

SOUTH BAY RULES

The South Bay Community Association (“SBCA” or the “Association”) adopts the following South Bay Rules pursuant to Section 5.3 of the South Bay Master Declaration, to be effective as of July 28, 2021, superseding and replacing any previous versions of the South Bay Rules.

1. Bay Club building and grounds

1.1. All persons (including SBCA members, guests, and others) entering the Bay Club building must check in with the receptionist or by utilizing the Bay Club’s electronic check-in system. For purposes of these Rules, the term SBCA “member” includes an associate member of SBCA. All persons (including SBCA members, guests, and others) over two years of age, regardless of vaccination status, while inside the Bay Club building must wear a mask over the nose and mouth except while eating or drinking, or in the pool.

1.2. Prior to using the Bay Club pool, spa, woodshop, or exercise facilities, all new members must sign and have on file with the Bay Club Manager a “release of liability” agreement, in a form approved by the SBCA Board. Existing members who do not already have such a “release of liability” agreement on file must provide one, upon request by the Bay Club Manager, prior to further use of the pool, spa, woodshop or exercise facilities.

1.3. SBCA members may bring guests to the Bay Club building and grounds, consistent with SBCA’s Policies and Procedures regarding use of the Bay Club, provided that a member’s guests must be accompanied by the member. Guests who are staying overnight in a member’s home may, in the discretion of the Bay Club Manager, be allowed to enter the Bay Club building and use its facilities without being accompanied by the member, upon presentation of written authorization from the member in a form approved by the SBCA Board or Bay Club Manager. Prior to using the Bay Club pool, spa, woodshop, or exercise facilities, all guests (or, in the case of a minor, their parent or guardian acting on the minor’s behalf) must sign and have on file with the Bay Club Manager a “release of liability” agreement, in a form approved by the SBCA Board. It is the member’s responsibility to make sure that his or her guests have signed and filed such a “release of liability” agreement. If such an agreement has not been signed and filed by or on behalf of a guest, then the member must indemnify and hold harmless the Association and its officers, directors, agents, servants and employees from and against any claim by the guest that would have been subject to such a “release of liability” agreement had one been signed and filed.

1.4. If a member rents his or her home to a third party and wishes to assign to the tenant(s) the member’s right to use the Bay Club, the member must submit in writing an appropriate form to the Bay Club Manager providing the name(s) of the tenant(s), the expected duration of the rental, and such other information about the tenants or the rental arrangement as may reasonably be requested by the Club Manager. Tenants who have been assigned a

member's rights to use the Bay Club must comply with the South Bay Rules for use of the Bay Club as if they were members themselves.

1.5. Pets are not permitted in the Bay Club building, except for service animals as defined by the Americans with Disabilities Act.

1.6. No smoking is permitted anywhere in the Bay Club facility or on its grounds.

1.7. Members and their guests must comply with appropriate social decorum in the Bay Club building or on its grounds. The Bay Club Manager shall have discretion to determine whether anyone's behavior is not in accordance with appropriate social decorum. Any person aggrieved by a Manager's decision in this regard may appeal to the SBCA Board, but unless and until the Board overrules or revises the Manager's decision that decision shall remain in effect. Members and their guests are expected to demonstrate courtesy and respect for others at all times. The following is a non-exclusive list of examples of inappropriate behavior that will not be tolerated and may be cause for the party or parties involved to be asked to leave the premises:

- a. Profane or abusive language or gestures
- b. Intoxication
- c. Physical threats or harassment of others
- d. Discriminatory remarks or actions toward others
- e. Acts or conduct posing a significant risk of injury to person or property

1.8. Alcoholic beverages are permitted only during scheduled events with an appropriate permit as required by Washington State law. No drugs or substances, the sale, possession or use of which is illegal under either Washington state or federal law, including but not limited to cannabis or its derivatives, and no devices for the manufacture, processing or consumption of such drugs or substances, may be used in or brought into the Bay Club or onto its grounds.

1.9. Children under the age of 16 are not permitted to use the swimming pool, spa or exercise equipment without the supervision of an adult.

1.10. Injuries that occur on the Bay Club premises must be reported immediately to the Bay Club Manager or a staff member on duty.

1.11. Bathing suits must be worn to use the swimming pool or spa. Cut-offs and other street clothes are not acceptable in the swimming pool or spa. Appropriate footwear must be worn in the Bay Club at all times, except in the swimming pool, spa and locker rooms. Athletic shoes and appropriate attire must be worn to use the exercise equipment.

1.12. Only SBCA members and their guests are allowed to use the pool or spa.

1.13. All users must shower using soap prior to entering the pool or spa. Running is not permitted in the pool/spa area. Diving is not permitted. Food and beverages are not permitted in the pool/spa area. No radios or electric corded devices of any type are permitted in the

pool/spa area without written permission from the Bay Club Manager. Infants not yet “potty trained” are required to wear “swim diapers.”

1.14. The manager of the Bay Club shall determine temperature settings for the swimming pool and spa.

1.15. Persons with hypertension, heart conditions, or other health concerns, and those persons taking prescribed medications, should consult a physician before undertaking any strenuous physical activity, including use of the swimming pool. Because of its high water temperature, prolonged use of the spa may cause increased stress on one’s heart. Persons having heart or respiratory problems are advised to consult their physician before using the spa.

1.16 No firearms, whether loaded or not, and whether concealed or not, and no weapons whose apparent primary purpose is the potential infliction of bodily harm, may be brought into the Bay Club or onto its grounds or other SBCA Common Area. This rule does not apply to law enforcement officers or to persons having prior written permission from the SBCA Board of Directors.

2. Tennis Courts

2.1. SCBA tennis courts can only be used by SBCA members and their accompanied guests.

2.2. The courts are available on a first come, first served basis. Limit play to one hour when others are waiting.

2.3. A key for access must be checked out from the Bay Club Front Desk, unless arrangements have been made with the Bay Club Manager to have a key issued in advance to be kept by a member. Keys that are checked out from the Bay Club for daily use must be returned before close of business on the same day as use. Keys ordinarily may not be checked out in advance from the Bay Club for play the next day.

2.4. Times may be reserved for group play by calling the Bay Club during normal operating hours.

2.5. Usage of the tennis courts is limited to tennis only. No skateboarding is allowed.

2.6. Appropriate footwear must be worn on the courts.

2.7. Courts must be secured by lock when not in use.

3. Design Standards

3.1. The latest version of the SBCA Design Standards as adopted by the SBCA Architectural Review Committee and the SBCA Board of Directors are incorporated in and made a part of these Rules as if fully set forth herein.

4. Wood Shop Rules

4.1. The Wood Shop Rules set forth in Exhibit A attached hereto are incorporated in and made a part of these South Bay Rules as if fully set forth herein.

5. Fireworks

5.1. Fireworks, as defined in Jefferson County Code §8.75.010(1), are deemed “explosives” within the meaning of South Bay Master Declaration §4.2.6, and as such may not be discharged on any Lot, Limited Common Area, or Common Area within South Bay.

6. Enforcement of these Rules

6.1. Any person (including members, guests, or others) in the Bay Club building or on its grounds who violates any of these Rules, or any safety-related or other rule posted on Bay Club premises, or any safety-related or decorum-related request by the Bay Club Manager or staff, may be given oral or written warnings or may be asked to leave the premises.

6.2. For repeated or serious violations of the Rules by any person, the SBCA Board of Directors may, in its sole and absolute discretion, limit or suspend or impose any conditions on such person’s right to access or use the Bay Club building or grounds.

6.3. The latest version of the SBCA Enforcement Policy with Fine & Fee Schedule, originally adopted by the SBCA Board of Directors on March 8, 2019, is incorporated in and made a part of these Rules as if fully set forth herein.

7. Compliance with SBCA Policies and Procedures

7.1. These Rules are intended to complement, and not to supersede or replace, any written SBCA Policies or Procedures presently in effect or as may be subsequently adopted or revised by the SBCA Board, except to the extent there may be any conflict between these Rules and any such Policies or Procedures, in which event these Rules shall prevail.

WOOD SHOP RULES EXHIBIT A

GENERAL

1. **TYPE OF USE.** The wood shop is for personal and community projects or hobbies, but no commercial use is allowed.
2. **OWNERSHIP.** Some wood shop equipment was bought by the SBCA, and much was bought or donated by SBCA members. No matter how the equipment was acquired, it is owned by the SBCA and is deemed to be the property of the Bay Club.
3. **ELIGIBILITY.** Any member of the SBCA who is in good standing and has signed and has on file with the Bay Club Manager the latest version of the Wood Shop Release and Indemnification form approved by the SBCA Board of Directors is eligible to use the Bay Club wood shop; provided, however, that only those who have also signed and have on file the latest version of the SawStop Addendum approved by the Board are eligible to use the SawStop table saw in the wood shop. The Bay Club Manager shall keep online and available at the front desk a roster of persons who are eligible to use the wood shop and who are eligible to use the SawStop table saw. Persons not on the roster are not allowed to use the equipment in the wood shop.
4. **ACCESS.** Access doors to the wood shop shall be kept locked when the shop is not in use. A person wishing to use the wood shop when doors are locked must obtain a key from the front desk at the Bay Club, and must lock the doors and return the key to the front desk when leaving the shop. It is the responsibility of the person who obtained the key to make sure that any additional persons entering the wood shop are on the current roster of persons eligible to use the shop, and to promptly report to the front desk any unauthorized entry to the wood shop. The Bay Club Manager or SBCA president may require any unauthorized user of the wood shop to leave the premises immediately.
5. **USE OF EQUIPMENT.** For safety considerations and insurance liability, those who have a need to use the power equipment should be “checked out” on the equipment they wish to use. You only need to be checked out on the equipment you plan on using. In addition, the Bay Club maintenance personnel can use the equipment after an equipment checkout.
6. **SAFETY GUIDELINES.** All persons using the wood shop must comply with the Safety Guidelines set forth below. Any person failing to comply with the Safety Guidelines, or who engages in any unsafe acts or practices in the wood shop, should be reported to the Bay Club front desk promptly. The Bay Club Manager or SBCA president may require any person known or suspected of failing to comply with the Safety Guidelines or engaging in unsafe acts or practices to leave the premises immediately, and may suspend

said person's eligibility to use the wood shop until the next SBCA Board meeting where the suspension may be reviewed. The Board, in its sole discretion, may end the suspension or may extend it for whatever length of time is deemed appropriate by the Board.

SAFETY GUIDELINES

1. Safety is Job One. Murphy's law is always in force.
2. Unplug equipment when changing saw blades.
3. Dull equipment is dangerous. Bring dull equipment to the attention of the shop manager.
4. Consider your experience level when using equipment. Do not use equipment for which you do not have adequate experience or training.
5. Use safety equipment, such as ear plugs, safety glasses and adjustment tools.
6. Use dust collection system whenever possible to reduce the dust in the shop.
7. Do not block access to any of the three doors, the fire extinguisher, or the first aid kit, with tables, chairs, supplies, or otherwise.
8. Keep main door UNLOCKED but closed while working in the wood shop.
9. When you are done working for the day, clean up all the areas that you used.
10. If you have any suggestions for a safer operation, contact one of the managers.