

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 May 14, 2026, 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.
- 1.2. Prior to using the Bay Club 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.
- 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, 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 SBCA members and their guests, as well as actively employed SBCA staff members are the only authorized users of the pool, spa., fitness areas, woodshop and kiln.
- 1.6 Anyone under age 18 must be accompanied and supervised by a responsible adult in all areas of the Bay Club.
- 1.7 Pets are not permitted in the Bay Club building, except for service animals as defined by the Americans with Disabilities Act.
- 1.8 No smoking or vaping is permitted anywhere in the Bay Club facility or on its grounds.
- 1.9 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 always demonstrate courtesy and respect for others. 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
- 1.10 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.
- 1.11 Injuries that occur on the Bay Club premises must be reported immediately to the Bay Club Manager or a staff member on duty.

2. **Design Standards**

2.1. 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.

3. **Wood Shop Rules**

3.1. **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.

4. **Pool Rules & Etiquette**

4.1. 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, except in the swimming pool, spa and locker rooms. Athletic shoes and appropriate attire must be worn to use the exercise equipment.

4.2. All users must take a cleansing shower before using pool 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.”

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

4.4. People with hypertension, heart conditions, or other health concerns, and those people 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. People who have heart or respiratory problems are advised to consult their physician before using the spa.

4.5. Reservations are not required for Aquarobics, Open Swim, Virtual Pool Exercise, and Aqua Zumba, however Lap Swim periods are available only through reservation with the Front Desk. Only three people (one per lane) are allowed in the pool during Lap Swim periods. Members can make reservations for one week at a time, beginning each week on Friday morning at 8:00 a.m. (for the following week). Reservations will only be made for the member who is calling in or coming to the desk in person for that purpose. Attempts to make reservations by leaving notes, emails or voice mail requests for the Front Desk are not recommended. As a courtesy for other members, if you do make a

reservation for a Lap Swim Lane and are unable to come in, please cancel as soon as practicable.

- 4.6. To ensure quality pool user experiences, during all scheduled pool activity periods, all users must strictly adhere to the published start and end times for each activity. Early access to pool and unauthorized extension to activity in pool, is prohibited.

5. **Fitness Area Rules**

- 5.1 All fitness equipment in the Cardio, Resistance and Stretching areas must be used as intended by all Members.
- 5.2 **The Fitness Area Etiquette Guidelines are set forth in Exhibit B** attached hereto are incorporated in and made a part of these South Bay Rules as if fully set forth herein.

6. **Locker Rooms & Bathrooms**

- 6.1. Individuals may use the restroom or locker room that corresponds to their consistently asserted gender identity. If a SBCA member or their guest requires more privacy, a private changing area may be available. Please address this request with the Front Desk Staff.

7. **Firearms**

- 7.1. 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 people having prior written permission from the SBCA Board of Directors.

8. **Fireworks**

- 8.1. 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.

9. **Enforcement of these Rules**

- 9.1. 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.

- 9.2. 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.
- 9.3. Violation of these rules may result in monetary fines or other penalties for violation of these Rules, as provided in Section 5.3 of the South Bay Master Declaration and South Bay Community Association Enforcement Policy.

10. **Compliance with SBCA Policies and Procedures**

- 10.1. 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 level of experience 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.

FITNESS ROOM ETIQUETTE & RULES

EXHIBIT B

General Conduct and Rule Adherence

All members are expected to uphold the rules of the club and the exercise rooms. Please take the time to read all posted signs and familiarize yourself with the equipment instructions and warnings. Following these guidelines ensures a safe and enjoyable environment for everyone. We are not a commercial gym; all members must help self-regulate and maintain our fitness areas.

Sharing Equipment Responsibly

Fitness room equipment is communal property. When using machines or weights, do not monopolize equipment or space. During rest periods between sets, stand up and allow others to “work in” or alternate sets with you, rather than sitting on the machine. If you are using dumbbells, place them on the floor after your set so others can use them during your rest. If you wish to use equipment someone else is currently using, either ask if you can “work in” between their sets or wait until they have finished. This concept is also useful in the Floor Exercise Area.

Do not rest on exercise equipment or store personal belongings on them. Reserving multiple pieces of equipment is discouraged; circuit training is only acceptable when alone. When using cardio equipment, be mindful that others may be waiting—45 minutes is a common maximum time limit. When working out in the Floor Exercise Area be considerate of others when sharing space.

Cleaning and Returning Equipment

When you finish using any equipment, please wipe it down with disinfectants. Spray the cloth, not the machine, to avoid damaging cables or electronics. Clean benches, handles, and any surfaces you touched. Return all equipment to its designated storage area, including weights, dumbbells, benches, mats, resistance bands, cable attachments, barbell plates, and collars. Do not leave equipment out or trigger a scavenger hunt for others. Never take equipment out of the designated workout areas.

Respecting Exercise Areas

Be aware of space requirements at each station and avoid exercising in walkways or in front of the dumbbell rack. If someone is facing the mirror while lifting, do not linger between them and the mirror—they may be checking their form. Keep personal items off equipment and walkways to prevent hazards. Wear clean clothes, use deodorant, and avoid strong scents or perfumes. Perform stretching and floor exercises in the designated area, not in the weight room, to maintain safety and space efficiency. Also, share the space equitably with other members. Keep phone conversations private and away from active workout areas. Do not abuse any of the exercise rooms’ infrastructure.

Proper Use of Equipment

Avoid dropping weights and banging weight stacks; lower them in a controlled manner. If you cannot control the weight, reduce the amount you are lifting. Ensure that the pin is fully seated before using weight stack machines. Use equipment as intended to prevent damage. Take care with upholstery and never abuse equipment. Dropped dumbbells should only occur in emergencies, as they can cause injury.

When using cardio equipment, operate it properly and avoid slapping feet on the treadmill. Wipe down these machines after use, but do not spray disinfectants directly onto electronics.

Respectful Interactions

Offer no unsolicited advice unless there is an immediate risk of injury. Others may be performing sport-specific movements or rehabbing an injury. Respect personal workout routines. When someone is wearing headphones, treat it as a “Do Not Disturb” sign. Avoid talking to people mid-set and do not stare. Socialization is important but keep conversations brief and avoid loud or extended discussions in active workout areas. Many members appreciate peace and quiet during their workouts. Limit grunting and loud noises; there is a fine line between exertion and disruption. If you are sick, please stay home to prevent the spread of illness. Angered confrontations are not tolerated! Respectful dialogue is expected. If necessary, seek the General Manager for resolution.

Children in the Fitness Room

Children under 16 must be directly supervised by a responsible adult during exercise. Kids younger than 12 are not permitted in the weight training room. The fitness center is for exercise activities only; all other activities should take place elsewhere.

Shared Amenities and Environment

Do not change TV stations or adjust music/TV volume without the consent of those present. If volume is too high, please lower or turn off the device. Obtain permission before opening windows or turning on fans. If you do open them, close and lock them before leaving. Do not leave doors open for any reason.

Do not remove instructional materials or any exercise equipment from the fitness area. Report any damage, equipment needing repair, or missing equipment to staff promptly.

Use the floor exercise and stretching room exclusively for those activities; do not use the aerobic or strength training rooms for stretching.

If You Witness a Serious Etiquette or Rules Violation

Inform the General Manager. The rules are designed to benefit everyone, and addressing violations helps maintain a positive environment. In summary, Be courteous, Be patient, Know

the rules and gym etiquette, Support a friendly, conflict-free environment and Report issues to the General Manager.