

TRAPPERS RIDGE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

CLUBHOUSE, SWIMMING POOL, HOT TUB, FITNESS CENTER, TENNIS AND BASKETBALL COURTS

- The clubhouse, swimming pool, hot tub, fitness center, tennis and basketball courts are for the *exclusive* use of the Association's members, their invited guests, and renters.
- The clubhouse facility is under 24-hour electronic surveillance.
- Members have the full authority of the Homeowners Association to enforce these rules and policies.
- Clubhouse and pool hours are from 8:00 am to 9:00 pm seven days a week (weather permitting). From 8:00 am to 11:00 am daily, the pool and hot tub are reserved for **lap swimming only. Quiet use of the pool and hot tub is mandatory.**
- Members of the Association, their guests, and renters who use the pool facilities acknowledge the inherent risk of swimming and swim at their own risk. *There are no lifeguards on duty.* The basic rules of safety, as posted, *must* be observed at all times.
- Association members are responsible for the conduct of their families and guests at the pool, hot tub, clubhouse, fitness center, and courts. The Association may deny use privileges for the Common Area amenities to any owner if they or their guests abuse the common area. (Utah CAA 57-8a-218)
- Please respect the rights of others when using the clubhouse amenities.
- Association members shall limit hosted guests to a maximum of *eight* at a time. Renters shall bring no more than *eight* members of their party to the pool, spa, or clubhouse at one time.
- Each lot (home) has eight wristbands assigned to it. These wristbands must be worn when owners/guests/renters are in the pool and hot tub areas as well as in the clubhouse. If you are *not* an Association member, invited guest, or renter with a fob and wristband you will be asked to leave.
- Replacement wristbands are available from the HOA for \$10 each.
- To gain access to the clubhouse facilities, use the fob provided to each homeowner. (Note that the security system will be upgraded in 2026. The device for access to the clubhouse facilities may change.) If you do not have the fob in your possession, you will be asked to retrieve it before you are granted entry. **DO NOT** prop the clubhouse doors or fence gate open for any reason.

CLUBHOUSE, SWIMMING POOL, HOT TUB, FITNESS CENTER, TENNIS AND BASKETBALL COURTS RULES (Continued)

- Please observe posted pool and hot tub capacity limits.
- In accordance with Utah Admin. Code 392-302-31:
 - All children under the age of 14 must be accompanied and supervised by a parent or responsible adult (18 or older) when using the pool or hot tub.
 - Children under five (5) are not permitted in the hot tub at any time. This is due to their inability to regulate their body temperature as well as adults.
 - Pregnant women and those with heart conditions should consult their physicians before using the hot tub.
 - Do not spend more than 15 minutes in the hot tub.
- The hot tub is intended to be used by adults and older children for quiet relaxation. It is not a kiddie pool. For the health and safety of all users, no jumping into the hot tub, no horseplay in or around the hot tub, or swimming/ducking underwater is permitted.
- Babies must wear swim diapers and plastic pants in the swimming pool. **DO NOT LEAVE SOILED DIAPERS** in the clubhouse trash.
- No food or drink is allowed *in* the pool or hot tub. Glass containers are not allowed *anywhere* in the hot tub or pool area. Portable grills are not permitted in the pool area. Pets are not allowed in the clubhouse, hot tub, or pool area.
- Access to the restrooms from the fenced pool area is through the door nearest the gate. An access device (fob) is required. In order to protect our clubhouse furniture, no damp or wet swimwear or clothing is to be worn inside the clubhouse except for the use of the restrooms.
- The sliding door between the clubhouse and patio is permanently locked. Do not attempt to open it.
- Tents and shade canopies are not permitted inside the fenced pool area. They may be erected on the grassy area to the west of the pool.
- Running, diving, and horseplay are **NOT** permitted in the pool and hot tub areas.
- Water toys and music must not be a nuisance to other swimmers and guests. Music and sound devices should be used with earbuds or headphones. Portable speakers are not permitted in the common area.
- Bicycles and skateboards may not be ridden inside the fenced-in pool area.
- Please replace the hot tub cover and outdoor furniture before leaving. Do not move indoor furniture.

**CLUBHOUSE, SWIMMING POOL, HOT TUB, FITNESS CENTER,
TENNIS AND BASKETBALL COURTS RULES (Continued)**

- Members of the Association, their family members and guests, and renters who use the fitness equipment acknowledge the inherent dangers of its usage and work out at their own risk.
- The basic rules of safety must be observed at all times.
- For the safety of everyone using the fitness center, users should be experienced in using all equipment safely and appropriately.
- The fitness center is NOT a play area. Horseplay is not allowed.
- The fitness center is under 24-hour electronic surveillance. If equipment is damaged because of intentional misuse or willful misconduct by family members, guests, or renters, owners will be billed for the damaged equipment (repair or replacement).
- The tennis court is for tennis and pickleball only. No bikes, skateboards, inline skates, or dogs are allowed inside the fence.
- The basketball court may be used by members, their guests, and renters during daylight hours only.

The Association may deny use privileges for the Common area amenities to any owner if they or their guests abuse the common area.

Thank you for your cooperation!

Trappers Ridge Homeowners Association

April 2026