Terreno at Valencia Amenity Center
Rules and Regulations

As our community grows, we may adjust these rules and regulations to match the feedback from our residents and needs of the community. Please share these guidelines with your guests and tenants.

The Terreno Amenity Center consists of the following:

- Resort and Lap Pool
- Spa
- Covered Verandah
- Olive & Thyme Restaurant
- Outdoor Fire Pit
- 8 Pickleball Courts
- 2 Har-Tru Tennis Courts
- Fitness Center
- Movement Studio
- Grand Foyer
- Gathering Room / Reception Area
- Activity & multi-Purpose Rooms
- HOA Office
- Community Room
- Catering Kitchen

- Mail Pavilion Kiosk

GUEST POLICY

Day Guest

- Residents are not allowed to sponsor another resident's guest unless prior approval is given by management.
- All guests must be accompanied by a resident from a household in good standing.
- All guests 18 years of age and older must sign a fitness waiver release form.
- All guests will be required to wear a wristband, identifying them as guests.
- Residents may NOT give their key fobs to guests. Residents must accompany all guests at all times.

House Guest

- House Guests-Family and Friends staying within your home at Terreno (including in-laws) mother, father, son, daughter, brother, sister or grandchildren, may use the Terreno Club Amenities and must wear bracelets a limit of 5 unless permission granted by Management. House guests must be registered with management to use amenities unaccompanied.
- There is no limit to how many immediate family member guests a resident may bring to the Amenity Center at one time.
- Any exceptions to the above must be in writing and approved by the Board or Management prior to arrival.

Access to the Terreno Amenity Center

- Access to all amenities will require key fob access.
- Two key fobs are distributed to homeowners by the Management when you purchased your home.
- Additional key fobs may be purchased for $25.00 each (by the Property Owner only). Maximum of four key fobs per household.
- If lost or stolen, please notify Management so they can be disabled.
- Homeowners found loaning out their key fobs may have their privileges suspended.
- Lost and Found is located at the Reception Desk in the Amenity Center.
- No skating, scooters, or bicycles are to be ridden in the clubhouse or in the gates of the amenity center or on the sports courts.
- No pets allowed in the Clubhouse, Courts, Restaurant, or within the gates of the amenity campus (except for service animals with the proper documentation provided to the HOA for verification).
- The Amenity Center is a smokefree facility.

First Aid

- For emergencies, **please** call 911. The AED defibrillator is located just outside the rear gym door, near the pool on the patio closest to the clubhouse restroom back doors. The location of the second defibrillator will be in the vicinity of the sports courts.

- In case of emergency the addresses are listed on the back of the Clubhouse and Restaurants.

General Pool/Hot Tub and Pool Operations:

Pool and hot tub hours are dawn to dusk, 7 days per week. Please close the gates behind you when entering the pool decks.

The Pool Use Rules are posted on the pool deck.

There is No Lifeguard on Duty – Homeowners and Guests assume all risk.

- You must shower before entering a pool or a hot tub.
- No pets allowed within the amenity campus (except for service animals with the proper documentation provided to the HOA for verification).
- No food or drinks are permitted in a pool or hot tub or around the wet deck area (within four feet of the pool/hot tub). Use available table seating.
- No alcoholic beverages allowed to be brought while the restaurant is open.
- No running on the pool deck.
- No thong style bikini bottoms are allowed.
- No bicycles, skateboards, inline skates, roller skates or hoverboards are allowed on pool deck.
- No pool furniture may be placed in a pool or hot tub.
- Pool furniture may not be reserved or removed from the pool deck.
- If you move furniture, please put it back to its original location. Lower umbrellas after use.
- No diving or jumping into the pools and hot tub, or off from other person's shoulders.
- No rough play.
- Children 15 and under are not permitted without an adult resident.
- No portable use of electronic devices without headphones.
- The pool deck may not be reserved for private events.
- Do not enter the Amenity Center from the Pool Deck with wet attire.

Resort and Lap Pool

Our saltwater resort pool is heated to a temperature of approximate + / - 85 degrees mid-October through mid-April.

- No diapers allowed in the pool - use swim pants only.
- No rafts, inner tubes or frisbees are allowed unless during a supervised recreational program approved by management. Other recreational toys (i.e. balls, dive sticks, etc.) may be used at the discretion of management. Recreational toys should not be thrown across the pool and/or over other person(s) is the pool unless they are actively taking part in the activity. Management reserves the right to suspend the use of toys, depending on pool usage and other conditions, at a moment's notice.
- Single person lounge floats, not exceeding 36" x 60" are allowed in the resort pool only. The floats may not be tethered together or block other swimmers' egress/ingress into/out of the pool. Food and

drinks are not allowed on the floats. No jumping or diving to or off from the floats permitted. Management reserves the right to suspend pool float use, depending on pool usage and other conditions, at a moment's notice.

- Noodles and floatation safety wear are allowed.

Spa / Hot Tub

- The spa is kept at a temperature of approximately 102 degrees.
- Please be aware of any health issues that might arise or worsen with the use of the spa.
- The 'Emergency Shut Off Button' (RED BUTTON) should only be pressed in case of an emergency. Pressing this button turns off the jets and turns off the heaters resulting in unnecessary restart of the spa system.
- If you wish to turn off the jets, please allow the timer to run out. **DO NOT FORCE TIMER OFF this will damage the timer, resulting in spa being shut down**.
- If you have pressed the Emergency Shut Off button in error, please alert Management.
- Children 12 and under are not allowed in the hot tub.
- Children ages 13 to 15 are allowed under resident adult supervision.

Tennis Courts

Our (2) Tennis Courts are open for play from Sunrise to 10:00 pm. All overhead lighting on the courts will automatically turn off at 10:00 pm. Timers for the lights are found outside the gate for each court. There will be no lighting after 10:00 pm.

- Food is prohibited on the tennis courts.
- Smoking is prohibited on the tennis courts.
- Shirts are required on the courts.
- Proper athletic footwear is required.
- Proper dress required.
- No bicycles, scooters, skateboards, skates or anything with wheels is allowed on the tennis courts.
- Occasionally, courts will be closed for maintenance.
- Children 12 and under must be accompanied by a resident homeowner.
- Please use shoe cleaners when exiting the courts.

Pickle Ball Courts

The Pickleball courts are open from sunrise to 10 p.m. They have lights that allow evening play. Lights automatically turn off at 10 p.m. Timers are available at the entrance to the courts.

- Shirts are required on the courts
- Proper athletic footwear is required.
- Court reservation is in design and will be modified as necessary.
- Please be kind to others and discard any trash prior to leaving either area.
- Please replace furniture to its original location after each use.
- Please report any issues to Management
- Children 12 and under must be accompanied by an adult resident homeowner.

Fitness Center

Our Fitness Center is open daily from 5:00 am to 11:00 pm. Please complete a Fitness Waiver prior to working out in the Fitness Center. If you have not filled out a waiver, please contact Management.

Fitness Center Rules

- Please consult a physician prior to physical activity. Terreno HOA is not responsible any for accidents or injuries.
- Proper athletic shoes are required in the fitness areas.
- Proper athletic attire is required.
- Wet bathing suits are not allowed.
- Shirts are required.
- No revealing athletic wear.
- No food.
- All free weights must be returned to their original position after workout.
- Stationary Equipment may not be moved.
- Modifying equipment is prohibited.
- Thirty (30) minute use maximum per person, per day for treadmills and ellipticals.
- Outside weights or fitness equipment may be brought into the fitness center.
- Please wipe down equipment after use.
- Injuries, accidents, or equipment failures must be reported immediately to management.
- The Terreno Fitness facility is not responsible for any lost or stolen items.
- Please return items found to the HOA office.
- Children 13-17 are not permitted without a resident.
- Children 12 and under are not permitted in the fitness center.
- Residents may only bring 2 guests at a time to the fitness center, and the resident must always accompany guests.
- Alcohol, non-prescription drugs, and tobacco products are prohibited.
- Pets are prohibited in the fitness center.
- No portable use of electronic devices without headphones.
- All cell phones must be turned off or in vibrate mode. Please be considerate of others and take your calls outside fitness center.
- Rules are posted in the fitness center.

Movement Room

This room is used for fitness classes, dance classes, personal use for stretching and designated hand weights. Any fitness equipment located in this room must be left in this room. Please feel free to use it, but please place it back where you found it upon completion of use. Children 17 and under are not permitted without adult resident supervision.

Activity & Multi-Purpose Rooms

This room is our all-purpose room. Community parties, card/game room, clubs, luncheons, meetings, etc. The room is certainly large enough to have more than one activity in it at a time, so if you have a card game or something along those lines that you wish to use this room, please see the HOA office to get this on the calendar.

Private Rentals

The Activity & Multi-Purpose Rooms are available to rent for private parties. Please contact or visit the management office for information on how to reserve the space and all fees that apply.

What we will need to know:

- A minimum number of 4 weeks is required to approve space rental.
- Date and time (start and finish) of your event (private events cannot exceed 4-hour time frame). unless preapproved by management.
- All reserved space events must conclude at 10:00 pm. (All homeowners and their guests must vacate premises promptly at 10:00 pm unless otherwise approved by the HOA or Board).
- Purpose of the event.
- Number of people attending (residents and/or outside guests).
- Will there be alcohol served (insurance binder may be required).
- Any special set up.
- Three days prior to the event, a final head count of attendees must be given.
- The HOA office will write up the 'contract' for you to sign. It is always best to give us as much advanced notice as possible so that we make sure the date you need is available.
- For any private event, there will is a cleaning fee required. Private events must end at 10:00 pm. That is, all guests and residents must vacate the premises by 10:00 pm.
- Vendors hired for private parties must provide Liability Certificates of Insurance, adding the association and Management Company as additional insured's and must also provide worker's compensation Certificates of Insurance.
- Should you wish further information about private rentals, please contact the **The Lifestyle Director at (239) 221-0253.**

Gathering Room/Reception/HOA Offices

- It is very important that you make sure the doors close/lock behind you. It is the homeowner's responsibility to return all areas to their original condition.
- Residents using the resort or lap pool, please use the pool entrance and exits located at the east and west end of the pool complex. Please make sure you dry off prior to entering the building as wet bathing suits and feet can create slippery surfaces and dangerous conditions on our tile floors.

- The HOA Offices are in the Clubhouse. The HOA office hours are 9:00 a.m. to 5:00 p.m., Monday through Friday.

Catering Kitchen

The kitchen area is available during the day for use by residents. The refrigerator will be cleaned out of any foods/beverages each Friday, so please make sure you take your food/beverage with you after each use. All alcoholic beverages must be stored in a secure, locked area. Please do not leave alcoholic beverages in the refrigerators or anywhere else around the Terreno Club. We are not responsible for lost or stolen items.

The ice machine is available to all guests as they use the facility. Please do not use this for private coolers for personal use. Please use the ice scoop that is available in the ice machine. Return it to its proper holder found in top left of unit. Do not leave it in the ice container. Make sure to close the door completely when you are through.

There are dish towels and dish soap in the kitchen. Please clean the counters and sink after each use and leave any dirty towels on the counter. Inform the HOA office of anything that is not functioning properly. You are responsible for cleaning the kitchen after each use. The warming tray should only be used when the HOA office is aware that you need it. Please make sure this is turned off after each use.

No firearms or weapons allowed on the amenity center campus or within its buildings.

Additional Information

- The Amenity Center is exclusive to Terreno Homeowners and their guests.
- Cell phones are to remain silent or vibrate, please respect others and take personal calls outside the building.
- The Amenity Center is monitored by video surveillance.
- It is very important that you remember to close the exterior doors behind you. This will keep our building safe from misuse. Report any suspicious behavior and or misconduct to the HOA office.
- If you notice anything out of order, broken or misused, the HOA greatly appreciates you letting us know.
- The Amenity Center is a spectacular addition and will provide some great memories going forward. Please help us keep in great shape by cleaning as you go.
- Misuse of the facilities by residents, guests and/or tenants may result in fines and/or suspension of the residents/tenants using rights of the amenities.

Current Hours of Operation : 7 Days a Week		
Fitness Center	:	5:00 a.m. to 11:00 p.m.
Resort and Lap Pools	:	Dawn to Dusk (subject to change)
Spa	:	Dawn to Dusk (subject to change)
Amenity Center	:	6:00 am to 10:00 pm (subject to change)
Tennis Courts	:	Sunrise to 10:00 pm
Pickle Ball Courts	:	Sunrise to 10:00 pm

Valery Higgins - Community Manager 239-677-1141
Jennifer Munoz - Lifestyle Director 239-221-0253
Jacqueline Beecher - Administrative Assistant
239-221-0252 Non-Emergency Sheriff's Department
239-252-9300