

Excerpts from the HOA Guest Policy

ARTICLE VIII

GUESTS, QUALIFIED TENANTS AND

ASSOCIATE MEMBERS 21

Guests.....21

Note carefully the distinction between Guests that must have Guest Cards and Guests who do not. The latter applies to our case because we will require SBRTTA members to accompany their guests. And note, unlike for Guests who must have Guests Cards, the kind that don't have no restrictions as to how many guests they may bring and how often they bring guests. However, there's this pesky item that trumps everything: G. The Board or the Board's Designee, in their respective discretion, may restrict the use of any Association facility by Guests or the attendance of Guests at any Association function or activity.

So, this document implies I could bring in a dozen folks from the SB club every session, and make sure they stay with me in the table tennis room — but I'm sure I would be accused of abusing the guest policy. I grayed out the text that doesn't apply to our case.

I will have a follow-up email about what I think the SBRTTA guest policy should be. It differs from what you two stated.

B. As set forth in Article I, Section 3 above, "Guests" are defined as non-resident friends, relatives, guests or invitees of Members or Qualified Tenants who are visiting SaddleBrooke Ranch at the personal invitation of, and with specific knowledge and sponsorship of, the same. In addition, the Board of Directors has set a limit to the amount of time anyone under 19 years of age may visit, at any given time, to a maximum of three weeks. Additionally, no such guest under 19 years of age may visit more than six weeks total in one calendar year.

C. A Guest Card is required when a Member or Qualified Tenant will not be accompanying a Guest at all times the Guest is using Association facilities. Each such Guest over the age of 18 must have his/her own Guest Card. A Guest Card is not required when the Member or Qualified Tenant will be accompanying the Guest at all times or when Guests are attending management approved functions. When using the facilities, a Guest must at all times be accompanied by a Member or Qualified Tenant or have a valid Guest Card in his/her possession and must comply with all Community Rules applicable to the facility being used.

[my note: this next paragraph sets restrictions but only for Guests required to have a Guest Cards]

D. A Member or Qualified Tenant must apply for Guest Cards at the Sports Club. Guests may not apply for additional Guest Cards. Guest Cards are issued by the Board's Designee for a maximum of 15 days and can be renewed for an additional fifteen (15) days during any twelve (12)-month period. No further Guest Cards will be issued to that Guest during that period. The Board reserves the right to limit the number of Guest Cards to be issued with respect to the same Lot.

Ken

In the traffic control section:

- Guests shall provide proper identification and homeowner affiliation to the Association, and request a guest pass from the Association. The guest pass will be dated and shall be placed where it is visible on the dashboard; or on the front of the Vehicle where it is readily visible in the case of motorcycles.

In the swimming pool section:

J. A maximum of six (6) Guests for each Member are allowed at any one time unless otherwise authorized by the Fitness Director or the Board's Designee.

In the Fitness Center section:

E. Members, Qualified Tenants and their Guests using the Fitness Center must sign a waiver agreement, provide medical background information, and attend an orientation session before using the equipment. Posted procedures for the use of all equipment must be observed.