

Bridgerland Meadows Homeowners Association
Fitness Center Usage
Relating to rules and Regulations for Fitness Center Usage

SECTION 2(i) of the Declaration of Covenants, Conditions and Restrictions of the Bridgerland Meadows Townhomes P.U.D. states: "Management Committee" or "Committee" shall mean and refer to the Association Committee as provided in this Declaration and the Bylaws of Bridgerland Meadows Homeowners Association, Inc. Said Committee is charged with and shall have the responsibility and authority to make and enforce all of the reasonable rules and regulations covering the operation and maintenance of the Project; such responsibilities may be delegated by the Committee to one or more managers.

NOW THEREFORE, BE IT RESOLVED THAT the following Rules and Regulations for use of the exercise room within the Club House will be known as the Fitness Center and the following rules will be adopted:

I. RIGHT TO USE FITNESS CENTER

1. All owners (or their designated tenants) are entitled to use the fitness center. This privilege may be suspended by the Board of Trustees for Owners who are delinquent in their assessment payments. Town Home owners who lease their unit must designate, in writing, those tenants living in the unit who are entitled to use the community facilities. Only tenants of record (listed on the lease) may be designated. A Town Home owner who leases his/her unit is not entitled to the use of these community facilities, if the right of use is assigned to a tenant. Tenants living in multi-family rental units must provide evidence of a current valid lease in order to use the fitness center. (Section (6)(iii) of the Declaration of Covenants, Conditions and Restrictions requires the Unit Owner to notify the Management Committee if his/her is to be rented and to whom it is to be rented and their contact information.
2. A Club House Key will be issued to the individual requesting use of the Fitness Center. Only those persons with a Club House key shall be entitled to use the Fitness Center. Club House keys will be issued or validated on an annual basis.

Keys are the property of the Bridgerland Meadows Homeowners Association (BMHOA) and are for the exclusive use of the Fitness Center (**NOT THE CLUBHOUSE**) by members of the BMHOA or their designees. The keys are not transferable and may be recalled by the Board of Trustees for violations of the Association's founding documents or rules and regulations.

3. Guests may use the Fitness Center if escorted by a resident with a valid key who is eighteen years of age or older. Guests will not be admitted to the Fitness Center without such escort. The conduct of guests is the responsibility of the escort.
4. Children are not allowed to use the Fitness Center and are not allowed to be in the Club House unattended. If a parent of young children desires to use the Fitness Center, it is understood and agreed that the children will not be allowed outside the fitness room while the parent is exercising.
5. Situations and issues not specifically covered by these rules and regulations may be addressed by the Board of Trustees within their discretion. The Board of Trustees is empowered to amend, add or delete rules as it deems appropriate for the benefit of the general membership.

II. **RULES FOR THE USE OF THE FITNESS CENTER**

1. The BMHOA is represented by the Manager who has been instructed in the rules of the Fitness Center. Any conflicts shall be addressed with the manager, who will bring the issue to the Board of Trustees if it cannot be satisfactorily resolved.
2. Safety is of primary concern to the BMHOA and its members. All persons using the Fitness Center do so at their own risk and agree to abide by the rules of the facility. The BMHOA, its Trustees, agents and employees assume no responsibility for any accident or injury incurred in connection with the use of the Fitness Center or for any loss or damage to personal property. Residents (home owners and tenants) are responsible for the actions of their children and guests.
3. Children under the age of thirteen years (13) are not permitted to use any equipment in the Fitness Center. Children thirteen (13) to sixteen (16) are not permitted unless accompanied by an adult twenty-one (21) years of age or older.
4. Intoxicated persons will not be allowed in the Fitness Center at any time.
5. Appropriate attire for the Fitness Center: shorts or warm up suits, shirts, leggings and appropriate footwear must be worn. Bathing suits and bare feet are prohibited.
6. All refuse must be placed in containers provided for this purpose. Keeping the facility clean is everyone's responsibility.
7. Radios are not permitted in the Fitness Center. The only exception to this rule is "IPOD or PHONE" type radios with earphones played at a volume that does not disturb others.
8. Each user is requested to wipe off the equipment after each use. Cleaning supplies are provided.
9. Maximum number of people in the weight room section of the fitness Center at any given time is 2.
10. Be Courteous and if someone is waiting to use the Fitness Center equipment, agree to an ending time for your workout.
11. Oils or lotions should not be used prior to or during your workout. Please wipe off equipment after use.
12. Tobacco products and/or food are not allowed in the Fitness Center. There is no smoking allowed in the Fitness Center or Club House.
13. Playing with equipment or misuse of the facility and/or equipment will not be tolerated.
14. Persons using the Fitness Center are responsible for turning off the TV, equipment and lights and locking the door to the Club House when they leave.

15. If the temperature needs adjusting, those using the Fitness Center should contact the BMHOA staff.
16. Animals are not allowed in the Fitness Center or Club House unless use is documented for aid in disability.
17. **KEY DEPOSIT: A \$50 deposit will be required to receive a key to the Fitness Center.**
This deposit will be returned when the key is returned.
18. Management reserves the right to adjust or add any rules as needed. Additional Fitness Center rules may be posted at the Fitness Center or may be implemented without notice. Management reserves the right to refuse anyone the use of the Fitness center. Failure to adhere to these rules may cause loss of Fitness Center privileges.

I have read and agree to the Rules and Regulations regarding the use of the BMHOA Fitness Center. By my signature below, I am agreeing to abide by all rules and regulations and to use the Fitness Center with care and respect for property and persons.

Signature

Date

Printed Name

**Bridgerland Meadows Homeowners Association
Fitness Center Usage**

Agreement and Waiver for use of Fitness Center and Equipment

Name _____

Address _____

Phone Number _____

Email Address _____

WAIVER AND RELEASE

I agree that if I engage in any physical exercise or activity or use any Fitness Center equipment, I do so at my own risk. I agree that I am voluntarily using the equipment in the BRIDGERLAND MEADOWS HOMEOWNERS ASSOCIATION (BMHOA) Fitness Center located within the Club House, and assume all risk of injury, illness, damage, or loss to me or my property. I agree to release the Bridgerland Meadows Homeowners Association, Board of Directors, Management, Developer, affiliates, employees, agents, representatives, successors and assigns from any and all claims or cause of action arising out of my negligence. I acknowledge that I have carefully read this Waiver and Release and fully understand that it is a release of liability. I am waiving any right that I may have to bring action to assert a claim against the BMHOA.

ACCEPTANCE OF RULES AND REGULATIONS AGREEMENT

I agree to abide by the BMHOA Rules and Regulations for the use of the Fitness Center attached and hereby acknowledge receipt of a copy of both this document and the Rules and Regulations document. I further understand that the BMHOA has the right to rescind my use of the facilities for an infraction of the Rules and Regulations.

****Note****Age Restrictions

Please see and read age requirements in the Rules and Regulations policies attached.

Signature _____

Dated _____