

SCENIC MOUNTAIN HOA

Scenic Mountain HOA Community Amenity Policies

Greetings and Welcome to Scenic Mountain HOA. Our goal is for all residents and their accompanied guests to have a positive and enjoyable experience while using the beautiful Scenic Mountain HOA Amenities. To help ensure that all residents and guest have a pleasant experience, we ask you to observe the following rules and information:

- Only one key will be provided to each lot / homeowner. The fee to replace a lost or stolen key is \$50.00.
- Pool Access is from 8 a.m. to 9 p.m. daily beginning on the Saturday before Memorial Day and ending the Tuesday after Labor Day each year.
- All guests must be accompanied by a Scenic Mountain HOA Resident at all times.
- In compliance with Utah State Law, children under 14 years of age must be supervised by an adult at all times.
- Use of the facility and equipment is at your own risk.
- Children still in diapers must wear swim diapers AND plastic waterproof diaper covers when in the pool.
- Do **NOT** prop open the access gates to the swimming pool area.
- Do **NOT** give passage to unknown persons into the swimming pool area.
- Please notify the management company of any unknown person attempting to enter the pool without a key. 801-235-7368. Management will respond during normal business hours.
- Disruptive or lewd behavior in the swimming pool or restrooms will result in the suspension or revocation of swimming pool privileges.
- **Large flotation devices and toys** (those **exceeding 30 inches in diameter**) present a drowning hazard and are **NOT ALLOWED** in the swimming pool.
- Inflatable armbands, water wings, swimmies, floaties, pool noodles, or similar swim aids are permissible so long as they do not exceed the 30 inches in diameter limitation, and are limited to **one (1) per person**.

- When activated, key fobs provide access to the swimming pool area and into the restroom areas only.
- Pets are **NOT** permitted in the swimming pool area at anytime. (ADA certified service animals are allowed in the pool area, but not in the pool).
- Glass bottles and containers are **NOT** permitted in the swimming pool area at anytime.
- Food is **NOT** allowed within 10 feet of the swimming pool.
- Alcoholic beverages are not allowed in the pool area.
- The Swimming pool may not be reserved for any private event.

- Access between the pool and clubhouse is limited to the door next to the bathrooms. Wet people or pool items are not allowed in the Great / Meeting Room.

- The Great Room / Meeting Room in the clubhouse will be available to Scenic Mountain HOA residents and their accompanied guests, **via reservation only**. Reservations will be allowed in 2 to 4 hour increments. A maximum of two reservations per month per home are allowed for the Great Room. A refundable cleaning deposit of \$150 is required to secure your reservation for the Great Room. Reservations will be first come first serve. No reservation request can be made more than 60 days in advance. All guests must be accompanied by a Scenic Mountain HOA resident at all times. Owners are required to clean up after themselves and their invited guest after their use of the clubhouse. This will help us keep our facility in top condition and allow us to keep the weekly cleaning cost as low as possible. Failure to clean up after yourself will result in the forfeiture of the cleaning deposit. A list of cleaning chores is located in the clubhouse. Cleaning supplies are provided for clubhouse residents to use in cleaning up after their event.

- Special considerations will be taken for the Clubhouse Reservations on the following major holidays or events:
 - Thanksgiving, Christmas Day, New Year's Eve, New Year's Day, Easter, Memorial Day, 4th of July, 24th of July and Labor Day and the Super Bowl - These will be determined by a random drawing 45 days before the date of the event. Names will be drawn at random from the list of residents who have asked that their names be placed in the drawing no more than 90 days and not less than 45 days before the event date.
 - All Reservation requests for the clubhouse can be done via the HOA website: [Home - SCENIC MOUNTAIN SCM - Orem, UT \(cincwebaxis.com\)](http://Home - SCENIC MOUNTAIN SCM - Orem, UT (cincwebaxis.com)) A response will be provided within 2 business days.

- The pool is cleaned daily, and the clubhouse cleaned twice per week. However, if you find anything amiss or needing attention, please contact Advantage Management immediately at 801-235-7368 or hoahelp@amres.co