



STONE CLIFF HOMEOWNER'S GUIDELINES FOR USING OUR FACILITIES

1-4-2023

*Coming together is a beginning.
Staying together is progress.
Working together is success.*

BACKGROUND HISTORY

In the Spring of 2018, a Development Plan Committee was formed by the Stone Cliff Board. The committee's purpose was to investigate the facilities needed to service our homeowners. This committee completed their work, which was approved in December of 2019 by the Board and Homeowners. This approval led to the development of the Implementation Committee, which in turn has carried these plans forward.

Then many challenges developed, ranging from the complexity of the project itself to slow government approvals, financing, and COVID. As a result, it wasn't until December of 2021 that we signed a contract with Watts Construction to build the project. Watts began the project in early 2022. We then soldiered forward to complete the project in approximately 10 months after first breaking ground.

This achievement was accomplished by the efforts and skills not only of the Watts team, but equally important by the efforts and skills of many homeowners, who brought their knowledge and resources to this project. Simply put, this project was successfully completed in a timely fashion because many good and talented people worked cooperatively to make it happen.

PURPOSE OF THIS HANDBOOK

The purpose of this handbook is to provide concise, easily available information for homeowners and residents with complying leases/rental agreements for the use and care of our recreational facilities. This information is partially drawn from the **Stone Cliff HOA Rules and Regulations**, which is an extensive manual, and has also been augmented after holding numerous Town Hall meetings with homeowners to gather their input. Homeowners have repeatedly emphasized the importance of simple, clear guidelines that will facilitate the use of our facilities.

The Implementation Committee and the homeowners in attendance at our Town Hall meetings felt the foundation of our community usage should be civility, respect, and trust--with an eye on THE GOLDEN RULE: *treat our neighbors and facilities as we would want others to treat us and our personal property.* **Working together is success.**

With this principle in mind, this document is organized to answer the following questions:

- **Why** -- Why do we need rules and guidelines?
- **What** -- What will be the rules and guidelines for using these facilities?
- **Who** -- Who can use these facilities?

- **How** -- How will these facilities be used and maintained?
- **When** -- When can the facilities be used?
- **Costs** -- Are there any costs associated with using these facilities?

KEY RESOURCES

We see this document as a useful resource for homeowners. But we also realize that homeowners may need more complete information or have additional input into the use of our facilities. If so, you will find the five resources given below to be helpful.

Stone Cliff HOA Rules and Regulations

Consult the Stone Cliff HOA Rules and Regulations for a more complete list of requirements and restrictions associated with all facilities. This document can be found on the Stone Cliff Web Site.

Stone Cliff Web Site

www.stonecliffhoa.com

F1 Property Management

Email: yourkey@f1pm.com
Phone: 435-652-0565
Fax: 435-652-0566
Address: 491 E Riverside Drive, 3B
PO Box 910069
St. George, UT 84791

Security and Maintenance

Email: stonecliffguards@yahoo.com
Phone: 435-652-8364
Cell: 435-680-5923

Stone Cliff Board Meetings

Held monthly. Check with F1 for details.

GENERAL INFORMATION ABOUT USING STONE CLIFF FACILITIES

- Users assume all liability for any damage, accidents, or injuries. All facilities are to be used at your own risk, specifically noting that there are NO lifeguards in the pool areas at any time.
- Homeowners are always fully responsible for their own actions and those of their guests and/or tenants.
- Check for age restrictions that may apply in certain areas, and understand that adult supervision of anyone under the age of 16 years old is always required continuously by a homeowner or resident aged 18 or older for all facilities.
- Many of the facilities can only be accessed with a key fob; pool facilities require an additional sign-in registration.
- All facilities are monitored by security personnel either on sight or remotely with cameras that record and store video.
- Only “certified service animals” are allowed within the key fob accessed facilities; however, **no pets or service animals are allowed on the Club House patio furniture or allowed in ANY water facility, including the splash pad.**
- Use of alcoholic beverages must follow local ordinances.
- No glass containers are allowed in any water facilities. This includes the outdoor pool cabanas.
- In case of fire, all occupants of any facility must exit immediately.
- If lightning is observed in the area, all water facilities will be closed immediately.
- Homeowner’s rights to use facilities can be suspended by the HOA board for cause.
- Follow all posted signs for proper instructions about use and conduct.

GENERAL ETIQUETTE WHEN USING FACILITIES

- Appropriate clothing shall be worn by homeowners and their guests, i.e. proper swimming or fitness attire (including cover-up, shirt, and appropriate footwear).
- Nudity is not allowed. No swimming attire is to be worn in the clubhouse, fitness center, or multi-purpose room.
- Facilities should be returned to their original condition, e.g., furniture and equipment left in their assigned positions. The area used shall be left clean, and all trash must be removed.
- Tobacco use, vaping, or illegal substance use is not allowed anywhere on the common use property.

- WIFI is available throughout all facilities
 - SSID – **StoneCliff Guest**
 - Password - stonecliff.
 - Please use an individual device with headset for personal entertainment.
- No skateboards, rollerblades, scooters, e-scooters, bikes, e-bikes, or recreational equipment can be used on the sidewalks, courts, or inside any fob accessible areas.
- Be respectful of security personnel and observe their instructions.

Why observe HOA rules and etiquette recommendations?

Because our facilities belong to ALL homeowners for their use and enjoyment.

- We want to preserve our assets, our furniture, and our equipment.
- We want to promote the health and safety of all homeowners and their guests.
- We want to be courteous to fellow homeowners, residents, and staff.
- We want to conserve water and energy.

Stone Cliff Clubhouse

What is the priority use of the clubhouse?

- Annual HOA meeting.
- HOA events that are organized by the Social Committee.
- Homeowners and residents to reserve for personal private events e.g., limited specified attendance such as a wedding reception or family gathering.
- Homeowners and residents to reserve for HOA community events i.e., open to the HOA community at large.
- For emergency use in case of a disaster which will take precedence over all other reservations and events.
- **NOTE**: Clubhouse use excludes commercial, or political events.

Who may use the clubhouse?

- All homeowners and residents with accompanying guests.
- Rental to non-homeowners or non-residents is **not available**.
- Occupancy is limited by the Fire Marshal placard.

How can homeowners reserve the clubhouse?

- Contact F1 to reserve for all homeowner or resident events.
- A reservation form, either online or printed, must be submitted to F1.
- The reservation form will be date-time stamped to resolve any conflicting reservation requests.

- Notify F1 immediately if your event is cancelled so the dates are available for other reservation requests.

What do homeowners need to know about reserving the clubhouse?

- A clubhouse reservation includes exclusive use of the outdoor patio and splash pad but **does not** include use of the fitness room, pool area, multi-purpose room, or courts.
- Reservations are on a first-come, first-served basis.
- A walkthrough of the clubhouse with the reserving party will be made before and after the homeowner event.
- Do not make any attachments to walls or acoustic panels i.e., no tape, pins, hooks, or other adhesive material.
- A list of non-resident guests must be provided to security prior to a personal private event for the purpose of gaining access through the security gate.
- A reserving party representative must be present for the entire time the clubhouse facility is in use.
- When the clubhouse is not reserved, the covered outdoor patio area may be used by homeowners and residents on a first-come, first-served basis.

When can the clubhouse be reserved?

- The clubhouse may be reserved for any hours between 5:00 AM to 10:30 PM for any day not conflicting with an HOA scheduled event e. g., annual meeting, Christmas dinner, etc.

Are there costs associated with reserving the clubhouse?

- Deposits and fees are required and may vary depending upon the event to be held.
- Refer to the F1 reservation form for specific deposits and fees.
- The reserving party is responsible for reimbursing the Association for any cleaning costs exceeding the required cleaning fee paid when making the reservation and/or damage repair costs as determined by the Board and based on the results of the pre-event and post-event walkthroughs.

MULTI-PURPOSE ROOM

What is the multi-purpose room's intended use?

- For homeowners and residents to gather for meetings, games, and social events.
- Maximum occupancy as specified by Fire Marshal placard.

- The multi-purpose room is accessible to all homeowners or residents using the key fob, unless it has been reserved through F1.
- The multi-purpose room is intended for homeowner and resident personal use excluding commercial, or political events.
- Do not make any attachments to walls or acoustic panels i.e., no tape, pins, hooks, or other adhesive material.

Who may use the multi-purpose room?

- All homeowners and residents with their guests; anyone under the age of 16 years must be continuously supervised by homeowner or resident aged 18 or older.

How do homeowners reserve the multi-purpose room?

- This room may be reserved for a maximum of four continuous hours by contacting F1.
- Reservations take priority over walk-in use.
- The reserving party is fully responsible for their event and behavior of all outside guests and must be present for the entire time the multi-purpose room is in reserved.

When can the multi-purpose room be used?

- This room is open 24 hours a day 7 days a week.
- This room does **NOT** allow access to the pool areas.

WATER FACILITIES: Covered Pool, Outdoor Pool, Splash Pad, & Hot Tub

Everyone using the pool facilities must sign the registration log.

What are the water facilities intended uses?

- The priority of the water facilities is to provide healthy, clean, and safe recreational experiences.
- These facilities are intended for lap swimming, pool walking, water aerobics, playing, relaxing, sunbathing, and socializing.
- Exercise activities will take precedence in the covered pool over other recreational activities e.g., play, free swimming, etc.

What are the pool temperatures?

- The outside pool is heated to a set point of 80°F during the spring, summer, and fall, although temperatures will fluctuate depending on weather.
- The outside pool is not heated during the winter.
- The covered pool temperature set point is 80°F to accommodate lap swimming, pool walking, and water aerobics. The actual pool temperature will vary around the set point depending on ambient temperature.
- Under no circumstances will the pool set point be changed unless approved by the HOA Board.

Who may use the water facilities?

- All homeowners and residents with their guests:
 - Anyone under the age of 16 years must be supervised continuously by an adult homeowner or resident aged 18 years or older.
 - Children 5 years of age and younger are not allowed in or around the hot tub.
 - There are no age restrictions for using the splash pad.
- Any private party event is limited to using one cabana, and private parties should only be held at times when overcrowding of the pool is not a problem.
- City ordinances limit the number of people using a pool or hot tub at any one time. Security may require people to leave or may deny access based on occupancy.
- The Association may limit the number of persons per lot who are allowed to use the water facilities at any one time. See the Rules and Regulations for more detail.

How can homeowners promote safe and healthy use of the water facilities?

- Follow all posted signs.
- Adults must always closely supervise children; swimming alone is discouraged.
- All participants must shower before using any water facility except the splash pad.
- Take bathroom breaks.
- Babies in diapers are required to wear swim diapers.
- Long hair must be pulled back or secured to prevent damage to the filters.
- Anyone with an open sore, blister, or cut is not allowed in the water.
- Do not spit in the pool.
- Do not play with water cannons, squirt guns, or any toys in any pool area.
- No diving or jumping into the pool, throwing/pushing anyone into the pool, running, rough play, "horse play," climbing, or unruly behavior is allowed.
- Do not use any soaps, detergents, shampoos, or lotions in or around the pools.
- Food is allowed in designated places only; no cooking or barbecuing is allowed.
- Glass containers are not allowed in any water facility.

- Always pick up your own trash.
- No climbing on the waterfall water feature.

When are the water facilities open?

- Pools are open from 5:00 AM to 10:30 PM, with “quiet hours” before 9:00 AM and after 9:00 PM.
- Adults-only use hours for the pools and hot tub are 5:00 AM to 10:00 AM.
- The covered pool garage doors will be opened in the spring, remain open through the summer, then closed in the fall through the winter.
- The splash pad summer hours are 9:00AM to 9:00 PM.
- The splash pad will be closed during the winter. Specific dates will be determined by the HOA board and may vary from year to year depending on weather conditions.

FITNESS CENTER

What is the fitness center’s intended purpose?

- The newly expanded fitness center has been furnished with top-of-the-line equipment to provide homeowners with a total, well-rounded exercise experience.

Who may use the fitness center?

- The fitness center is open to all homeowners and residents who may bring up to two guests at any one time.
- Anyone under the age of 16 years must be accompanied by a homeowner or resident aged 18 or older for instruction and continuous supervision.

How should the fitness center be used?

- Follow all posted signs for proper conduct while in the facility.
- Consult the instruction placards on each piece of equipment to learn how to use each item correctly.
- Be courteous about sharing the equipment; limit machine time to 30 minutes when the exercise room is busy.
- Ease weights into position on the machines and do not allow weights to drop.
- Re-rack weights and return all equipment to its proper location when finished.
- Wipe down all equipment after use.
- Use a personal towel to prevent perspiration from getting on the equipment, floors, or mats.
- Food is not allowed in the Fitness Center.
- Water or sports drinks may be consumed from closeable, non-breakable containers.

- Take phone conversations outside.
- Use headphones when using electronic devices during workouts.

When is the fitness center open?

- The fitness center is open 24 hours a day 7 days a week using key fob access.
- **NOTE:** the fitness center is continuously monitored with cameras that record and store the video.

COURTS: Basketball, Bocce Ball, and Tennis/Pickleball

What is the intended use of the court system?

- The priority of the court areas is to provide a safe and shared experience for all homeowners, residents and their guests.
- Courts are to be used **ONLY** for their intended purpose, e.g., no skateboards, rollerblades, scooters, e-scooters, bikes, e-bikes, or other recreational equipment are allowed on the courts.

Who may use the court system?

- Open to all homeowners, residents and their guests:
- Anyone under the age of 16 years must be accompanied by a homeowner or resident aged 18 or older for instruction and supervision on the bocce ball, pickle ball, and tennis courts.
- There are no age restrictions for the basketball court.

What is homeowner etiquette for using the courts?

- Follow all posted signs for proper conduct.
- Courts are open on a first-come, first-served basis, but with a shared-play emphasis.
- The reserving party must be present the entire time a court is in use and is fully responsible for the behavior of all guests.
- Phone conversations and electronic devices should be taken off court.
- No glass containers are allowed when using the court system.

When are courts available?

- Tennis, basketball, bocce ball and Pickleball courts are open 6:30 AM – 9:00 PM.

THIS DOCUMENT WAS APPROVED BY THE STONE CLIFF BOARD OF DIRECTORS IN January 2023.

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