



# REGENCY

*at Monroe*

## *Rules and Regulations*

*Common Grounds  
Clubhouse and Amenities*

**Dated Effective: January 2015  
Subject to additions and deletions**

## **INTRODUCTION**

The Regency at Monroe HOA Rules and Regulations (the “Rules and Regulations”) are established by the Board of Trustees of the Regency at Monroe Homeowners Association (the “Association”) under the authority described in the Association Governing Documents. These Rules and Regulations are designed to ensure that the Association serves the best interests of the greatest number of residents “(Members”) while protecting the rights of the minority Members.

It must be recognized and understood by all Association Members that it is necessary for representatives of the Association to be sure that these Rules and Regulations apply to and are enforced against all Members equally. The purpose of this document is to compile the policies and rules, as determined by the Board of Trustees, in one reference guide. The Rules and Regulations may be amended or repealed by the Associations’ Board of Trustees.

## **AUTHORITY**

The authority granted to the Board of Trustees to make and enforce such Rules and Regulation, as the Board deem reasonable and appropriate, is provided in the By-Laws and Declaration and any amendments thereto. The Rules and Regulation made by the Board of Trustees shall be binding upon all homeowners, occupants, invitees and licensees, if any.

The Declaration requires Members to comply with the rules, regulations and policies adopted by the Board of Trustees. It also sets forth the right of the Board to suspend Members’ rights and the right of the Association to charge reasonable fines and other fees for non compliance. The Association’s enforcement remedies include, but are not limited to, the following:

- 1) The right of the Association to suspend voting rights of any member.
- 2) The right of the Association to levy reasonable monetary fines.
- 3) The right to suspend the Members’ right to use the Recreational facility.
- 4) The right to levy assessments against a homeowner.

The By-Laws establish and define the composition and duties of the Association Board of Trustees, which includes all the powers and duties for the administration of the Association’s affairs.

## **MEMBERSHIP**

Pursuant to the Governing Documents, each owner of a lot shall be a member of the Association. If more than two (2) persons own a lot, all co-owners shall share the privileges of such membership, subject to reasonable Rules and Regulations. In addition, Members are expected to adhere to a code of conduct.

### **Code of Conduct**

- 1) Member must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other Members or their guests.
- 2) Members are responsible for the conduct of their guests.
- 3) Member will refrain from loud, profane, indecent or abusive language.
- 4) Member will not harass any resident, guest, Association staff, Trustees, Officers or Committee members.
- 5) Members will not compromise the safety of others by their actions.
- 6) Physical abuse directed at anyone will not be tolerated.
- 7) Members will be held responsible for any intentional damage to Association property.
- 8) Members and guests shall not reprimand or discipline any Association staff employee or contracted vendor. Comments and complaints are to be directed to the Community Manager. Complaints may be required to be submitted in writing before taking action on a complaint.
- 9) Members and guests shall not interfere with the management of the Association. All complaints and comments should be directed to the Community Manager in writing for appropriate action.
- 10) Members shall obey all safety rules and shall discontinue unsafe activity when observed by a Member or when instructed by Association staff.
- 11) Members are prohibited from profiting financially from their membership by charging guests for use of the Recreational Facilities.
- 12) Proper dress and foot wear is required in all facilities.
- 13) The Community Manager will inform Members or guests of any violation of the Association Rules and Regulations

## *Section I - Common Grounds*

### *Non-Recreational Common Grounds*

- Section 1-1: Definitions
- Section 1-2: General Guidelines
- Section 1-3: Traffic & Parking

#### **1-1 Definitions**

##### **1-1.01 Non-Recreational Common Grounds includes:**

Streets and Sidewalks  
Main Gatehouse and all other access gates  
Islands, grounds, natural areas  
Perimeters-non-residential grounds surrounding the community  
Retention Basins and Detention Basins  
Other- All other property in the community that is not owned by individual residents or is defined as Recreational Common Areas.

#### **1-2 General Guidelines**

##### **1-2.01 Automobile Repairs**

Repairs or maintenance work on any motor vehicle is not allowed in the community. Washing, cleaning and polishing of cars is excluded from this restriction, as these are not considered repair or automobile maintenance work, provided that this activity is performed in private driveways only.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

##### **1-2.02 Burning**

The burning of any material whatsoever, such as papers, rubbish, branches, etc., is not allowed.

Violation of this rule will result in an immediate fine of \$100

**1-2.03**

**Dumping**

Dumping of any material whatsoever, such as trash, grass clippings, branches, etc., on any portion of the community is not allowed, as per Article 7, Section 7.01 item (l) entitled Waste, of the Declaration of Covenants, Easements and Restrictions.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**1-2.04**

**Solicitors**

No solicitation of any services is permitted in the community.

Violation of this rule could result in the following fines:

\$25.00 fine. Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**1-2.05**

**Personal Articles:**

The placing of any personal articles, such as compost piles, furniture, etc., on the common property is not permitted. The placement of any personal articles on privately owned property/lots must be in accordance with the rules and regulations and Architectural Guidelines of the Regency at Monroe Homeowners Association provided that appropriate applications are submitted and prior written approval is obtained from the Board of Trustees.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**1-2.06**

**Pets/Animals:**

Article 7, Section 7.01 item (h) of the Declaration states; no more than two (2) dogs or cats shall be permitted in any Home. In no event shall outdoor pens be permitted. All owners and their guests, invitees, agents and other who allow or permit their pets and/or animals in their charge to defecate upon the grounds of the Property shall immediately thereafter remove from the grounds of the Property any and all excrement left by the pet or animal and dispose of it as soon as possible in a sanitary fashion. All Owners, guests, invitees, agents and others shall accompany the pet or animal in their charge at all time.

- a) Pets must be walked on streets only and on a leash not longer than eight (8) feet. *Pets are not allowed on the community installed pedestrian only walking path.*
- b) In accordance with the town ordinance, dog owners must clean up after their dogs. Improper disposal of pet waste in community storm drains may result in an immediate fine of \$100.00

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**1-2.07**

**Trash Containers:**

Only issues containers are to be used for trash and recycling. Overflow trash may be placed in a heavy duty plastic bag and placed on top of or besides the trash container.

- a) Trash and recycling containers may not be placed **outside** until 6:00p.m. on the evening before pickup.
- b) Trash and recycling containers must be stored inside the homeowners garage and not outside on any portion of the property.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

## **1-3 Traffic, Community Access and Parking**

### **1-3.01 Motor Vehicle Laws**

- a) Except as otherwise provided, all motor vehicles, all bicycles, and all other pedal or motor vehicles must travel on community roads, observing all traffic control signs and motor vehicle laws. Also, all motor vehicles must be registered with the Management Company.
- b) Golf Carts: When the golf course is open, residents and guests may not use the walking or cart paths on the golf course for any reason except for the playing of golf.
- c) Speed limit: Community speed limit is 25mph on Country Club Drive and Arnold Palmer Drive and 15mph on all other community roadways.

Violation of this rule will result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

### **1-3.02 Community Access**

Access to the community is provided through gate controlled points. The gates function 24 hours per day. The main gate is staffed twenty four (24) hours per day.

#### **a) Gate Cards and Openers**

- 1) Regency identification clubhouse access cards are issued to residents by the management office at closing.
- 2) One photo identification clubhouse access card will be issued to each legal resident of the home.
- 3) Rental units will be charged, HOA current replacement fee, for tenant identification cards.
- 4) Automatic gate openers are issued to residents by the management office at closing.

- 5) Automatic gate openers will be issued for registered vehicles up to a maximum of two (2) per house. Exceptions may be made at the discretion of the Board of Trustees.
- 6) If applicable, it is the obligation of the unit owners to turn over their remotes to their tenants and to notify the Management office.
- 7) Replacement fees for lost or stolen automatic openers and/or clubhouse access cards will be at a cost determined by the Board.

**b) Guest Access**

- 1) All guests must stop to be registered at the Gatehouse. Residents will be called to authorize the entry of their guests.
- 2) Residents should contact the Gatehouse in advance if they expect guests.
- 3) Homeowners may complete a Permanent Visitor Registration and leave with guardhouse for frequent visitors. Names will remain on registration until homeowner notifies Management office in writing to remove.

**c) Guest Access Pass:**

- 1) Residents may request that specific guests be given access to the community in their absence, by completing an application for a guest access pass (available from the Management office in the clubhouse) and returning it to the concierge.
- 2) This pass shall be limited to one month, subject to renewal.

**1-3.03**

**Street Parking**

- a) Parking in the community in front of fire hydrants, mailboxes, crosswalks, a driveway apron or within 10 feet of a stop sign is not allowed.
- b) Vehicles parking on the street shall park in the direction of traffic.
- c) Vehicles are not allowed to park on the streets from 2:00 A.M. to 6:00A.M. during the months of November 1st – March 31<sup>st</sup>.



d) Residents are encouraged to park their vehicles in their garages and/or driveways at all times.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

#### 1-3.04

##### **Commercial Vehicles**

Article 7, Section 7.01, item (k) states: No commercial vehicles or vehicles with lettering or murals may park overnight and no boats, trailers, campers, mobile homes, buses or trucks may be parked on any part of the Property. This restriction shall not apply to the Developer, its employees, agents, contractors or servants.

With permission from the Management at the direction of the Board of Trustees commercial vehicles may receive approval for limited overnight parking

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

#### 1-3.05

##### **Trailers, Motor Homes, etc.**

House and boat trailers, passenger vans with a wheel base exceeding 125 feet, motor homes or other attachable trailers are not permitted in the community at any time.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**1-3.06****Clubhouse Parking**

- a) Vehicles must be parked in one (1) marked space only.
- b) Handicap spaces may only be used by vehicles with proper handicap designation in accordance with the New Jersey state motor vehicle law.
- c) Parking is at your own risk. The Association cannot be held responsible for any loss or damage incurred while the vehicle is parked on common ground.
- d) If a vehicle is leaking fluids, measures should be taken to prevent damage to the pavement. Repair of damage will be the responsibility of the owner.
- e) Parking in the clubhouse parking lot will be restricted to the regular clubhouse hours and event hours.
- f) Guest overnight parking is allowed only in special circumstances and only for a limited number of days with written approval from the Management office.
- g) All violators will be towed at owner's expense.

## ***Recreational Common Areas***

Section 2-1	General Guidelines
Section 2-2	Rules & Regulations common to all activities
Section 2-3	Clubhouse
Section 2-4	Swimming Pool
Section 2-5	Tennis Court
Section 2-6	Bocce and Shuffle Board Courts
Section 2-7	Tot Lot

### **Section 2-1 General Guidelines**

#### **2-1.01 Identification**

Residents must have the proper form of identification, HOA issued photo ID, as specified by the Board of Trustees, allowing use of the recreational common areas. Failure to provide such identification may require the person or persons to be asked to leave the premises until they can produce the required identification

#### **2-1.02 Guests (General)**

Guests are allowed to use the recreational common areas only if in the presence of their sponsoring resident. Each household is allowed to bring a maximum of four (4) guests to use the facilities at any one time. Guests must have their passes and I.D. available at all times while in the recreational common areas.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

Guest Passes: Clubhouse area guest passes will be issued by the management office and will be available in the clubhouse. A total of four (4) passes are issued per household. A fifty dollar (\$50) replacement fee will be charged for each lost or stolen guest pass. If applicable, it is the responsibility of the unit owner to turn these passes over to tenants.

#### **2-1.03 Holidays**

The clubhouse office will be closed during the following Holidays:

New Year's Eve  
New Year's Day

Closed at 1:00 P.M.  
Closed all day

Easter Sunday	Closed all day
Memorial Day	Closed all day
Independence Day	Closed all day
Labor Day	Closed all day
Thanksgiving	Closed all day
Christmas Eve	Closed at 1:00 P.M.
Christmas	Closed all day

**Section 2-2 Rules & Regulations Common to All Activities**

- 2-2.01 Use**  
Use of the recreational facilities is restricted to Regency at Monroe Homeowners Association residents in good standing and their guests. All residents must have their appropriate resident ID and guests must have their guest passes available when using the facilities.
- 2-2.02 Preference**  
Residents will have preference over guests with respect to scheduling the use of all recreational facilities (i.e. tennis court time, fitness equipment etc.). Unscheduled use is on a first come basis only.
- 2-2.03 Conduct**  
All persons using the recreational common areas must conduct themselves in a courteous manner in accordance with the code of conduct.
- 2-2.04 Recreational Rule Enforcement**  
The Manager, Clubhouse Director and/or their Representatives have been delegated by the Board of Trustees to enforce Rules and Regulations regarding the use of the Recreational facilities at the Regency at Monroe. Where prohibited conduct occurs on common properties and facilities, the Clubhouse Director and/or his or her representative may suspend the responsible person's privileges to use such common facilities for a minimum of twenty-four (24) hours.
- 2-2.05 Radios/Televisions/Tablets/Ipods**  
Portable radios, televisions, tablets, ipods and equivalent devices will be allowed in the common recreational areas, providing that they are equipped with ear phones and cannot be heard by other individuals using the facility.

Violation of this rule could result in the following fines:  
**1<sup>st</sup> Notice - Warning**  
**2<sup>nd</sup> Notice failure to correct or repeat of violation - \$25.00 fine**  
Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**2-2.06**

**Pets**

No pets are allowed on the Golf Course or common recreational areas with the exception of service animals.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**2-2.07**

**Food/Drink**

Food and drink are limited to the following areas: the ballroom, the grill room, and the outdoor patio and seating areas

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**Section 2-3 Clubhouse**

**2-3.01**

**Hours**

Monday – Friday 6:00am – 11:00pm; Concierge desk 9:00am – 8:30pm

Saturday 6:00am – 8:00pm, Concierge desk 9:00am – 5:00pm

Sunday 6:00am – 6:00pm, Concierge desk 9:00am – 5:00pm

**2-3.02**

**Maximum Occupancy**

The maximum occupancy for each room in the clubhouse is posted and shall be observed.

**2-3.03**

**Priority**

Residents shall have preference over guests for use over all exercise equipment, game tables, computers, billiard tables, tennis courts, pickleball courts, shuffleboard and bocce courts.

**2-3.04 Room Rental**  
The ballroom is available for rent. Fees and restrictions apply, contact the Lifestyle Director if interested.

**2-3.05 Attire**

- a) Wet bathing suits and/or wet feet are not allowed in the clubhouse with the exception of the locker rooms. Dry bathing suits may be worn provided that footwear and a cover-up or shirts are also worn.
- b) Golf shoes may not be worn in areas other than the golf course, the Pro Shop, and the Pro Shop facilities.
- c) Shoes and shirts are to be worn in the clubhouse at all times.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**2-3.06 Meetings and Functions**

- a) Prior approval must be obtained from the Lifestyle Director for all events taking place in the clubhouse.
- b) The Lifestyle Director or representative must be notified in writing for the posting of all scheduled or planned committee and club activities, meetings or events to be placed on the Annual Calendar, prior to booking.
- c) Committees and clubs must submit their room set ups with the Lifestyle Director at least one (1) week before their meeting.
- d) Association business has priority over resident business. All regularly scheduled Board Meetings etc. will have priority for room use. Otherwise, service is on a reserved basis first, and then on a first-come, first-served basis.
- e) All persons using the facilities are asked to please be courteous to those before you and considerate of those who will be using the facilities after you.

**2-3.07 Guest Exception**  
Events that sanctioned clubs are sponsoring may allow outside guests for one (1) event per year, when cleared with the Board of Trustees. This rule does not apply if the clubhouse is to be used as a staging area for bus trips.

**2-3.08 Smoking**  
Smoking is not allowed anywhere in the building. Smokers must exit the building and close the doors behind them before smoking in designated exterior smoking areas. Smoking is PROHIBITED at the outdoor pool.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**2-3.09 Bicycles**  
Bicycles are not to be left in front of the clubhouse, under the deck etc, brought into the clubhouse or pool area. They are to be stored in the bicycle racks provided. Such storage is understood to be at the risk of the owner. Association will not be held responsible for any loss or damage incurred.

Violation of this rule could result in the following fines:

1<sup>st</sup> Notice - Warning

2<sup>nd</sup> Notice failure to correct or repeat of violation -\$25.00 fine

Each and every additional notice thereafter will result in doubling of the last charged fine amount.

After one (1) year of compliance, violation will revert back to warning.

**2-3.10 Clubhouse Office Hours**  
Residents are asked to respect the hours posted on the office door. Hours are subject to change.

**2-3.11 Copier**  
The office copier/fax is not available for resident use.

**2-3.12 Resident Copier/Fax**  
Copier and/or fax service for resident use is provided by the HOA. Residents must supply their own paper. This copier is not for use of Regency Club activities. Use is limited to personal copies. Individuals observed using the machine for mass copy production will be in violation.

**2-3.13**

**Bulletin Board**

The Lifestyle Director is responsible for posting and removing notices. Residents may leave notices at the clubhouse for posting. Use of the Bulletin Board is for community and club postings. All other postings will need Board of Trustees approval.

Residents may not remove notices. Residents may obtain copies of Bulletin Board items from the designated racks.

**2-3.14**

**Exercise Room & Spa**

- a) Use of exercise equipment is restricted to individuals 18 years of age and older.
- b) Users should consult their physicians, prior to use, for exercise recommendations.
- c) All exercise equipment is to be wiped down after use.
- d) Any resident who chooses to use the equipment in the exercise room will do so at their own risk. Residents should employ the “buddy system” and should, for their own safety, always have another person present when they use the equipment.
- e) Proper exercise attire must be worn. Tennis shoes or sneakers must be worn while operating the treadmills. Exercising without a shirt is not allowed.
- f) Additional Rules & Regulations will apply and will be posted in the exercise room.
- f) There is a thirty (30) minute time limit on all cardio equipment when others are waiting.

**Violation of this rule could result in a suspension of exercise room privileges for a time period as determined by the Board of Trustees**

**2-3.15**

**Billiards Room**

- a) Use of the billiards table is restricted to individuals 13 years old and older.
- b) Sitting on billiard tables is prohibited. All shots must be performed with at least one foot on the floor at all times.
- c) Play is limited to 3 games when others are waiting to use the tables.



- d) Food and/or beverages are strictly prohibited.
- d) Balls and cues must remain in room at all times. Cue sticks are to be returned to the racks once play has ended.

Violation of this rule could result in a suspension of billiard room privileges for a time period as determined by the Board of Trustees

**2-3.16 Library**

Book borrowing is on the honor system. Please return books to the designated shelves.

**2-3.17 Arts & Crafts Room**

- a) Room is designated for Arts & Crafts only.
- b) Association is not responsible for lost, stolen or broken items left in room.
- c) Scheduled class times take room preference.
- d) Use of room is on first come, first serve basis.
- e) The kiln may only be fired by trained, certified operators. Firing will only be done for full loads. The caution chain must be fastened in front of the kiln when in use.

**2-3.18 Locker Rooms:**

- a) The lockers are available for the use of all residents and their guests while they are in the clubhouse or using the outdoor Recreational facilities, but must be emptied at the end of such usage. No one will be permitted to store items in the lockers overnight.
- b) Children under the age of 12 may not enter the locker rooms without an adult.
- c) Children over the age of 3 are not allowed in the locker room of the opposite sex.

**2-3.19 Lavatories**

- a) Children under the age of 10 are not permitted to enter the public lavatories on the premises unless accompanied by a responsible adult.
- b) Children over the age of 3 are not allowed in the lavatories of the opposite sex, and must be accompanied by a responsible adult.

**Section 2-4 Swimming Pools**

**2-4.01 Indoor Pool Rules**

Any violation of these rules could result in a suspension of swimming pool privileges for a time period as determined by the Board of Trustees

**Guest Hours**

**Residents must accompany and remain with their guests at all times**

**Monday – Friday 12:30pm – 3:30pm**

**Saturday & Sunday 10:30am – 2:30pm**

- a) Lifeguards have the final say in matters concerning pool safety and courtesy. Lifeguards are authorized to enforce all rules and regulations regarding the use of the swimming facilities. This specifically includes all areas of safety and controversy. Lifeguards are on duty daily September through May:  
Monday through Friday 11:30am – 4:30pm  
Saturday and Sunday 10:30 – 3:30pm
- b) Pools are for the sole use of residents and their guests.
- c) Residents and guests must have ID available for access into the pool areas.
- d) Residents must accompany and remain with their guests at all times.
- e) Only four guests per household will be permitted.
- f) Only children 3 years of age and older who are toilet trained are permitted to use the pools. No child wearing diapers is allowed in the pools. Children must be actively supervised by a responsible adult while they are in the pools or the pool areas.
- g) Any contamination of the pool that requires draining and refilling of the pool will be at the sole expense of the resident/guest sponsor.
- i) Persons must be 13 years or older to use the Jacuzzi tubs.

- l) Only pets that are ADA (American with Disabilities Act) certified will be permitted in the pool areas.
- m) Running, diving, playing, or throwing balls in the pool areas is prohibited.
- n) Glass is not permitted in the pool area. No Eating permitted.
- o) All unsafe conditions in the pools and pool areas are to be reported to the lifeguard on duty when present. If lifeguard is not on duty, see Concierge
- p) Proper swimming attire is required at all times. Street clothing can not be used as swim attire.
- q) The only floatation devices permitted in the pools are arm “swimmies”, back bubbles, and noodles. Association equipment is not to be used by visiting children.
- r) The indoor pool will close at 1:00pm on Saturday, Sunday and Holidays when the outdoor pool is open.
- s) The indoor pool and spa will be closed during an electrical storm. It will reopen at the discretion of the lifeguards, when present and Management in the absence of a lifeguard. For example, at the lifeguard’s discretion, the pool may be reopened 20 minutes after the last thunder clap, and one hour after the last lightning strike.
- t) When violations of the rules and regulations occur, lifeguards empowered to suspend the responsible person’s privilege to use such pool facilities for twenty-four (24) hours.

**2-4.02 Outdoor Pool Hours of operation: 10:30am to 6:30pm DAILY**

**Any Violations of these rules could result in a suspension of swimming pool privileges for a time period as determined by the Board of Trustees**

**Guest Hours**

**Residents must accompany and remain with their guests at all times**

**Monday – Friday 10:30am – 6:30pm**

**Saturday, Sunday and Holidays 12:30pm – 6:30pm**

Outdoor pool will open on Memorial Day weekend and will close after Labor Day weekend. Lifeguards are on duty during all hours of operation. Outdoor pool is for the sole use of Regency at Monroe residents and their guests.

***NO BADGE - NO ENTRY***

***Residents must have Regency Photo ID available for access into the pool area.***

***Guests must be accompanied by a Regency at Monroe resident***

***Guest are to have a visible Regency Guest Badge.***

***Residents are required to sign the pool register upon entry and exit.***

- a) Local & New Jersey State Health Regulations: Local and New Jersey State Health Regulations shall be followed by users of the pool facilities at all times. All pool users must shower before using the pool in accordance with New Jersey State Health Requirements.
- b) Pool Rule Enforcements: Lifeguards are authorized to enforce all rules and regulations regarding the use of the swimming pool and deck area. The lifeguards or any Board approved designated party are to report all rules and regulation violations to Management or their designee.
- c) Food/Drink  
**Food is permitted in designated areas only, which are outside the pool fenced area.** Beverages are permitted anywhere in the outdoor pool area, but must be in unbreakable plastic containers. Glass containers/bottles or aluminum cans are not permitted.  
***Alcoholic beverages are prohibited***
- d) ***Only four guests per household will be permitted.***  
Single Homeowners will be issued a special guest pass. Individuals Showing these special passes have all the same privileges as a Resident.
- e) ***Children under the age of three (3) are not permitted in the pool.***  
All children must be free of diapers and toilet trained in order to gain access to the pool. No diapers, rubber pants or swim pants are permitted. Children must be actively supervised by a responsible adult

while they are in the pool or the pool areas.

- f) The only floatation devices permitted in the pools are arm “swimmies”, back bubbles, life vests and fun noodles. **Association pool exercise equipment and noodles are not to be used by any guest or removed from the indoor pool.**
- g) Any contamination of the pool that requires draining and refilling of the pool will be at the sole expense of the resident/guest sponsor.
- h) Running, diving, jumping or throwing balls in the pool areas is prohibited.
- i) **Persons must be 13 years or older to use the Jacuzzi tubs.**
- j) All unsafe conditions in the pool and pool areas are to be reported to the lifeguard on duty.
- k) Proper swimming attire is required. Street clothing can not be used as swim attire.
- l) Only pets that are ADA (American with Disabilities Act) certified will be permitted in the pool areas.
- m) The outdoor pool and spa will be closed during an electrical storm. It will reopen at the discretion of the lifeguards. For example, at the Lifeguard’s discretion, the pool may be reopened 20 minutes after the last thunder clap, and one hour after the last lightning strike.

## **Section 2-5 Tennis Courts**

### **2-5.01 Hours**

The courts will be available for play on weekdays (Monday through Thursday) from 7:30 A.M. to 10:00 P.M., and on weekends (Friday, Saturday, and Sunday) from 7:30 A.M. to 11:00 P.M. These hours may change if special events are planned in advance.

### **2-5.02 Prime Time**

Prime time for tennis play is 7:30am – 9:00am and 9:00am – 10:30am. During prime time, reservations are for doubles play. Singles play and reservations are permitted if there has been no submission for doubles reservations. Prime time play is for Regency residents only.

It is recommended reservations be made for play in order to guarantee court time. Reservations will only be accepted through the HOA website.

### **2-5.03**

#### **Reservations**

- a) For DOUBLES play, reservations can be made one (1) week prior to play. For SINGLES play, reservations can be made three (3) days prior to play. A copy of your email court time confirmation must be brought to the courts.
- b) Reservations are for one and half hour sessions for doubles and one hour for singles.
- c) Reservations must be made by residents giving the full names of the four individuals for doubles play.
- d) If a group consists of three residents, and there is resident waiting to play, that resident will have priority over guests who are waiting to play.
- e) A resident may make a reservation only for one court at a time, and may not sign up for consecutive time periods or with more than one foursome.
- f) When a reservation is not claimed after ten minutes, the court becomes an "open court" and may be used by other doubles players for that time period.
- g) Residents are responsible for their guests. Residents must accompany their guests at the tennis courts at all times.
- h) Shirts and tennis shoes are required on the courts at all times.
- i) Eating, smoking, and radio playing are not permitted.
- j) The courts shall be used only for the purpose of playing tennis.
- k) Common tennis courtesies must be observed at all times.

### **2-5.04**

#### **Tournament Play / Social Events**

Tournament play and social events will be established by the Tennis Committee, weather permitting and must be approved by the Regency Board.

## **Section 2-6 Bocce Courts and Shuffle Board**

- 2-6.01 Hours**  
Use of the courts is limited to the period from April 15<sup>th</sup> through October 31<sup>st</sup>. Hours are 9:00 A.M. to dusk. These dates and hours can be changed by the Board of Trustees or their representative.
- 2-6.02 Access**  
Use of the courts is permitted with proper identification from residents and their guests.
- 2-6.03 Attire/Footwear**  
Proper attire is required. Footwear must be sandals, sneakers, or deck shoes.
- 2-6.04 Guests**  
Guests must be at least 13 year of age to use the bocce or shuffle board courts.
- 2-6.05 Playing conditions bocce courts**  
Play is allowed only when the courts are hard and dry.
- 2-6.06 Equipment Usage and Sign-Out**  
All bocce court and shuffle board players must sign out for the equipment at the concierge's desk. Residents only may sign out equipment. At the end of their game time, they must return the equipment key to the concierge's desk. However if there are players waiting to play, the equipment key can be turned to them when they show written evidence from the concierge's desk that they have signed out for the equipment.
- 2-6.07 Furniture**  
Residents and guests may bring their own personal folding chairs into the areas of the bocce courts and shuffle board courts. Pool furniture is NOT to be removed from the pool area.

## **Section 2-7 Pickleball Courts**

### **2-7.01 Hours**

The courts will be available for play on weekdays (Monday through Thursday) from 7:30 A.M. to 10:00 P.M., and on weekends (Friday, Saturday, and Sunday) from 7:30 A.M. to 11:00 P.M. These hours may change if special events are planned in advance.

### **2-7.02 Prime Time**

Prime time for tennis play is 7:30 A.M. to 12:00 noon. During prime time, reservations are for doubles play. Singles play and reservations are permitted if there has been no submission for doubles reservations. Prime time play is for Regency residents only.

### **2-7.03 Reservations**

- a) Reservations are to be made at the concierge desk.
- b) The sign up sheet that shows court reservations will be posted daily at the courts and the clubhouse after 5:00 P.M.
- c) Reservations are for one and half hour sessions.
- d) Reservations must be made by residents giving the full names of the four individuals for doubles play.
- e) If a group consists of three residents, and there is resident waiting to play, that resident will have priority over guests who are waiting to play.
- f) A resident may make a reservation only for one court at a time, and may not sign up for consecutive time periods or with more than one foursome.
- g) When a reservation is not claimed after ten minutes, the court becomes an "open court" and may be used by other doubles players for that time period.
- h) Residents are responsible for their guests. Residents must accompany their guests at the courts at all times.
- i) Shirts and appropriate athletic shoes are required on the courts at all times.
- k) Eating, smoking, and radio playing are not permitted.



- l) The courts shall be used only for the purpose of playing pickleball.
- m) Common pickleball courtesies must be observed at all times.

**2-7.04**

**Tournament Play**

Tournament days and time will be established by the pickleball committee, weather permitting. Any postponements because of the weather will be rescheduled within one week.

**Section 2-8 Tot Lot**

The Tot Lot will be open from dawn to dusk. Children must be supervised by an adult at all times.