



RULES AND REGULATIONS SUMMARY

INTRODUCTION

The Ivory Ridge Swim and Tennis Club (“Club”) is for the enjoyment of the Members and their guests. The rules and regulations of the Club are intended to enhance the mutual enjoyment of the Club for the Members and their guests.

MEMBERSHIP TYPES

There will be three main membership types at the Club:

- Equity Membership – This membership is given to residents of Ivory Ridge. The residents will be equity members of the club for as long as they live in Ivory Ridge. When a resident moves out of the community, the membership stays with the home and will be given to the person(s) that move into the home. An equity membership cannot be cancelled or terminated. When residents move into the community, they agree to pay the monthly fee for the duration of their residence.
- Preferred Membership – This permanent membership may be purchased by families who do not purchase a home in Ivory Ridge. 300 of these memberships will be available. There will be an initiation fee charged for the membership. Preferred members will pay the monthly fee as well. Owners of these memberships cannot resell them until all 300 memberships are sold by the Club. If a member chooses to sell their membership, the Club will act as the broker and will charge a fee of 25% of the sales price.
- Corporate Membership – Unlike equity and preferred memberships, corporate memberships are for businesses leasing space at Ivory Ridge.

CLUB HOURS

The Club will be open the following hours:

Monday – Thursday.....5:30 A.M. – 10:00 P.M.
Friday and Saturday.....5:30 A.M. – 8:00 P.M.
Sunday.....Closed

GUESTS

Guests are permitted at the club, but are the complete responsibility of the member.

Equity and Preferred members will receive two free guest passes per household per month which can be used in the month they are issued.

PAYMENTS

Member monthly dues shall be payable in advance together with any incidental charges incurred during the preceding month. An itemized statement will be e-mailed to members on the 1st of each month and all payments shall be rendered by the 10th of the month.

SPECIAL EVENTS

Club facilities will be available to members for special events (i.e. receptions, weddings, parties, corporate events). A fee will be charged. Nonmembers will not be able to use the Club in this capacity unless they are sponsored by a member. The sponsoring member(s) accepts full liability and responsibility for the event.

FOOD AND ALCOHOL

Carry-in food will not be allowed in the Club. Members are invited to use the snack bar and vending machines located on the Club property.

Generally, alcohol will not be permitted in the Club. Exceptions will be made on a case by case basis with written approval by club management.

TENNIS

A reservation of a tennis court is considered a time reservation rather than a specific court reservation. The Club reserves the right to assign courts in a manner that best utilizes available court time. All reservations must be made or cancelled in person or by telephone. A voice mail message is not sufficient to make or cancel a reservation. Cancellations should be made at least twenty-four (24) hours prior to the reserved time. Upon shorter notice of cancellation, the Member who made the reservation will be charged the applicable rate for court time, unless the court is sold to another Member. There is a 15-minute grace period on court reservations. If the reserving Member has not checked in after fifteen (15) minutes of the start of his or her reserved time, the Club may reassign the court.

Indoor tennis court times may be reserved up to seven (7) days in advance, but must be reserved at least twenty-four (24) hours in advance.

Members may reserve an outdoor court more than forty-eight (48) hours in advance.

Members may reserve a permanent court time ("PCT") for a specific day and time for a designated period of time. PCT does not guarantee a Member the same court each week; rather, it guarantees the Member a court at the same time each week. PCT contracts are available at the Club. Members will be billed for PCT in two installments prior to the start of the PCT period. There is no PCT during holidays.

SWIMMING POOLS

The Club has three pools: a four lane lap pool, an activity pool, and a tot pool. The pools will be open from approximately Memorial Day to Labor Day. The schedule for the pools will be as follows:

- Lap Swimming.....5:30 A.M. to 9:00 A.M.
- Private and group swimming lessons (available only to club members).....9:00 A.M. to 12:00 A.M.
- Open Swim.....12:00 P.M. to Dusk

Due to insurance costs and liability issues, the pools will not have diving boards or slides.

All persons who enter the pool area do so at their own risk. The Club will not assume liability for any accident, injury or death in connection with pool use or for damage or loss of property.

FITNESS

Children Ages 12-17 may use the gym but MUST be accompanied by a parent. Children Ages 16-17 may use the gym alone after he/she has been approved by a trainer. Children 18 years and older do not need supervision.

FEES (Not an all inclusive list)

- Monthly Fee.....\$90
- Preferred Membership Initiation Fee.....\$5,000
- Indoor Court Fee Prime-Time.....\$16
- Indoor Court Fee Non Prime-Time.....\$8
- Outdoor Courts.....No Charge
- Guest Fee.....\$8
- Pre-advance fee.....\$2

AGREEMENT

This summary page is not intended to replace any of the governing documents of the Club, but rather to address in summary fashion some of the most frequently asked questions regarding the rules and

regulations by those who will be using the Club. It is strongly recommended that you familiarize yourself with all of the governing documents. If there is any conflict or dispute between this document and the governing documents, the governing documents shall prevail.

The complete rules and regulations document for the Ivory Ridge Swim and Tennis Club can be found at **ivoryridgeclub.com**.

The Club and the Ivory Ridge Swim and Tennis Club Committee (the "Committee") have the exclusive right to set, amend, add to, interpret and enforce all Rules at any time, in their sole discretion, with or without notice to the Members. Such discretion, interpretation and enforcement may be delegated to a manager or others as the Association deems appropriate.

If you have any questions, comments or concerns, you are welcome to contact the club management committee directly or through your Ivory Homes Sales Consultant or Membership Sales Associate.

By signing below, you acknowledge that you have received, read, and understand the Ivory Ridge Rules and Regulations Summary and agree to review the full rules and regulations document and abide by the contents therein.

NAME

SIGNATURE