

SUNSET GREENS HOMEOWNERS ASSOCIATION

RESOLUTION OF POOL AND SPA POLICY NUMBER 7

AUTHORITY AND PURPOSE OF RESOLUTION:

Whereas, Pursuant to Article Six, Section 6.02 of the Bylaws for the Sunset Greens Homeowners Association (the "Association"), the Board of Directors has the power to exercise for the Association all powers, duties and authority vested in the Association and not reserved to the Members by other provisions of these Bylaws, Articles, the Declaration, or Chapters 82 or 116 of the Nevada Revised Statutes, and

Whereas, the Sunset Greens Homeowners Association (the Association) is a Nevada Non-Profit Corporation duly organized and existing under the laws of the State of Nevada; and Article II, Section 2.4 of the CC&Rs states, "Except as otherwise expressly provided in the Declaration, the Common Elements shall be used for open space, landscape areas, recreational facilities, access ways and streets, and no persons other than owners, their family members, guests and invitees or the owner's tenants, their family members, guests and invitees shall be allowed to in any manner use or occupy the Common Elements. Each owner shall at all times be responsible for any and all activities of his tenants, guests and invitees using the Common Elements."

SCOPE OF RESOLUTION

Whereas, there is a need to establish the responsibilities of the homeowners and the Association regarding use of the pools and the pool areas, for the purpose of minimizing potential liability of the Sunset Greens HOA, the Board of Directors adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the responsibility of each homeowner in regards to use of the pools and pool areas is as follows:

1. Every homeowner or tenant who uses the pools and spas is responsible for knowing the pool rules that are posted on each gate at the entrance.
2. Each homeowner and lessee is responsible for enforcement of the rules and adherence to them.
3. The swimming pools and spas are for the use of the homeowners, lessees and their guests. The pools and spas are private property and guests must be physically accompanied by a homeowner or lessee while using the pool facilities. Guests are described as anyone who is not a resident of Sunset Greens; this typically includes visiting children, grandchildren, relatives and friends.
4. Homeowners should obtain identification tags for their guests from Taylor Association Management and the tags must be displayed when requested.
5. Homeowners and lessees are responsible for proper conduct and adherence to the rules for both themselves and their guests. Violation of the rules may require that


- the offending parties correct the infraction, leave the pools/spa areas, or be subject to other sanctions by the Association.
6. Persons not accompanied by and/or without the specific knowledge of the homeowner/lessee are to be considered trespassers and may be subject to arrest.
 7. Homeowners and/or lessees who give their pool keys and tags to non-residents are subject to sanctions by the Association. Keys and tags are considered to be the property of the Sunset Greens HOA and will be surrendered by the offending party(s)
 8. Pools/spas are open to homeowners 24 hours a day. The quiet time after 9:00 P.M. is an important rule and consideration of the neighborhood. The pools/spas may be closed after 9:00 P.M. if disorderly conduct makes this necessary.
 9. If it is necessary to summon the police for disorderly conduct or excessive noise, the offending persons and/or homeowners may be charged with a criminal complaint, and/or be fined by the Association, and/or have his pool privileges suspended or revoked.

The resolution is adopted and made a part of the minutes of the May 27, 2004, Board of Directors meeting.

Adopted by Sunset Greens Board of Directors at the May 27, 2004, Board of Directors Meeting.

Motion Bill O'Connell 2nd Arlis Swartzendubert

Vote Unanimous

By: 
President