting List at the time of re-applying, the same space that was previously occupied by the Owner will be re-assigned back to the Owner for another maximum of five (5) continuous years of occupancy, as long as annual renewal fees are paid and are current. If there are other Owners on the then-current Waiting List at the time that a post-January 1, 2010 occupant of a licensed space re-applies for a space (January 1, 2015), an Owner on the Waiting List will be assigned space first, before an Owner who is re-applying. In addition, if there is a Waiting List at the time that an Owner must re-apply for a License, the License will be issued for the space of the oldest occupied spaces first. For example, if there is a Waiting List on January 1, 2015 and there are three Owners on that list, the Owners of the three longest-occupied spaces will not be issued a renewal of their License and the three spaces will be assigned to the three Owners on the then-current Waiting List. The three original Owners of those spaces can re-apply for a License but will not be guaranteed a space until one becomes available.
9. To be placed on the waiting list, the Owner or Registered Tenant must have a vehicle to store, currently in their possession and present a copy of their vehicle's registration, at the time their name goes on the waiting list.

FISHING RULES AND REGULATIONS

Sunnymead Ranch Lake is privately owned and stocked. Fishing is restricted to the following rules and regulations. The Lake is periodically chemically treated; at such time there may be restrictions on the edibility of the fish.

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1. Hours of operation: shore fishing is permitted from 6:00 a.m. to 12:00 midnight daily.
2. Members must have Membership ID card in their possession while fishing unless on private property.
3. Guests and family members must be accompanied by a Sunnymead Ranch owner or Registered Tenant. All other terms of the Lake Club guest policy must be adhered to.
4. Fishing poles are the only means permitted for catching fish and must be attended at all times. Fishing poles and equipment must be left outside of the clubhouse.
5. Fishing is permitted with no more than two (2) poles per person, with no more than two (2) hooks per pole.
6. In order to protect the balance of the lake, the only types of bait permitted, other than artificial baits, are: Red worms, Night crawlers, Meal worms, terrestrial insects (grasshoppers/crickets), salmon eggs (fish roe), cheese, marshmallows, catfish, stink bait, mackerel, shrimp, squid and chicken livers.
7. Chumming (artificial attraction) is strictly prohibited.
8. Catch and release program is highly recommended. Any fish under 8" must be released back to the lake, excluding bluegill. Bass are catch and release only.
9. The daily creel limit per person per day shall be a total of four (4) fish (except bluegill and carp) caught in one daily visit. The four (4) fish limit will be strictly enforced. A daily visit is defined as the time spent at the Lake in one sitting. Once the individual leaves the lake area, he or she may not resume fishing until the next day. A penalty of \$25 per fish over the limit will be assessed.
10. Do not try to remove the hook if the fish has swallowed it. Instead, cut the line and the hook will dissolve.
11. Cleaning fish at the lakeside is strictly prohibited. Please remove any dead fish.
12. The releasing of fish caught in other lakes cannot be introduced into Sunnymead Ranch Lake.
13. Special Events (fish tournaments) can supersede some rules.
14. Only grass areas are for fishing.
15. All non-access card holders (except guest with extended guest passes) pay a nominal fee to be able to fish in and catch fish in our lake.

STANDARD PROCEDURE FOR PLANTING FISH IN THE LAKE

1. The planting of fish has to have the approval of the Board of Directors.
2. Once the fish are planted in the lake; a three (3) day fishing moratorium will commence to allow the fish a chance to become familiar with their new environment and spread through the lake.

FITNESS CENTER RULES

All residents using the Sunnymead Ranch Fitness Center are required to abide by the following rules. Failure to abide by these rules will cause the responsible Association member to be subject to Association disciplinary procedures, including imposition of a fine, in accordance with the Association's published schedule of monetary penalties.

1. Hours of operation: 6:00 a.m. through 12:00 midnight daily.

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2. The minimum age for the entrance and use of the Fitness Center is sixteen (16) years of age.
3. The Fitness Center will be closed from 1:00pm to 2:00pm daily for cleaning.
4. A Fitness Center user is allowed a maximum of 30 minutes on each piece of equipment if others are waiting to use the same.
5. Proper athletic shoes and exercise clothing (gym clothes, sweat suits, etc.) are recommended. Street shoes, bathing suits and immodest clothing are prohibited. Street clothes are prohibited with the following exceptions: polo shirts, walking shorts, jeans and slacks.
6. All users are required to carry a clean towel with them and wipe down the machines after each use. Failure to bring a towel will result in being asked to leave the fitness room to obtain a towel.
No smoking or vaping of any type, eating or drinking is permitted in the Fitness Center. Unbreakable water bottles are acceptable.
7. All machines must be used in the manner in which they were intended to be used. Except for adjustable settings on the machines, e.g., different weight settings, no modifications of the machines are permitted. No movement or relocation of the site of the machines is permitted.
8. All users of the Fitness Center and the equipment therein use the facility at their own risk. Due to the risk of accidental injury or death, the fitness equipment may be used only by persons capable of properly using the equipment.
9. All Fitness Center users are required to carry an active access card and to obtain and maintain on file, a Fitness Center authorization and waiver issued by the staff at the Lake Club office. The user's access card is to be shown to Association Staff and Member Services Staff upon request.
10. No guests of Association members are permitted to enter or to use the Fitness Center. Only authorized members may use the Fitness Center. Children and/or siblings who are not of age may not enter, use or stay in the Fitness Center even if an authorized parent, guardian or sibling are utilizing the Fitness Center.
The Fitness Center doors must remain closed at all times.
11. The temperature of the Fitness Center is to be operated by the Lake Club Staff only. The temperature is set by the Association and will not be changed.
12. The lights are to be operated by Lake Club Staff only.
13. The Television is to be operated by the Lake Club Staff only. The TV is set to a station that is approved by the Association and will not be changed.

ASSOCIATION REPAIR AND REPLACEMENT OF CLUSTER MAILBOXES POLICY

WHEREAS, the Sunnymead Ranch Planned Community Association ("Association," sometimes referred to as the "Master Association" in the governing documents) is a California nonprofit mutual benefit corporation formed pursuant to the Association's governing documents, and the Association seeks to protect and preserve the value, desirability and attractiveness of the Sunnymead Ranch community according to the preamble to the Master Declaration of CC&Rs recorded July 27, 1984.

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WHEREAS, certain mailboxes in the community are shared by homeowners. These consist of clustered mailboxes with a number of individually assigned mailbox receptacles within that cluster serving a like number of homes in the area.

WHEREAS, the United States Postal Service ("USPS") does not maintain the mailboxes at Sunnymead Ranch.

WHEREAS, the age of the community is such that clustered mailboxes are deteriorating, require maintenance and repair and, in some cases, they require replacement, but there is no practical

mechanism in place by which the various owners who share clustered mailbox improvements can effectively perform such mailbox maintenance, repair and replacement, and allocate the cost among the various owners who use the mailbox improvements.

WHEREAS, since the USPS ceased to maintain cluster mailboxes, the recent custom and practice of the Association has been to repair clustered mailboxes as and when needed for the benefit of all residents and owners by avoiding a blighted appearance of these highly visible improvements.

WHEREAS, pursuant to Section 6.03 of the CC&Rs:

Purpose of Assessments. All amounts deposited into the Operating Fund and the Reserve Fund must be used solely for the common benefit of all of the Owners for purposes authorized by the Restrictions, as they may be amended from time to time. Disbursements from the Reserve Fund shall be made by the Board only for the respective purposes specified in this Article VI. Disbursements from the Operating Fund shall be made by the Board for such purposes as are necessary for the discharge of its responsibilities herein for the common benefit of all of the Owners, other than those purposes for which disbursements from the Reserve Fund is to be used. Nothing in this Master Declaration shall be construed in such a way as to permit the Master Association to use any assessments to abate any annoyance or nuisance emanating from outside the physical boundaries of those portions of the Properties designated as Phases of Development. Nothing contained herein shall limit, preclude or impair the establishment of additional Maintenance Funds by the Master Association earmarked for specified purposes authorized by the Restrictions.

WHEREAS, the fourth article of the Association's Articles of Incorporation, filed September 12, 1983, provides:

The Master Association shall have and exercise any and all powers, rights, and privileges which a corporation organized under the Nonprofit Mutual Benefit Corporation Law may now or hereafter have or exercise, provided that the Master Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the following purposes of the Master Association:

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(a) To bring about civic betterments and social improvements by providing for the preservation, management, maintenance, and care of the architecture and appearance of a planned residential development known as Sunnymead Ranch ("Properties"), located in the County of Riverside, State of California.

(b) To promote the common good, health, safety, and general welfare of all of the residents within the Properties.

(c) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Master Association arising from that certain Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sunnymead Ranch (the "Master Declaration") recorded or to be recorded with the Riverside County Recorder and applicable to the Properties, as such Master Declaration may be amended from time to time.

WHEREAS, the annexation document for the last tract annexed into and made a part of the Association (the New West tract, No. 21461) expressly provided for clustered mailbox maintenance by the Association, but earlier tracts made no provision for such maintenance in their governing documents.

WHEREAS, the Association's reserve study has allocated costs for clustered mailbox repair and replacement, and as of August, 2015, the Association is estimated to have \$52,000 accumulated for that purpose.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Directors shall perform maintenance, repair and replacement of the aforesaid clustered mailbox facilities within the Association upon the date this Resolution is duly moved and adopted by the Board of Directors as per the terms set forth herein.

IT IS FURTHER RESOLVED that:

1. The Association shall continue to maintain and repair the clustered mailboxes in the New West tract in accordance with the terms of the annexation.
2. The Association will hereafter provide in its operating budget for repair and maintenance of the clustered mailboxes in other tracts. The Association will budget for major repairs and replacements in its reserve account.
3. When replacement of a clustered mailbox improvement is requested by homeowners, the Association will replace it only if and to the extent the Board of Directors determines that said clustered mailbox installation has reached the end of its useful life and cannot be effectively repaired.
4. The Board may, in its discretion, appoint an advisory volunteer committee, from time to time, to investigate and advise the Board as to whether particular clustered mailbox installations should be replaced, but the decision on expenditure of Association funds for that purpose shall be by the Board alone.

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5. The Association is not responsible for the safety or security of the mailboxes or of the mail placed therein. Residents who seek a more secure mailbox facility may make their own arrangements at their sole expense, e.g., to rent a post office box for their mail deliveries.

**RULES REGARDING
PROHIBITION OF DRONES AND RELATED**

Purpose: The purpose of the rules is to help protect the personal safety of individuals using the Association's common area and facilities, to prevent the invasion of privacy by aerial surveillance of those areas, and avoid potential nuisances caused by the operation of drones.

Effect: The below rules are effective immediately and prohibit the operation of drones in, on and above the Association's common area and facilities. Further, penalties are established for violation of the rules as set forth herein.

**RULES PROHIBITING THE OPERATION OF DRONES
ON OR OVER ASSOCIATION COMMON AREA AND FACILITIES**

1. No person shall use, operate, fly, launch or navigate any drone, unmanned aircraft system, remote-control aircraft or similar devices (hereinafter "Drones") at, on, over, from or in the Association's common area and facilities and the airspace above the same.
2. Any such use or operation of a Drone shall be deemed a trespass in violation of Penal Code Section 602.
3. The foregoing prohibition applies to all Association common area and facilities, including, but not limited to, the Lake, the Lake Club grounds and New West Park.
4. The Board of Directors may grant permission to operate a Drone in and over Association common area and facilities for Association purposes only, e.g., to conduct an aerial survey.
5. First-time violation of the rule prohibiting the use or operation of a Drone shall be subject to a \$100 fine following notice and hearing before the Board of Directors.
6. Second and any subsequent violations of the prohibition shall be subject to a \$500 fine for each such violation as well as suspension of the responsible Association member's common area and facilities' use privileges following notice and hearing before the Board of Directors.

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MISCELLANEOUS COMMUNITY RULES

1. Individual garage sales are strictly prohibited. The Association may, at its discretion, sponsor one or more community garage sales per year.
2. At the Discretion of the Association, a one (1) day estate sale may be held with the following stipulations:
 - Resident must register with the Association office no later than two (2) weeks prior to the day of the estate sale
 - The estate sale must be held within the confines of the residence and garage. No items can be displayed in the yard or driveway
 - The resident may utilize no more than two (2) signs; one at the closest major street and one on the resident's street on the day of the estate sale only.
3. Portable basketball backboards may not be placed on the sidewalk or the street.
4. Holiday decorations, for any holiday, must be removed within fifteen days after the holiday.

