

WELCOME TO THE GARDEN PARK CLUBHOUSE



The Garden Park Clubhouse was designed and built by a combined team from Kennecott and Ivory Homes. The Clubhouse has approximately 13,998 square feet including the professionally maintained grounds for your enjoyment.

With views of the Wasatch and Oquirrh Mountain range and Oquirrh Lake the clubhouse provides the perfect meeting place for residents of Garden Park to relax, socialize and exercise.

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General Rules and Etiquette

1. Members, Tenants and their Guests shall abide by the Garden Park Village Governing Documents, these Rules, Policies and all other rules posted in respective areas.
2. Members, Tenants and their Guests shall conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or interfere with the rights and privileges of others, use of profanity, or otherwise abusive or disruptive behavior are prohibited.
3. Members, Tenants and their Guests shall obey all safety rules and not compromise the safety of others by their actions.
4. Members, Tenants and their Guests shall show common courtesy and refrain from verbal harassment of any Facility User, Manager, volunteer or vendor. Members, Tenants and their Guests shall not request special personal services from the Manager or the Association.
5. Proper dress is required in the Garden Park Clubhouse at all times. Unless otherwise specified, appropriate casual attire is required in all areas in and around the Garden Park Clubhouse.
6. All Members, Tenants and their Guests use the Garden Park Clubhouse facilities at their own risk. The Garden Park Clubhouse, the Association, and their respective owners, managers, directors, officers, representatives, agents and employees are not liable in any manner whatsoever for any personal injury or damage, loss or theft of property occurring in or around the Garden Park Clubhouse property.
7. The Garden Park Clubhouse and all association recreational amenities are smoke-free environments.
8. Pets, excluding service animals, are prohibited from entering the Garden Park Clubhouse facility, or pools. Service animals must be controlled by a leash. Members, Tenants and their Guests must remove and dispose of solid waste deposited on the grounds of the recreational amenities.

Hours of Operation

The Garden Park Board of Directors will set hours of operation for the Clubhouse. Current operating hours are set forth in Attachment 1 and posted online at www.livedaybreak.com. Exceptions may apply for holidays or special circumstances including remodeling, maintenance, cleaning, etc. Normal operating hours will change based on the needs of the Community.

Special events conducted by the Association, Daybreak Community Council/LiveDAYBREAK and/or Builder Sales and Marketing Team may occur outside of normal hours of operation with Board approval.

Member ID Cards

Member ID Cards are required to access the Clubhouse and to participate in community sponsored events and activities. Two free Member ID Cards will be issued for each home, at the Clubhouse, to Residents, in good standing, with proof of residency, photo ID and the Age Verification Form required by The Housing for Older Persons Act (HOPA). A fee, in the amount of \$5.00, shall be charged for any additional, replacement of lost or damaged Member ID Cards. Additional cards may be purchased by other household member(s), at least 14 years of age, who can show proof of residency at the home. ID cards are required for access into the Clubhouse.

Tenant ID Cards

Members, who lease their home in accordance with the Daybreak Community Association Governing Documents, shall relinquish their Member ID Card(s) and shall assign their member rights to the Tenant. Prior to the Tenant receiving their Member ID Card, the Owner must be in good standing, a copy of the lease agreement has been provided to the Association and a photo ID must be presented. ID cards are required for access into the Clubhouse.

Guest Policy

Members and Tenants are allowed to have up to eight Guests, per household at the Clubhouse at one time. Members and Tenants must accompany all Guests.

Guests are allowed to attend classes and social events held at the Clubhouse only if the class/social event is not full with Members and Tenants. Guests may be required to pay a participation fee and must be accompanied by the Member or Tenant.

Guest Passes – Members and Tenants may receive one free Guest Pass per household, per day. Additional Guest Passes may be purchased for \$2.00/each.

Management Office

A staff member will be present to provide resources to Members, Tenants and Guests, issue Member ID Cards, Guest Passes, room scheduling, activity coordination, club/group administration, and address any Member questions or concerns.

These hours may be adjusted based on the needs of the Community. Current hours a staff member will be present are set forth in Attachment 1 and posted online at www.livedaybreak.com.

During the Declarant Control Period, Builder Sales and Marketing Team may occupy portions of the office space within the Clubhouse.

Room Reservations

In order to accommodate the number of Members, Tenants and their Guests who utilize the Clubhouse, it is necessary to properly schedule these activities. Requests for reservations should be made at least forty-eight (48) hours in advance and a deposit may be required. Cancellations with less than twenty-four (24) hours' notice may be subject to a cancellation fee. Fees and deposit schedules are set forth in Attachment 2 and are posted online at www.livedaybreak.com. You may also contact the Daybreak Association office at 801-254-8062.

Clubhouse Property

Members, Tenants and their Guests shall respect, protect and preserve Clubhouse property, furniture, furnishings and equipment. Each Member is strictly liable for any damage to any Clubhouse property caused by the Member or his or her family members or guests, including any and all expenses, collection costs, charges and attorneys' fees incurred to repair the damage or replace the Clubhouse property. Furniture, furnishings and equipment shall not be removed from the Clubhouse.

Lost and Found

The Garden Park Clubhouse maintains a lost and found system. All items found will be held for 30 days and then donated to charity. The Association is not responsible for lost, stolen, or misplaced items.

Trash/Recycling

All trash/recycling must be disposed of in proper trash/recycling receptacles.

Soliciting/Advertizing

Soliciting is only permitted by approved vendors during social and educational events planned for the community. Members may not post notices or advertisements of any kind on Clubhouse property without express prior written approval.

Promotions

Use of the Garden Park Clubhouse is subject to the Developer's promotions for the sale and marketing of homes during the Declarant Control Period, free of charge, as the Developer, Kennecott & Ivory Homes, currently subsidize the cost of operating the

clubhouse. It is recognized that the Developer subsidy will reduce over time and the full cost of operating the clubhouse will transition to the homeowners.

Photographic Equipment

When using photographic equipment of any kind, Members, Tenants and Guests should take care not to include in the photo or video any person who has expressed a wish not to be included. Use of photographic equipment of any kind is not permitted inside the locker rooms or restrooms.

No television video photography or commercial still or video shall be permitted anywhere in the Clubhouse without express prior written approval. Cameras are not permitted in the locker rooms or restrooms.

Alcoholic Beverages

All persons consuming alcoholic beverages MUST be of legal age and comply with all Utah laws regarding the service and consumption of liquor, including applying for and obtaining a single event permit when necessary. Members, Tenants and their Guests assume liability for any claims resulting from the service or consumption of alcohol on clubhouse premises.

No glass containers are permitted in the pool or spa areas at any time.

Amenity Specific Rules, Regulations, and Policies

Billiards Table

The Billiards Table is a private amenity for Members, Tenants and their Guests. The Association may make and post such other rules and regulations as are necessary for the proper and safe operation of the Billiards Table. The Billiards Table rules are as follows:

Use – The Billiards Table is available for Members, Tenants and their Guests on a first-come, first-serve basis except during Association sanctioned events. If the Billiards Table is in use, then the table time is limited to three (3) games.

Age Requirement – Persons under 18 years of age must be supervised by a Member or Tenant that is 18 years of age or older.

Fitness Center

The Fitness Center is a private amenity for Members, Tenants and their Guests. The Association reserves the right to take appropriate action to ensure the safety of Members, Tenants and their Guests or protection of equipment. Use of the fitness center and equipment is done at each persons own risk. Consult a doctor before beginning any exercise program.

Age Requirement – Members, Tenants and their Guests must be 18 years of age or older to use the weight machines or fitness equipment.

Use of Equipment - All Members, Tenants and their Guests using the equipment in the Fitness Center do so entirely at their own risk. Use of treadmills, elliptical machines, stationary bikes and other fitness center equipment shall be limited to 30-minute sessions when other Members are waiting. Members and Guests shall wipe down the equipment following use. No slamming of weights and equipment will be permitted.

Instruction – Paid or unpaid activities or instructions, other than those offered by the Garden Park Clubhouse, are not allowed in the fitness center.

Dress Policy – Proper sports attire in good repair, including athletic shoes, must be worn at all times in the fitness center. Shirts are required at all times, Bathing suits, wet or dry, are not allowed.

Food and Beverages – Food is not permitted in the fitness center. Water and energy drinks in closed containers are permitted.

Music and TV – Music or television may be provided to the fitness area. Individual music may not be played so as to bother, annoy or disturb other users and may only be played with earphones or headphones.

Locker Rooms

Locker rooms and showers are provided for use of Members, Tenants and their Guests. Clothing or personal effects shall not be left unattended or unsecured in these areas. The Association is not responsible for damaged, lost or stolen items stored in lockers or left anywhere within the Clubhouse.

Locker Room Access – Persons age three (3) years or older are not permitted in locker rooms designated for persons of the opposite sex.

Lockers – Lockers are for day use only and are not to be used for overnight storage. Any locks left overnight will be cut off at the lock Member's expense. All contents of the locker will be held in the Lost and Found.

Towels – Members, Tenants and their Guests are to supply their own towels.

Swimming Pool and Spa

The Swimming Pool and Spa are private amenities for Members, Tenants and their Guests. The Swimming Pool and Spa Hours of Operation are set forth on Attachment 1 and are posted online at www.livedaybreak.com. In addition to the rules and regulations below, all pool and spa users must obey all local laws and posted signs. There are no lifeguards on duty

No Lifeguards on Duty – Residents and guests use the pool at their own risk.

Pool/Spa Use – All persons who enter the pool/spa areas do so at their own risk. Lifeguards are not provided by the Association. The Association will not assume liability for any accident, injury or death in connection with pool use or for damage or loss of property, including negligence.

Showers – All swimmers and spa users must shower with soap and water, using the Clubhouse shower facilities, before entering the pool or spa.

Instruction – Both private and group instruction classes may be available at an additional cost. Only approved swim professionals are permitted to conduct any instruction, programs or events at the swimming pool.

Capacity – In the event the pool becomes too crowded, the Manager reserves the right to limit admission.

Children – Children under the age of 3 are **not** permitted in the swimming pool. Use of the swimming pool by children 3-17 years of age may be limited. See Attachment 1 for specifications. Children 14 years of age and younger must be supervised by a Member or Tenant 18 years of age or older at all times. Persons under the age of 18 are not permitted to use the spa.

Safety Equipment and Furniture – Safety equipment provided around the pool and spa shall be used for emergency purposes only. Pool furniture is available on a first-come, first-serve basis, and may not be reserved or removed from the pool area. As a courtesy, those under 18 years of age are asked to relinquish pool furniture to adults.

Closure – At the discretion of the staff, the swimming pool and/or spa may be closed at any time due to mechanical breakdowns, inclement weather, or for any other reason considered appropriate by staff.

Dress Policy – Proper swim attire shall be worn at all times in the pool area.

Swimmer Health – Admission to the pool may be refused to anyone who has symptoms of a cold, cough, inflamed eye, skin eruption, infection or any malady of a contagious nature.

Prohibited Activities – Unsafe disturbances such as running, pushing, wrestling, ball playing, horseplay, diving, jumping, dunking other swimmers, urinating, and unnecessary roughness or disturbances that endanger the safety of others are prohibited in the pool and spa areas.

Music – Music may be provided to the swimming pool and spa area. Individual music may not be played so as to bother, annoy or disturb other users and may only be played with earphones or headphones.

Flotation Devices – Water wings, life jackets and inflated tubes are permitted to be used by children in the pool under the supervision of a parent, guardian or grandparent.

Restricted Areas – Only Staff is permitted within the restricted areas.

Food and Beverages – Food and beverages may be consumed on the decks surrounding the pool and spa only. Food and beverages are not allowed to be consumed while in the pool or spa. All garbage should be disposed of in proper trash/recycle receptacles. Glass items of any kind will not be permitted within the swimming pool and/or spa areas.

Attachment 1 – Initial Hours of Operation

Garden Park Clubhouse

The Garden Park Clubhouse will be open for Members and Tenants with Member ID Card access daily from 6:00 am – 10:00 pm. We ask that all residents and guests have left the property by 10:00 pm.

Holiday Hours - The Garden Park Clubhouse facility is closed on Thanksgiving Day, Christmas Day, and New Year's Day. The Manager reserves the right to reduce hours of operation on other holidays.

Swimming Pool Hours

The Swimming Pool will be open daily from Memorial Day to Labor Day (weather permitting) 6:00 am – 9:45 pm.

Lap Swim – Daily from 6:00 am – 8:00 am & 7:00 pm – 8:00 pm

Members and Guests under 18 years of age – The swimming pool will be open to members and guests under 18 years of age daily from 3:00 pm – 5:00 pm.

Spa Hours

The Spa will be open daily from Memorial Day to Labor Day to Members, Tenants and Guests age 18 years or older from 6:00 am – 10:00 pm.

Initial Staffing Plan

The following hours outline when a staff member will be present to provide resources to Members, Tenants and Guests, issue Member ID Cards, Guest Passes, room scheduling, activity coordination, club/group administration, and address any Member questions or concerns.

Monday, Wednesday & Friday – 8:00 am – 12:00 pm
Tuesday, Thursday & Saturday – 4:00 pm – 8:00 pm
Sunday – No Staffing

These hours will be adjusted from time to time.

Attachment 2 – Garden Park Resident “Private Party” Room Reservations

Great Rooms A & B

- \$500 *Refundable Deposit
- \$100 rental rate for 3 hours, \$100 per each additional hour**
- Seating for 50
- 6 tables - Round 40” x 40”
- 3 banquet tables
- Covered patio area
- Warming and Serving Kitchen

Great Room A (without Warming/Serving Kitchen)

- \$250 *Refundable Deposit
- \$75 rental rate for 3 hours, \$75 per each additional hour**
- Seating for 50
- 6 tables - Round 40” x 40”
- 3 banquet tables
- Covered patio area

Great Room B

- \$250 *Refundable Deposit
- \$75 rental rate for 3 hours, \$75 per each additional hour**
- Seating for 20
- 3 tables – Rectangular
- Warming and Serving Kitchen

Great Room B (without Warming/Serving Kitchen)

- \$200 *Refundable Deposit
- \$50 rental rate for 3 hours, \$50 per each additional hour**
- Seating for 20
- 3 tables – Rectangular

Facilities may be reserved up to 6 months in advance. Deposit required to hold the date. Rental fees are due 30 days prior to event date.

*Any damage, repair and cleaning costs will be deducted from the deposit

**Set up/take down and after hours rental may be available for an additional cost

***The courtyard area may not be reserved/rented for private functions.

Attachment 2 A – Daybreak Resident “Private Party” Room Reservations

Great Rooms A & B

- \$500 *Refundable Deposit
- \$150 rental rate for 3 hours, \$150 per each additional hour**
- Seating for 50
- 6 tables - Round 40” x 40”
- 3 banquet tables
- Covered patio area
- Warming and Serving Kitchen

Great Room A (without Warming/Serving Kitchen)

- \$250 *Refundable Deposit
- \$100 rental rate for 3 hours, \$100 per each additional hour**
- Seating for 50
- 6 tables - Round 40” x 40”
- 3 banquet tables
- Covered patio area

Great Room B

- \$250 *Refundable Deposit
- \$100 rental rate for 3 hours, \$100 per each additional hour**
- Seating for 20
- 3 tables – Rectangular
- Warming and Serving Kitchen

Great Room B (without Warming/Serving Kitchen)

- \$200 *Refundable Deposit
- \$75 rental rate for 3 hours, \$75 per each additional hour**
- Seating for 20
- 3 tables – Rectangular

Facilities may be reserved up to 6 months in advance. Deposit required to hold the date. Rental fees are due 30 days prior to event date.

*Any damage, repair and cleaning costs will be deducted from the deposit

**Set up/take down and after hours rental may be available for an additional cost

***The courtyard area may not be reserved/rented for private functions.