



### **Clubhouse Information & Rules**

The following guidelines have been established to ensure that the Cottages at Hidden Creek Clubhouse and Pool area remain a pleasant and safe place for all to enjoy. It is the individual's responsibility to act appropriately at all times when at the clubhouse. Inappropriate behavior or language deemed to be in conflict with the welfare and safety of all members is strictly prohibited and could result in loss of privileges and fines.

#### **Clubhouse hours**

**5:00 a.m. to 12:00 am (Midnight)**

#### **Pool Hours**

**Open Swim (Residents/ Guests) 10:00 am 6:00 pm Daily**

**Adult Swim Only (no children) 6:00 – 10:00 am & 6:00 – 8:00 pm**

**In the event of an emergency call 911.**

Contact [clubhouserentalhiddencreeks@gmail.com](mailto:clubhouserentalhiddencreeks@gmail.com) for any maintenance or rental request.

#### **General Rules**

1. Please treat all clubhouse members with dignity and respect and treat the clubhouse like your own home – remember -- your dues pay for the maintenance and upkeep. Please leave the Clubhouse in better condition than when you arrived.
2. A **member** is defined as the current owners and occupants of a residential property within the Cottages at Hidden Creek Neighborhood Association. A **guest** is defined as someone invited by a HOA member that does not live within The Cottages at Hidden Creek. Members are invited to attend all events, excluding private events, at the clubhouse and the pool. Unaccompanied guests are not permitted at any time.
3. An adult member must accompany any member or guest under the age of 16 years old. HOA members may invite guest(s) to the Clubhouse and pool, as long as the guest is accompanied by a resident at all times.
4. Only members may reserve the Clubhouse for a private event. The members must be present at all times during the special event. Clubhouse rental does not include use of

the back patio, fitness center or pool. Use is confined to the main clubhouse area and restrooms.

5. No livestock, poultry, reptile, dog, cat or other animal or pet of any kind shall be allowed on the Clubhouse property, including the pool, patio, or covered porch. If you have a licensed service animal, you will be required to provide proper documents to the board for approval on clubhouse property.
6. No one under the age of 21 shall be permitted to have or consume alcohol. In the event such a situation arises, the police will be called.
7. Members shall not share access codes/keys to the clubhouse property with any non-member for any reason. If a member is aware that access to the property has been compromised in some fashion, please notify the manager as soon as possible so that access can be changed.
8. The use of smoking products, including vaping products, are not allowed on the clubhouse property or pool area.
9. *Private Events:* The Community room may be reserved for private events. If a member is interested in reserving the Community room, please contact the manager. Members may reserve the clubhouse for \$40.00 per event plus a \$100 refundable deposit that will be returned if the clubhouse is cleaned and undamaged. In the event of damage or inadequate cleaning, additional charges may be assessed.
10. When visiting the Clubhouse during these parties, be respectful and stay out of the community room.
11. Please be respectful of surrounding neighbors. Loud noise and music should be not audible beyond the Clubhouse property.
12. No firearms will be allowed in the clubhouse at any time.
13. Illegal and non-prescription drugs are not allowed on the Clubhouse property.
14. Members are responsible for any damage to the Clubhouse caused by them, their family, non-members, or guests. If something is damaged, please email the manager.

Turn off all lights, fans, television, and any other electronic equipment when you leave if others are not currently using them. Please reset the thermostat back to settings as posted in the clubhouse.

## Pool Rules

The use of the pool is for owners of The Cottages at Hidden Creek and guests only. Owners are to insure they and their guest/s are aware of all pool rules and regulations and are being followed at all times. Pool rules that are posted at the pool are set forth by the state of Wisconsin and Brown County Health Department. Failure to comply can result in closure of the pool.

The pool is located close to HOA residents. Please be respectful of the close proximity to them and keep noise (music and conversations) within your personal space particularly during the early morning and evening hours. While music is allowed, please keep volume low so as not to disturb other pool patrons or neighbors.

**The pool capacity is limited to 20 persons. Each household may bring up to 4 guests and must accompany those guests at all time regardless of age.**

There is no lifeguard on duty. Please be attentive to children! Children should not be left unattended in the pool area.

1. Only noodles will be allowed for use in the pool.
2. No diving.
3. Do not enter the pool area if you have a communicable disease or an open cut.
4. No food or gum in the pool area is permitted around the pool area. Limit food to the patio area immediately outside of the Clubhouse kitchen. Glass is not permitted in any area outside of the clubhouse.
5. No wet clothes or swimwear are permitted in the Clubhouse beyond the bathroom and changing facilities. Wet clothes and swim wear are not permitted in the community room or fitness room.
6. Please shower before entering the pool, and after use of toilet facilities.
7. Appropriate swim diapers (specifically made for aquatic settings) are required for children who are under the age of 2 or not toilet trained.
8. The pool cannot be reserved for private events.
9. Members have the right to use the pool over invited guests.
10. The HOA is not responsible for lost or stolen items. Please remember to take all of your belongings with you when you leave.

11. Please be respectful of surrounding homes and limit outdoor music and noise particularly during early morning and evening hours.

12. Pets are not allowed in the pool area at anytime.

### **Fitness Room Rules (capacity = 6)**

1. Fitness equipment is available on a first come, first served basis. No reservations of the room or equipment are permitted.
2. Please wipe off the exercise equipment after each use with cleansing wipes provided.
3. Members must be at least 14 years of age to use the equipment.

### **Violation of Rules**

1. Any complaints or concerns for violations of these rules or illegal conduct occurring on the Clubhouse premises should be reported to the manager. The manager shall investigate the concerned activity and report the results to the HOA board.
2. The board can determine the appropriate course of action to be taken based upon the specific circumstances and prior violations by the member or its guests. In most instances, a first offense will be a warning letter, a second offense a fine and/or restitution for any physical damage or repairs; and finally, suspension of clubhouse privileges for up to one year. The board may, based upon the seriousness of the offense and with an opportunity for the member to be heard, provide a more serious sanction against the member. In any instance where the board would consider a sanction more than a warning letter, the board shall notify a member of the date and time the board will review the offense along with information relating to the offense including date, approximate time, and brief description of what occurred. The member may address the board via letter submitted prior to the meeting or attend in person to explain what happened. The board shall take all information provided to it before determining the sanction.
3. Any and all damages whether intentional or accidental caused by a member or a member's guest resulting in repair costs will be charged to the member. Payment for any fines and damages must be paid within 30 days of notification to the member or the clubhouse access privileges may be suspended until payment is made. Costs may also be assessed in accordance with the HOA assessment policy.
4. The fine schedule is as follows:

**First fine: \$50.00**

**Second fine: \$100.00 fine**

**Third & subsequent fine: \$200.00 fine**