

# La Ringhiera Community Amenity Policies

Welcome to the La Ringhiera Homeowners Association (HOA). To help ensure that all owners and guests have a pleasant experience when using the amenities, we ask you to observe the following rules/guidelines:

## Clubhouse Rules and Regulations

1. The clubhouse is available to La Ringhiera HOA members and their accompanying guests, via reservation only. Reservations are available Monday thru Sunday from 9 a.m. to 10 p.m., in three time blocks, as follows:
  - 9 am to 1 pm
  - 1 pm to 5 pm
  - 5 pm to 10 pm

***Please note that clean-up is to be completed within each allotted time block.***

2. The clubhouse reservation includes 1) inside meeting room and restrooms, 2) outside covered BBQ area, and 3) uphill pergola. If the pickleball court is needed, a separate reservation must be booked.

All reservation requests for the clubhouse must be made and approved via the HOA Management website: <https://www.amres.co/amenities>. A response to all requests will be provided within two business days. (On an exception or short-notice basis, clubhouse may be used by a resident if not already reserved, but availability must be confirmed by consulting the reservation calendar on the HOA Management website.) **Only residents can sign up on portal or use the clubhouse, and a resident must always be present.**

3. A maximum of two (2) reservations per month per lot/resident are allowed for the clubhouse. A \$10.00 usage fee will be charged at the time of booking. Additionally, a \$75.00 cleaning fee will be charged to the owner if the clubhouse is not properly cleaned after use, or the cleaning checklist is not turned in.
  - Reservations will be first-come, first-serve, except for those Holiday/Events listed in item 5 below.
  - No reservation request can be made more than 365 days in advance.
  - All guests must always be accompanied by a La Ringhiera owner/resident or adult immediate family member.
  - Owners are required to clean up after their use of the amenities to keep our facility in top condition and contracted cleaning cost as low as possible. Clean-up instructions are posted in the kitchenette and restrooms. Cleaning supplies are located in the restroom closets.
  - Residents are also responsible to clean BBQ (if used), are responsible for turning the gas valve on and off, and locking it up. ***The BBQ will be locked when not in use (the key will be available in the clubhouse).***
4. Reservations for major holidays or events:  
*Thanksgiving, Christmas Day, New Year's Eve, New Year's Day, Easter, Memorial Day, 4<sup>th</sup> of July, 24<sup>th</sup> of July, Labor Day, and the Super Bowl.*

Reservations for these dates will be determined by a first-come, first-serve basis on sign up. No back-to-back use of the same holiday every year is permitted.

5. A cleaning checklist must be turned in to the management company or the cleaning fee will be assessed to the owner. **(Please note that no decorations or tape may be used on clubhouse walls – inside or outside.)**
6. Residents assume full responsibility for themselves and all guests – the facility is always used at your own risk.

### **Pickleball Court Rules and Regulations**

1. The Pickleball court is also accessible through reservation. Hours for the pickleball court are from 7 a.m. to 10 p.m.
2. Reservations for the court can be made for 90-minute slots, on a first-come, first-serve basis. A maximum of four (4) reservations per month per lot/resident are allowed. (If the court is not in use, a resident and guests may use the court, unless/until another resident comes with a reservation for the court.)
3. *If pickleball court is reserved in connection with a clubhouse reservation, 2 of the 4 monthly reservations allotted per resident are required to cover the total clubhouse reservation time.*
4. All reservation requests for the pickleball court are to be made via the HOA Management website: <https://www.amres.co/amenities>. A response to all requests will be provided within two business days. **Only residents can sign up on portal.**
5. Pickleball court reservations do not include clubhouse areas (meeting room, restrooms, or pergola). Seating in outside covered BBQ area and pergola may be used, subject to a previous reservation for the clubhouse by another resident.
6. Guests must always be accompanied by a La Ringhiera resident or adult immediate family member.
7. Courts will not be cleared by the HOA management during winter season and the net will be taken down and stored.
8. Please be considerate of noise when using these facilities so as not to disturb the nearby residents.
9. Please keep the pickleball court area clean and tidy – pick up any refuse you may have brought.
10. The pickleball court is always used at your own risk.

***Please note: The outdoor fireplace is not to be used for cooking of any kind, including making smores, heating food, igniting any materials, or any related activities.***

Contact information for Advantage Management (our HOA management provider):

Owner Web Login: <http://portal.amres.co/?c=0LAR> / Email: [HOAhelp@amres.co](mailto:HOAhelp@amres.co)

Phone: (801) 235-7368

All Residents Login: <https://www.amres.co/amenities>

RESERVATION DATE: \_\_\_\_\_

## La Ringhiera Clubhouse Cleaning Checklist

\*\*\* This checklist must be turned in to management or a \$75.00 cleaning fee will be assessed \*\*\*

Inspection - BEFORE EVENT: Condition or damages to meeting room or restrooms before event: (broken light fixtures, cleanliness, etc.):

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Inspection - AFTER EVENT:

- Empty all trash cans in meeting room and restrooms
- Sweep and mop all floors in meeting room/kitchenette/hallways
- Sweep and mop restrooms; clean/sanitize toilets, sinks, and clean mirrors
- Wipe down kitchenette counter and microwave (if used)
- Remove any food and clean mini-fridge in kitchenette (if used)
- Remove all decorations from inside and outside the clubhouse (**please note that no decorations or tape may be used on clubhouse walls – inside or outside**)
- Return furniture to original position
- Dust/wipe tables and return to closet
- Wipe down chairs and return to closet
- Clean inside of doors and windows
- Clean and lock BBQ grille (if used)
- Ensure outdoor fireplace is turned off
- Reset thermostat to the temperature specified for unoccupied clubhouse (season dependent)
- Turn off all lights, lock doors, close windows, and make sure property is properly secured.

*If these items are not properly completed, the cleaning fee will be charged.*

**\*\* Please note:** this list is not all inclusive, and if there are other items which must be cleaned or repaired, related to your use of the clubhouse, there could be deductions for those items as well. Further, if cleaning or damages exceed the \$75 cleaning fee, additional charges will be assessed. \*\*

Damages that occurred during my reservation:( broken light fixtures, wall marks, other damage, etc.)

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Please note any other problems or pertinent information:

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I verify that I have completed this cleaning checklist, and I have listed any damages or other problems that may have occurred during my reservation.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

PHONE \_\_\_\_\_