

FOUR SEASONS



AT BEAUMONT
COMMUNITY ASSOCIATION, INC

November 13, 2025

Dear Homeowner(s):

The Board of Directors for K. Hovnanian's Four Seasons at Beaumont Community Association has requested that the members of the Association review proposed rule changes and additions. The following changes have been recommended. If you would like to comment on these changes, please contact FirstService Residential by mail, email or fax as instructed below. Please do not return this letter with your monthly assessment payment, as the information will not be received by the Board of Directors.

.....

Proposed rules: Changes to the Community Guidelines, Part 1

PLEASE SEE FOLLOWING PAGES

.....

Purpose and Effect: The purpose of the proposed changes is to clarify and update the Association Guidelines. The effect would be clearer guidelines for homeowners.

☐ Agree

☐ Disagree

Comments:

.....

Please provide your name, address and date prior to returning this form.

Name

Date

Address

Send comments in writing to the attention of the Board of Directors, 1518 Four Seasons Circle, Beaumont, CA 92223, via email at Eric.Zarr@fsresidential.com, or fax comments to (909) 363-8375 within 28 days of this letter.

Thank you for your time and consideration.

Sincerely,

Eric Zarr, CMCA® AMS®

General Manager

For the Board of Directors, K. Hovnanian's Four Seasons at Beaumont Community Association, Inc.



K. HOVNANIAN'S FOUR SEASONS AT BEAUMONT COMMUNITY ASSOCIATION

A PLANNED, AGE QUALIFIED (55+) COMMUNITY

MEMBERSHIP INFORMATION

K. Hovnanian's Four Seasons at Beaumont Community Association offers many advantages to the homebuyer. In order to protect and preserve these benefits, however, certain limitations and restrictions are placed on members of the Association.

K. Hovnanian's Four Seasons at Beaumont Community Association is a California non-profit corporation consisting of those Owners of Separate Interests within the ultimate boundaries of K. Hovnanian's Four Seasons at Beaumont.

The purpose of the K. Hovnanian's Four Seasons at Beaumont Community Association is to ensure that the Common Area and Common Facilities will be maintained in an attractive manner and will be available for the enjoyment of all Members. Your automatic membership in the Association provides a membership base to share the future costs of maintaining the community.

The attached Community Guidelines and policies have been developed with consideration given to providing each Member with the greatest enjoyment of the facilities without infringing on other Members and their rights to quiet enjoyment of their homes and community.

You must be a qualifying resident, qualifying permanent resident or accompanied guest thereof to use the Association facilities and grounds.

Although these Community Guidelines support the Covenants, Conditions and Restrictions (hereinafter referred to as CC&Rs) they do not cover the entirety of the document. Please be sure to read all of the CC&Rs and these documents carefully.

Hours of Operation: Please check with the staff for specific hours and dates of operation.

All community facilities and parking lots at Four Seasons at Beaumont are non-smoking areas except for the designated smoking areas. This policy includes any and all electronic smoking devices.

AMPHITHEATER GUIDELINES

1. All glass containers must be in a protective sleeve.
2. Chairs may be placed starting after 6:00pm on the Saturday evening prior to a Sunday show. Amphitheater Team members may place their chairs out after 5:30pm on the Saturday evening to help facilitate their duties during the show.
3. You may not save multiple chair areas with large blankets.
4. You must pick up your own trash.
5. No sitting ~~or dancing~~ on the center steps ~~and walkways~~ for safety.
- 5-6. Alcohol is allowed with responsible behavior.

BARBECUE AREAS

1. These areas are available on a first come, first serve basis, with notification of the staff.
2. Users must provide all utensils, paper and plastic goods, etc. **No glass is allowed.**
3. Users must leave area in clean condition and remove ALL trash.
4. Ensure the barbecues that were used are cleaned and shut off prior to leaving the area.
5. Only facility barbecues are authorized for cooking.
- ~~6. Because of the possibility of injury, within the confines of this area there must always be at least one adult resident or other adult to accompany and supervise each group of three (3) or less children.~~
6. Barbecues are for adult use only.

BOCCE BALL COURT

1. Glass objects are prohibited in the bocce ball court areas.
2. Soft-soled athletic shoes must be worn at all times.
3. Bocce ball games shall be limited to one (1) hour when players are waiting.
4. Proper etiquette for the sport must be maintained at all times.
5. The bocce ball can only be used to play the game of bocce ball itself and is not to be used for any other purpose. The bocce ball can only be used by an individual who is capable of safely handling the ball by himself/herself in the proper manner for the purpose intended and who requires no other assistance in handling the ball or playing the game.
6. Bocce ball courts are to be kept clean at all times.
7. Court play will be on a first come first serve basis, other than Club time play. Individual court reservations may be made no more than one week in advance. Reservation time may be denied due to court time monopolization by any one resident, or for Club time.
8. Guests ~~can~~ may participate, but **must be accompanied by a resident at all times**.

CLUB/GROUP/CLASS

CLUBS & GROUPS

These rules apply to any club or group that applies for official recognition from the Association and all clubs or groups officially recognized by the Association. The Association does not oversee the operation and management of Clubs/Groups, and Clubs/Groups are not legally or financially related to the Association. The Board of Directors may recognize more than one club or group in any activity. The Board of Directors may revoke the recognition of any Club/Group for failure to follow Association rules or for activities that the Board finds are detrimental to the Association.

1. Clubs & Groups wishing to be officially recognized by the Association must submit an application to the Board of Directors. All Clubs & Groups must select an official name and select an Officer and designated alternate. All Clubs & Groups must have a current Officer and designated alternate on file with the Association at all times, who shall be the primary contact with the Association, and must be authorized to speak on behalf of the Club & Group. Officers and designated alternates must be in good standing with the Association or forfeit their position.
2. Clubs & Groups must:
 - a. Be for residents **first**;
 - b. Be open to all residents;
 - c. Have ten or more **resident** members;
 - d. May include resident's guests (two guests per household; guests must not outnumber residents);
 - e. Be established for at least three months;
 - f. Hold activities on-site;
 - g. Meet at least once a year;
 - h. Be for recreational or social purposes;
 - i. May apply for inclusion in the monthly newsletter;
 - j. Not be for commercial or political purposes or make a profit.
3. Clubs & Groups must be self-supporting and may not use the Association facilities to store personal property, unless approved by the Activities Director.
4. **Activities that involve gambling or violate any law or local ordinance are prohibited.**
5. Clubs & Groups that elect to collect money in the form of dues, fundraisers, and ticket sales may:
 - a. Appoint officers;
 - b. Have by-laws or a charter;
 - c. Have an individual bank account in the club's/group's name;
 - d. File and pay all necessary and applicable taxes;
 - e. If applicable, obtain all necessary permit and/or licensing fees, including its own non-profit status that is not affiliated with K. Hovnanian's Four Seasons at Beaumont Community Association. (Clubs/Groups filing for non-profit status must follow all applicable state and federal laws and guidelines.);
 - f. Maintain a regular record of income and expenses;
 - g. Cover costs of club and group exclusive-use equipment and supplies.

The Association is not responsible for the collection or disbursement of club or group funds. Club or Group Officers are not considered Association Board Members or Committee members, and will not be indemnified or defended by the Association for the misuse of club or group funds.

6. Club & Group members are responsible for setup and takedown of decorations and appurtenances used for events and activities.

7. Clubs & Groups may hold a maximum of ~~three-two~~ (32) parties per calendar year at no charge to the Club or Group, including any holiday party. This number includes Club & Group parties at the Summit. Parties in excess of ~~three-two~~ (32) per calendar year would need to be booked like a Private Party, subject to availability and also subject to all applicable Facility Use Fees.

CLASSES

The Board of Directors must approve all instructional classes wishing to use the Association facilities or be included in Association publications.

1. Classes:
 - a. Must be for residents only;
 - b. Must be open to all residents;
 - c. Must consist of two or more students;
 - d. May have a paid or non-paid instructor.
2. Use of the Association facilities must be coordinated and scheduled through the Activities Director.
3. Class attendees and/or instructor are responsible for setup and takedown of classroom area.

CODE OF CONDUCT

All members of the Four Seasons at Beaumont ~~Board of Directors, Association committees and volunteers working on behalf or in the interests of the~~ Association shall abide by the standards set forth in this Code of Conduct. The code requires that all the above shall:

1. Conduct themselves in an ethical and professional manner at all times in speech, actions and written work.
2. Not abuse the power of their office to conduct personal business or use Association resources for their own gain.
3. Not place unreasonable or unethical demands on anyone.
4. **Not disclose or abuse privileged information gained as a result of holding positions within the Association.**

In the event that this code is violated, the Board of Director's corrective action shall range from a reprimand up to and including dismissal from duties. Note: A member of the Board of Directors may only be dismissed by a recall of the membership in accordance with the Bylaws, Article 6, Section 6.3.

COMMON GUIDELINES

1. No Owner/Tenant of a Residential Lot shall make any alteration to the Association Property or Improvements installed by Declarant or a Successor, or remove, plant or replace any landscaping, planting, structure, furnishings, or other object within Association Property or the Association Properties except with the written consent of the Board.
2. No noxious, offensive or illegal activity shall be carried on or upon any portion of the Association Property, nor may anything be done thereon which may be or may become an annoyance or nuisance to the Community.
3. No Residential Lot shall be used in such a manner as to obstruct or interfere with the enjoyment of residents of other Residential Lots or with the use or enjoyment by any permitted person of the Association Property.
4. Woodpiles, storage areas, mulch piles, and outdoor clotheslines are prohibited unless obscured from view from persons located on Association Property by a fence or appropriate screen approved by the Architectural Committee.
- 4.5. White or amber string lights are only allowed under a covered patio, strung in a taught manner, applied for and approved by ARC.
- 5.6. Any property viewable from the common area, including those with side and back yard wrought iron fencing and those with a low wall (pony wall), i.e. Springdale patio areas and various Monarch models, shall keep all furniture, plants and other improvements situated thereon, in a neat, clean, safe and uncluttered condition. Clothes, towels, blankets, ~~non-seasonal string lights (except for covered patio white range string lights to include amber)~~ and other similar articles shall not be placed or hung where doing so would be viewable from common area. Patios and yards visible from common area shall not be used for storage of items deemed inappropriate by the Board of Directors or Management. Examples of inappropriate items include exercise equipment, cleaning supplies, gardening supplies and equipment, dead plants, tools, indoor furniture (couches, recliners), bikes, oil drip pans, containers and appliances.
- 6.7. All rubbish and trash storage facilities, including garbage cans, shall be kept screened and concealed from view. All rubbish, trash, garbage, green waste, recyclables or other waste shall be regularly removed from each Residential Lot and deposited by the Resident only in designated containers. If possible, containers should be placed for collection after 5 p.m. the evening prior to day of collection and should be removed by dusk the day of collection.
- 7.8. No portion of the Property shall be used for the deposit or storage of building materials, other than in connection with approved construction. No shrub or tree clippings, plant waste, scrap, refuse, or trash shall be kept, stored or allowed to accumulate on the Association Property.
- 8.9. No Resident shall place a basketball hoop anywhere in or on the Property, unless the Board gives its prior written consent to the location.
- 9.10. Professional or administrative occupations or similar home office use may be allowed, if:
 - a. Such occupations that are merely incidental to the use of the residential lot as a residence.
 - b. Business invitees do not regularly visit or conduct business on the property.
 - c. An occupation that is conducted in conformance with all applicable governmental ordinances.

- ~~10-11.~~ Use of the Association facilities is a privilege, which is enjoyed by all residents; however, consideration of others is paramount. Upon proper notice and hearing, privileges may be restricted or revoked at any time when, in the judgment of the board, a resident is not adhering to the CC&Rs, Bylaws or Community Guidelines of the Association.
- ~~11-12.~~ Pets (dogs, cats, etc.) are prohibited at the facilities or Recreation Areas except where Federal or State laws apply.
- ~~12-13.~~ Wheeled toys or equipment such as skates, rollerblades, skateboards, bikes, big wheels, etc. will not be permitted at the facilities. However, bicycles may be ridden to the facilities and placed in the provided bicycle rack.
- ~~13-14.~~ **No person under 18 years of age may operate a motorized device (e.g. golf cart, scooter, motorbike) on the community streets, sidewalks or common areas. Operators of a golf cart, age 18 years old or older, must possess a valid driver's license and resident must be in the golf cart while in operation.**
- ~~14-15.~~ Certain recreation equipment is available for check out by residents only. See a facility staff member for further information. Residents must return all equipment at the end of play. Any broken equipment must be reported to a staff member so it can be placed out of service.
- ~~15-16.~~ Walking paths and outdoor exercise stations are to be used with caution. Use at your own risk. When using the "Life Course", refer to the usage guidelines and health impact statements located at each station.
- ~~16-17.~~ If an owner elects to rent or lease his or her residence and gives right of use to the lessee, the owner relinquishes his or her use of the Association Facilities.
- ~~17-18.~~ Only Board approved instructors and activity chairpersons are allowed to hold classes, activities and advertise in the K. Hovnanian's Four Seasons at Beaumont Facility or grounds.
- ~~18-19.~~ When players are waiting, use of the facilities are limited to a maximum of one (1) hour with the exception of pre-approved, pre-scheduled times.
- ~~19-20.~~ Association scheduled events have priority for the utilization of the facilities and/or equipment for time reserved.
- ~~20-21.~~ The facilities may not be used for commercial purposes other than those endorsed by the K. Hovnanian's Four Seasons at Beaumont Community Association and events in which Association members may participate. Facility usage is approved free of charge for Four Seasons sponsored events.
- ~~22.~~ The K. Hovnanian's Four Seasons at Beaumont Community Association is qualified housing for persons 55 years of age or greater as defined in federal and state law. Only persons aged 55 years or greater or other qualified residents as defined in the CC&Rs may reside within the Association.
- ~~21-23.~~ Pursuant to Riverside County guidelines, fireworks are not allowed to be used within the community at anytime.

COMMUNITY GARAGE SALES & ESTATE SALES

1. A community wide garage sale will be held twice a year. The sale will be open to the public. No other garage or yard sales are allowed. Sellers must be residents.
2. In order to participate in the Community Garage Sale residents must register with the Lodge or management office. A participation fee will be charged that covers advertising for the event and permit fees. Hours will be determined prior to the event.
3. Signs, balloons, banners and all sales items must be removed by the end of the day of sale.
4. The community facilities will not be open to the public.

Estate sales, for the purpose of liquidating the belongings of a family or estate, are permissible under the following guidelines:

1. The administration office must be given 48 hours' notice.
2. A list of potential non-residents must be provided to the guard gate 24-hours in advance.
3. Non-residents who are not on the guest list are not allowed on property.
4. No sale items are allowed outside the property.
5. The estate sale may begin no earlier than 8:00 a.m. and conclude no later than 6:00 p.m.
6. A maximum of 4 directional signs are allowed on common area.
7. All applicable rules and regulations including parking must be followed.
8. Estate sales may be conducted on Fridays and Saturdays only, excluding New Year's Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

CRAFT BOUTIQUE

1. Four Seasons resident must be in good standing with the association.
2. Must attend vendor meeting or have a Four Seasons resident representative attend meeting on your behalf.
3. Eighty percent (80%) of vendor's inventory must be hand crafted or assembled.
4. Lottery drawing of a number between one (1) and sixty-two (62) will be available to Four Season vendors.
5. One (1) table per Four Seasons resident by lottery will be allowed. Once all Four Seasons residents have selected a table, Four Season residents may request a second table. Once all Four Seasons residents have one or two tables, outside vendors, sponsored by a Four Season resident in good standing, will be able to select a table if available, numbers seventy - eighty (70-80).
6. Tables will be comprised of rectangle/round/electricity available/floor space only/food court.
7. Personal tables, display racks used behind assigned table, will be considered by management upon setup.
8. Tablecloths will not be provided unless vendor specifies need at the time of table selection.
If you set up Friday evening and want to cover your table, please bring a light-weight table covering.
9. Early set up: Friday evening 6:00pm – 8:30pm. Saturday set up: 7:00am – 8:50am
10. Vendor may not sell product before actual opening of boutique unless to another vendor.
11. Food samples are restricted to “wood floor area”.
12. Vendors are encouraged to place flyers with businesses they frequent with owner's permission.
Smaller flyers are available to distribute to an activity a vendor is involved with.
13. A sample of your product would be appreciated as a “donation” to raffle during the boutique.
14. Vendor list is optional. If you want your name to be included on our “Vendor List” (handed out at the entrance door, giving the guest an opportunity to place an order during the year), the Vendor card will need to be filled out/name/email/phone/list of products on back side of card and given to management at least two weeks before the boutique.
15. If vendor has selected a table and is not able to participate, two week notice must be given, unless medical emergency, so that a vendor on waiting list may be contacted. ~~Budget~~ The available space is for sixty-two tables, if a vendor is not able to participate, participation check will be refunded if another vendor is available to assume assigned table. If no vendor is available, participation check will be nonrefundable.
16. Vendor may not pack up table before 2:00pm on Saturday. Consolidating (to bring items closer together) table is permitted.
17. Consequences: If a vendor packs up before 2:00pm... If a vendor is a “no show” the day of the boutique. If vendor product is not eighty (80) percent handcrafted or assembled.
Vendor will not be allowed to participate in another boutique for a period of one year.
18. Vendors will enter the Ballroom from the parking lot.
19. Vendors may park behind the ballroom for the purpose of loading and unloading only.
20. The Association is not responsible in any way for Vendor product.
- ~~18-21.~~ Vendors are not allowed to sell raffle tickets during the boutique.

Board approved outside guests entering our gates for the sole purpose of attending boutique with the understanding vendors, and management make an effort to keep guests confined to the ballroom area. Bathroom access is provided.

DELINQUENCY AND ASSESSMENT COLLECTION POLICY

The K. Hovnanian's Four Seasons at Beaumont Community Association, Inc. is responsible for managing and operating the common areas of the community, and for collecting annual homeowners' assessments. The timely collection of the assessments from all homeowners is important to the management and operation of the community, and to the preservation of property values. The Association has adopted the following policy for the collection of delinquent assessments.

1. Assessments shall be paid monthly. Assessments are due and payable in full on the first (1st) of each month. All other charges including but not limited to late fees, interest, collection costs and fines are due as incurred. All assessments, late fees, interest and collection costs are subject to the Delinquency Policy.
2. Any regular assessment not paid by the fifteenth (15th) day of the month shall be considered delinquent; any special assessment levied shall be considered delinquent fifteen (15) days after the due date, unless otherwise specified by the Board of Directors. A late charge of 10% of the assessment amount, rounded down to the nearest dollar, shall be levied on all delinquent assessments. Any assessment not paid within thirty (30) days of the due date may accrue interest at the rate of twelve percent (12%) per annum. If a check is returned for insufficient funds, the owner will be charged a thirty-five dollar (\$35.00) fee. An assessment is considered paid the day the payment is received by the Association. Postmarks are not considered. Payment of assessments should be sent to the address supplied on the enclosed billing coupon.

K. Hovnanian's Four Seasons at Beaumont Community Association, Inc
~~Payment Processing Center c/o FirstService Residential~~
~~P-O Box 513417 PO BOX 30354~~
~~Los Angeles, CA 90051-3417 TAMPA, FL 33630-3354~~

3. Payments received will be automatically applied in the following order: emergency assessments levied in accordance with the Declaration and Civil Code, special assessments, unpaid principal including assessments, late fees, CC&R violation fines or monetary penalties, legal fees and costs and interest.
4. Owners may request a receipt from the Association, when payment is made, which shall indicate the date of payment and the person who received it.

Overnight payment of assessments may be sent/delivered to the following address:

K. Hovnanian's Four Seasons at Beaumont Community Association, Inc
C/O FirstService Residential
~~195 N. Euclid Ave., Suite 100 15241 Laguna Canyon RD~~
~~Upland, California 91786 Irvine, CA 92618~~

5. Upon any assessment becoming delinquent, the Association, through its designated Agent, shall mail a courtesy notice to the owner by way of reminder that the account has become delinquent.
6. Upon any assessment becoming thirty (30) days delinquent, the Association, through its designated agent, shall mail a legal notice via certified mail to the owner along with certain documents and stating that the account remains delinquent. This notice will serve as a demand for payment in full within thirty (30) days. The owner will be charged a fee for such pay or lien letter. If payment is not received

within thirty (30) days from the date of such letter, and after approval by the Board of Directors, a Notice of Delinquent Assessment (lien) will be recorded with the County Recorder's Office. Within ten (10) days after the lien is recorded, the lien will be sent to the owner by certified mail.

7. The Association will diligently proceed with legal action, which may include filing small claims, judicial or non-judicial foreclosure, or any other collection method deemed necessary, after approval by the Board of Directors, at the earliest date allowed by the law. Once the matter is filed in Superior Court, the case is handled as any other lawsuit. Collection costs will vary depending on the method used. Said costs shall be the responsibility of and assessed to the delinquent owner.
8. An owner may dispute the pay or lien letter notice if he/she submits to the Board of Directors a written explanation of the reason for his/her dispute within fifteen (15) days of the postmark of the pay or lien letter. If the owner submits an explanation within the fifteen (15) day requirement, the Association shall respond in writing to the owner within fifteen (15) days of the date of the postmark of the explanation letter. Unless the Association agrees in writing that the owner has a valid explanation, the Association will not forebear its collection efforts and will proceed to collect the assessments in accordance with the collection policy.
9. An owner may submit a written request to meet with the Board to discuss a payment plan. If such request is mailed within fifteen (15) days of the postmark of the pay or lien letter, the Board will meet with the owner, in executive session, within forty-five (45) days of the postmark of such request.
10. All collection action will comply with the applicable provisions of the Davis-Stirling Common Interest Development Act, and other California Statutes. Any payments delivered to the collection agent shall be forwarded to the attorneys' office; the attorney shall then release the lien if the delinquent owner made payment in full.
11. A copy of this collection policy shall be sent annually ~~sent~~ to all owners within the ninety (90) day period immediately preceding the beginning of the Association's fiscal year pursuant to Civil Code 5310(a) (7). The Board of Directors reserves the right to change the Collection Policy at any time with thirty (30) days notice to the homeowners.
12. In general, the Association's Board intends to take whatever actions are authorized by law and the Association's governing documents to collect assessments. If the Board elects to use practices, procedures or notices, which exceed those required by law or under the governing documents, it does so without waiving the Association's right to exercise collection remedies to the fullest extent permissible. Any additional notices or time periods the Association might use are extended solely as a courtesy. No owner shall be entitled to expect longer time limits or notices other than those that are required by law or the governing documents. **Monthly statements are a courtesy. Owners are responsible for making payments on time, whether or not a statement is received.**

ENFORCEMENT POLICY

Discovery of Violation

- A. Any violation that is an alleged violation of the CC&Rs and/or Community Guidelines of the Association will be processed according to the procedure outlined herein.
- B. In the event one or more Members of the Association or Board of Directors file a Violation Report, the Board would act as follows (instances in which violations cannot be visually confirmed by Management or the Board of Directors of the Association require that a violation report be signed by residents of two separate households):
 - 1. Send a letter to the Owner stating the alleged violation and date needed to correct said violation.
 - 2. Upon expiration of the correction date, if the violation still exists, a second letter will be sent stating that the failure to abide by Association Community Guidelines has imposed a hardship on the Association and the Owner will be asked to attend a hearing with the Board of Directors.
 - 3. The Owner will be notified as to the decision rendered by the Board as a result of the hearing. If the Owner is found to be in violation of the Association's documents, the Board will either (a) seek remedy by use of alternative dispute resolution (ADR) such as mediation or arbitration, (b) levy a monetary penalty, (c) suspend or condition the Owner's right to use certain Association Property operated by the Association, in clarification, the owners right to use the private streets within the project shall not be conditioned or suspended by the Board, ~~(d) suspend said Member's voting privileges~~, (e) suspend the use of gate access transponders, or (f) a combination thereof.
 - 4. If the decision is to pursue a monetary fine system, the Four Seasons at Beaumont Fine Schedule will apply.

NOTE: A violation is defined as an act in conflict with the CC&Rs, Bylaws, Community Guidelines or Architectural Guidelines of the Association.

FACILITY GUEST

1. Notwithstanding any other community guideline, **guests must be accompanied by a Four Seasons at Beaumont resident when using the facilities.**
 2. All residents and guests must register with the staff when first entering the facility. A guest is a guest for the entire day for which they are registered.
 3. Six guests (6) are permitted, per day, per household except for group activities. Only two (2) guests per household are permitted when the purpose of the visit is a club or group activity. The sponsoring resident must be a member of the group and participate in the activity. All residents must log in their guests at the front desk. Guests under the age of 18 are considered children. An individual eighteen (18) years of age or older is considered an adult. Any guests not officially logged in will be requested to do so and, if he or she refuses, will be asked to leave the premises.
 4. Residents are responsible for his/her guest(s) activity and/or behavior at all times.
 5. Without exception, guests are not allowed use of the following:
 - a. Work out room, except for an accredited personal trainer*
 - b. Locker room and indoor showers (restrooms may be utilized)
 - c. ~~Computer room~~
- *NOTE: Accredited personal trainers will not be considered a guest, but must be registered with the staff.
6. Guests may not participate in any Association sponsored fitness programs.
 7. Guests are welcome to utilize any of the following areas within the facility:
 - a. Pool
 - b. Bistro
 - c. Salon
 - d. Private Parties in facility rooms

HOA residents are prohibited from lending keys, cards, ID's, equipment, FOBs, gate transponders, etc. to any non-resident. Any of these items discovered with a non-resident must be surrendered to the staff immediately.

FACILITY RESIDENT USE

1. Residents must FOB or sign in each and every time they enter the Lodge, Summit or Courts facility.
2. If a resident does not have their FOB, resident must show valid picture ID.

FACILITY USE

1. The reservation of the Lodge Ballroom, Conference Room, Craft Room or Summit Lounge is limited to Four Seasons at Beaumont residents for personal use only. Use of the rooms other than by residents is not permitted unless a resident in good standing with the Association sponsors such use. The resident reserving the room must be present during the event.
2. The facilities may be reserved up to one (1) year in advance or within 48 hours of an event, but cannot be reserved for two consecutive weeks. Reservations may only be made for the upcoming year after the Association annual planning meeting, normally held the first week in November.
3. The total number of guests may not exceed the following maximum occupancy as posted.
4. All reservations are considered tentative until the security deposit and service fee have been received, reviewed and approved. A reservation is not considered approved until you receive a confirmation call or letter. Deposit checks will be returned by mail on the 15th or 30th day of the month following the event, unless there are to be deductions made by the Association.
5. The resident hosting the event is required to provide a Homeowners/Renters \$300,000 liability insurance policy with a Certificate of Insurance listing K. Hovnanian's Four Seasons at Beaumont Community Association and FirstService Residential as additional insured, prior to the event. This certificate can be faxed to the management office directly and should include the residents name, address, event date and time. All Vendors must provide \$1,000,000 liability insurance policy with a Certificate of Insurance listing K. Hovnanian's Four Seasons Beaumont Community Association and FirstService Residential as additional insured, prior to the event. This certificate can be faxed to the management office directly and should include the vendor's name, address, event date and time. If alcohol will be served it is recommended that the certificate of insurance include coverage for liquor liability.
6. The cost for repair of any damage to the facility or the cost of any necessary cleaning after the event will be paid for from the deposit received from the resident, and the balance of the deposit returned. If damages exceed the amount of the deposit, payment is due to the Association when assessed.
7. Application for special permits; licenses fees are the responsibility of the resident.
8. The rental fee and security attendant fee (if applicable) is due at the time the reservation is made. Fees will not be refunded if the event is cancelled less than fifteen (15) days prior to the event.
9. The rental fee, security attendant fee (if applicable) and refundable security deposit must be paid in three (3) different checks.
10. All musicians, DJ equipment, stereos and speakers must be confined inside the building. No amplification is allowed outside the building.
11. All music must be turned off 30 minutes before the end of scheduled event.
12. Smoking is not allowed inside any of the facilities. Smoking is not allowed in the courtyard, loggia, pool, Spa building or recreation areas. This policy includes any and all electronic smoking devices.

13. Furniture must not be moved from the interior of the Association facilities. Furniture may be moved around inside the rooms; however a \$25.00 service charge will be incurred if the furniture is not returned to its original position after the event.
14. All special use kitchen equipment, banquet tables, podiums, electrical equipment and sound equipment are to be provided by the resident. Check with Activities Director for availability of specialty items, i.e. podium, etc.
15. Residents must arrange for all pick-ups and deliveries to be made the day of the event.
16. The facilities may not be used for commercial purposes other than those endorsed by the K. Hovnanian's Four Seasons at Beaumont Community Association and events in which Association members may participate. Facility usage is approved free of charge for Four Seasons sponsored events.
17. Flyers promoting your reservation are not allowed to display the Association logo or to imply it is an association event.
18. The reservation of any room does not include use of the pool or other recreational areas by attendees of the event. Attendees are restricted to the areas originally reserved.
19. The Association reserves the right to close any of the facilities at any time in order to repair, clean and maintain premises.
20. The Association is not responsible for personal items that may be lost or stolen.
21. Flammables for illumination or decoration are not permitted at any time.
22. Regularly scheduled events have precedence over non-scheduled events.
23. In accordance with the law of the State of California, no one under the age of twenty one (21) shall be served an alcoholic beverage while on the premises. If alcoholic beverages are served at a function held in the facility, no minors are to be present without parental permission; the member renting the facility is responsible for the conduct of anyone consuming alcoholic beverages on the premises.
24. The event cannot be for the purpose of the sale of alcohol, food, merchandise or services.
25. No portable cooking devices are allowed.
26. All evening events must end at least thirty (30) minutes prior to closing of the facilities to allow adequate time for cleanup and walk through.
27. Resident reserving the facility is responsible for removal of all trash to an appropriate trash receptacle.
28. Any violations of the guidelines may lead to fines up to ~~\$500.00~~\$1,000.00 and/or loss of future facility privileges.
29. The Summit is a "first come, first served" facility. However, each Club, Group or Class may book a party two time a year based upon availability without charge.

FINE SCHEDULE

1. A letter will be sent to the Owner and/or Tenant, if applicable, stating the alleged violation.
2. A second letter will be sent to the Owner and/or Tenant, if applicable, stating the alleged violation continues and this letter will request the Owner appear before the Board.
3. If the result of the hearing is a monetary fine, a fine of \$50.00 to \$1,000.00 ~~500.00~~ will be applied to the Owner's account dependent upon the severity of the violation and the findings of the Board of Directors.
4. If the violation continues past the hearing and first fine stage, additional hearings will be scheduled with the Owner and the fines may be doubled with each hearing. Any fines not paid may result in legal action in accordance with California law.
5. If, after notice and hearing, a violation is found to have occurred, it may be further found to be a "continuing violation" as defined herein. A continuing violation is a violation that will remain unchanged until corrected by the violating owner. An example of a continuing violation includes, but is not limited to, unapproved Architectural modifications. If the Board finds that a continuing violation is occurring, the Board may levy a fine on a periodic basis (without further notice and hearing) until the violation is corrected. The owner will be notified in the initial hearing notice that the alleged violation may be deemed a continuing violation, potentially subjecting the owner to periodic fines without further notice.
6. The Board may determine to use alternative dispute resolutions or cause correction of the violation to effect a cure and the Owner may be responsible for legal fees and/or reimbursement of costs to the Association.

NOTE: Should a violation occur, which imposes a financial obligation on the Association; the party responsible for said violation shall reimburse, by way of a monetary penalty, the Association for this financial obligation. If, for example, a party damages a fence, tree or any other Association Property, repair and replacement costs will be charged to that party.

HOLIDAY DECORATION, LIGHTING, AND DECORATIVE FLAGS

- ~~1.~~ Winter holiday lighting is permitted without Architectural Review Committee approval. Lights and other winter holiday decorations may be installed starting on November 15th ~~no earlier than one week prior to Thanksgiving Day and but~~ must not be turned on before Thanksgiving Day. ~~Other winter holiday decorations are not permitted earlier than Thanksgiving Day.~~
1. All winter holiday decoration and lighting must be removed no later than January 15th.
3. Decorations and lighting for other holidays and/or days of celebration may be permitted provided they are installed no more than 2 weeks prior to the holiday/celebration and removed within 2 weeks after the holiday/celebration.
4. Any holiday/celebration display which is considered to be causing a nuisance to surrounding neighbors may be subject to a nuisance violation.
- ~~5.~~ ~~Official United States of America and United States military flags not exceeding 4'x 6' are allowed on permanent flagpoles. Refer to ARC Guidelines for flagpoles.~~
- 6.5. Only one seasonal, decorative, or United States of America flag not to exceed 3'x 5' may be displayed attached on the front of the residence.
- 7.6. United States flags must be properly illuminated if unfurled after dusk.

KILN USE

1. Kiln use is for personal, recreational use i.e. not commercial use.
- ~~1.2.~~ Only authorized operators may access patio area when kiln is firing.
- ~~2.3.~~ Gate is to remain closed and locked at all times when kiln is unattended.
- ~~3.4.~~ Only authorized club members or staff may operate the kiln.
- ~~4.5.~~ Safety precautions of safety glasses, mask and gloves are recommended when mixing and pouring kiln wash, applying kiln wash and loading glazed items.
- ~~5.6.~~ The use (firings) of the kiln will be at the discretion of Ceramic Club's captain.
- ~~6.7.~~ Kiln needs to be three quarters (3/4) to one hundred (100) percent full before firing
- ~~7.8.~~ High fire, 7-10, not allowed.
- ~~8.9.~~ Names of authorized residents qualified to maintain kiln, fire kiln and issued a key to the gate surrounding the kiln, need to be documented and list given to FirstService Management.
- ~~9.10.~~ Fire extinguisher installation should be within a short reach of kiln.

PADDLE TENNIS

1. Paddle Tennis courts are for playing paddle tennis only (roller blades, scooters, soccer kicking, big wheels, skate boards, bicycles, etc. are not permitted).
2. Hitting or throwing a ball or any object directly into the fence is not permitted.
3. Non-marking tennis shoes must be worn when playing. Appropriate clothing must be worn when playing.
4. Proper court etiquette must be observed at all times and unsportsmanlike behavior will not be tolerated. Cursing and swearing is strictly prohibited. Any violation will be reported and player may be barred from playing.
5. Court play time is limited to one hour when players are waiting.
6. Paddle Group play times will have priority over individual bookings. Individual booking may be made up to one week in advance. Monopolization of the courts, double booking is not allowed.
7. All players are requested to turn off or put on vibrate their cell phones when on the paddle courts.
8. Guests may only play paddle tennis when accompanied by a resident. **Resident will accompany guest to and from the courts and be present with the guest at all times.**
9. Glass containers/objects are not permitted on the paddle courts.
10. All trash has to be disposed of in the trash bin, the court areas are to be kept clean.
11. Cleaning/maintenance/open club lessons or club events will occur and court(s) may not be available for resident and/or guest reservations.

PARKING RULES

1. All streets within the Project are subject to applicable laws, ordinances and regulations of all governmental agencies having jurisdiction over the Project.
2. Inoperable vehicles and non-operational vehicles are not permitted on Association Property or to remain on private property as viewed from the common area in excess of 48 hours.
3. There shall be no painting or maintenance work done on any vehicle outside of a garage or on any private road, and no automobile overhaul or repair work other than of an emergency nature shall be permitted within the Community.
4. No vehicles shall be parked at the Lodge, Summit, and Courts parking lots between 10:30 p.m. and 7:00 a.m. daily without prior written authorization from the staff.
5. There shall be no parking in the Monarch and/or Springdale alleyways.
6. Recreational Vehicles (defined as any class A, B, or C motor home, travel trailer, fifth wheel, pick up with a camper, utility trailer, or tent trailer) are allowed to park on Association streets and areas designated by the Board for forty-eight (48) hours, for the purpose of loading and unloading of the RV.

The following stipulations would be required:

- a. The RV should be coned off at all times
- b. All extension cords and/or hoses should be secured to the sidewalk (i.e. taped or plastic strip) to avoid a tripping hazard. In addition, these items may not be left across the sidewalk after dusk.
- c. RV extensions or awnings would not be allowed to remain open or to impede on the sidewalk area.
- d. Generators may not be operated in the designated area in the Lodge parking lot.
- e. Owners may wash their RV in front of their residence only.
- f. Because of the shape of some lots, you may park in front of your neighbor's lot if necessary with their permission, but not to interfere with their driveway.
- g. To protect our streets, guests and residents must use a protective device under their jacks and hitches.
- h. Guests and residents are not to stay in the RV overnight while in the community. Guests may park their recreational vehicles in the designated area in the Lodge parking lot with prior approval from the Association Management for a period of twenty-four (24) hours.
- i. A maximum of four (4) trips into the community for a total of one-hundred ninety-two (192) hours would be allowed in a calendar month.

7. Per the California Vehicle Code blocking a driveway or sidewalk is prohibited.

8. The parking stalls in the Springdales and Monarchs are for resident and guest use on a first come, first serve basis. Vehicles may not be parked for more than 48 hours in a stall and are subject to tow if left more than 48 hours.

7.9. There is no parking on Four Seasons Circle at any time except for special events (i.e. road work, HOA sponsored events, etc.) .

PARKING DECALS/Vehicle Transponers / VISITOR PARKING PASSES

- ~~1. All Association residents who operate registered motor vehicles, golf carts and motorcycles within the Association must register their vehicles with the Association to receive a transponder for the resident gates, and secure a current vehicle identification decal which must be displayed on each vehicle. The decals are obtained at the Lodge or management office.~~
- ~~1.~~
 2. Residents will complete an information form provided by the office and show a copy of their current registration for each vehicle when it is first registered with the Association. ~~Residents will need to supply a make, model and/or serial number for vehicles that do not require registration (i.e. golf carts) to receive a decal.~~ Tenants must provide vehicle information as part of their eligibility for residency in Four Seasons prior to obtaining ~~decal~~ transponders. ~~Decals~~ Transponders are not transferable from vehicle to vehicle and will need to be purchased in the event of window damage or new vehicle purchase.
- ~~3. Decals will be provided for the number of vehicles owned. Decals should be removed from vehicles no longer owned or used on Association property.~~
- ~~4. Residents will place the decal on the vehicle's lower driver's side corner of the front window. Residents who have vehicles without windshields should contact the Association Management to determine a reasonable location for decal placement.~~
- ~~5.3.~~ Visitor passes will continue to be issued by gate attendants when the gates are manned or picked up at the Lodge or management office. ~~In addition, each resident will be provided with six (6) visitor passes to be placed on the dashboard to identify visitor's vehicles. When a resident has a large gathering, extra passes may be obtained from the Lodge or management office. If you have overnight guests that need to park on the street, please see the Lodge or Office for a pass.~~
- ~~6.4.~~ Vehicles parked on Association streets must display either a current ~~resident decal~~ transponder sticker or visitor pass and comply with Association parking rules and regulations (see Parking Rules Page 25).
- ~~7. The decals will be subject to renewal at the discretion of the Board, to ensure residents' vehicles are properly identified. Decals are not interchangeable between vehicles and are subject to invalidation if improperly used. The Association will keep a private record of all decals issued.~~

PETS

1. No animals or birds other than a reasonable number of house pets of a kind approved by the Board in its discretion shall be maintained in any Residential Lot, and then only if they are kept solely as household pets and not for commercial purposes.
2. A “reasonable number” shall ordinarily include no more than two (2) dogs and cats per household; provided, however, a reasonable number, for instance, may be more or less depending on whether the pets constitute a nuisance to other Residents.
3. Animals belonging to Residents, tenants or invitees within the Property must be either kept within an enclosure, an enclosed yard or on a leash being held by an individual capable of controlling the animal.
4. Each Resident shall be liable to each and all remaining Residents, their families, guests, tenants and invitees, for any unreasonable noise or damage to a person or property caused by any animals brought or kept upon the Property by the Resident or by members of his or her family, his or her tenants or his or her guests.
5. It shall be the duty and responsibility of each Resident to immediately clean up any waste from his or her animals. Offenders may be reported to the Management Company and/or Board of Directors.
6. Excessive dog barking or other animal noise will be deemed a nuisance. Excessive dog barking means a dog that barks, bays, cries, howls, or makes any noise audible beyond the boundaries of the property on which the dog is situated for an extended period of time to the disturbance of any person at any time of day or night, regardless of whether the dog is physically situated in or upon private property. Such extended period of time shall consist of incessant barking, baying, crying, howling or making any noise for 30 minutes or more in any 24-hour period or intermittent barking, baying, crying, howling or making any noise for 60 minutes or more during a 24-hour period. A dog shall not be deemed a “barking dog” for purposes of this rule, if at anytime the dog is barking, if a person is trespassing or threatening to trespass upon private property in or upon which the dog is situated, or when the dog is being teased or provoked.
7. Pets (dogs, cats, etc.) are prohibited at the facilities or Recreation Areas except service dogs ~~where as~~ Federal or State laws apply.

PICKLEBALL GUIDELINES

1. Pickle ball courts are for playing pickleball only. Roller blades, scooters, soccer kicking, big wheels, skate boards, etc. are not permitted.
2. Hitting or throwing any ball or any object directly into the fence with or without a windscreen is not permitted.
3. Non-marking court shoes must be worn when playing. Appropriate clothing must be worn when playing.
4. Proper pickleball etiquette must be maintained at all times and unsportsmanlike behavior will not be tolerated. Staff members will give warnings and/or file an incident report.
5. Court play is first come, first play. A reservation may be made one week in advance. During open play/lessons/group events or court cleaning, courts may not be available for resident and/or residents with guest reservations.
6. Guests may play pickleball or participate in a group activity when accompanied by a resident. **Resident must accompany guest to and from pickle ball courts and stay with guests while playing.**
7. Glass objects and food are not permitted on pickleball courts. ~~or outside area.~~
8. Pickleball courts are to be kept clean at all times.
9. Good Sportsmanship must be displayed at all times. ~~• Encourage beginners~~
~~• Compliment good shots~~
~~• Meet at the net after the game and make contact with paddles~~
~~• Restrain from outbursts~~
~~• Call out the score loudly before you serve~~
10. ~~Respect players by using low voices when not playing and limit gathering of non-players around benches. Cell phones must be placed on silent on the courts.~~
11. Open pickle ball play means everyone gets to play. People waiting should be given priority when court becomes available.
- ~~12. Receiving team/play calls in or out balls. All calls are final.~~
- ~~13.~~12. Backboard to be used by pickle ball players using a “pickleball” only.

POOLS/SPA POOLS

1. **No Lifeguard on duty! Use Pools and Spa Pools at your own risk.**
2. Use of pool facilities and Property is a privilege which is enjoyed by all residents, however, consideration of others concerning noise is also important. This privilege may be restricted or revoked at any time when in the judgment of the board or management policies are not being adhered to.
3. An individual eighteen (18) years of age or older is considered an adult. Notwithstanding any other guideline, guests must be accompanied by a Four Seasons at Beaumont Adult Resident when using the facility. A resident is not required to be in attendance with the guest when using the restroom facilities.
4. There must be at least one adult to accompany and supervise each group of ~~six (6)~~ ~~three (3)~~ or less guests ~~under 18 years of age~~ at all times within the confines of the Lodge pool and spa pool area. The responsible adult must be capable of rendering emergency assistance.
5. Adults only may use the spa pools.
6. Conduct by a resident who deprives any other resident their quiet enjoyment of the use of the pools/spa pools or Property shall not be allowed, and will result in their expulsion from the area.
7. Hours: The pool and spa pool areas are available from opening until closing hours of the Lodge, unless otherwise communicated and posted. Guests under 18 years of age are allowed in the Lodge pool area between 1:00 p.m. and 4:00 p.m. daily. Adult guests may use the Summit pool during “open swim time.” The Courts pool/spa pool is available for residents and their adult guests.
8. Only stationary activity is permitted in the spa pools. No swimming, splashing or like activity will be permitted in the spa pools.
9. Soap, bath oils, etc. are prohibited in the pools or spa pools.
10. Diving is not permitted. Running, pushing or boisterous play will not be permitted.
11. Glass objects are prohibited inside the fenced ~~the~~ pool and spa pool areas, including the Summit pool room.
12. Incontinent individuals of any ~~kind-age~~ are prohibited from going into the pools or spa pools. Swim diapers are not allowed.
13. Pets (dogs, cats, etc.) are prohibited in the pool and spa pool areas.
14. Radio/stereo permitted with headphones only so as not to annoy other persons using the recreation facility or living in surrounding residences.
15. Frisbees, toys and balls are prohibited in the pool/spa pool/barbecue areas unless they are part of the scheduled club activity.
16. Surfboards, rafts and large floating devices which obstruct the view of the water are prohibited in the pools and spa pools. Noodle tubes are permitted in the Lodge and Courts pool at all times. Noodle

tubes are allowed in the Summit pool during “open swim time” or as part of an approved exercise class. Foam kick boards no larger than 12”x24”x2” used to aid swimming are permissible in the Lodge pool except between 1:00 p.m. and 4:00 p.m. Foam kick boards no larger than 12”x24”x2” used to aid swimming are permissible in the Summit pool during “open swim time” or lap swimming.

17. The pool/spa pool areas and s cabanas/umbrellas are not reservable reserved-spaces areas and all guest policies are in effect.
18. Swim attire must be worn in the pools, spa pools and/or outdoor showers.
19. ~~Black rubber~~ Rubber fins that leave scuff marks (for example black) are not permitted in the pool areas.
20. Bathers must dry off before ~~leaving the pool area~~ entering an indoor facility.
- ~~20-21.~~ *Use of alcohol is at your own risk. Inebriated individuals may be asked to leave the facilities.*
- ~~21-22.~~ Any individual(s) who violates any of the above guidelines of conduct/decorum will be asked to leave the Facility.
- ~~22-23.~~ Outdoor showers are available for guests to use for rinsing. Locker rooms and indoor showers are for resident and approved FTHOI instructor use only.

PUTTING GREEN

1. The putting green is to be used only for putting. **No other activities such as chipping, driving, Frisbee, catch or picnics will be allowed.** The Association will hold the resident responsible for any and all damages which may occur.
2. Club time will be posted for club play only. Open time may be reserved in one hour increments, one week in advance at the Courts front desk.
3. ~~Adult guests~~ Guests can participate, but must be accompanied by a resident at all times while using the putting green.
4. Utilization will be on a first-come, first-served basis.
5. Equipment is available for checkout at the Courts front desk. All items must be returned in good condition.
6. Tennis shoes or other soft soled athletic shoes are permitted on the putting green. Spikes are prohibited on the putting green.
7. Glass of any type is prohibited.
8. Areas may be temporarily closed due to maintenance, repair, or cleaning.
9. Conduct by a resident and/or adult guest(s) which deprives any other resident of their enjoyment of the use of this venue shall not be allowed. Unsportsmanlike behavior will not be tolerated. FirstService personnel may give a warning to any resident for a rule violation. An incident report may be filed for review by the Board of Directors. Upon proper notice and hearing, privileges may be restricted or revoked at any time when, in the judgment of the Board of Directors, a resident is not adhering to the Community Guidelines of the Association.

RESIDENCY STATUS

TENANTS

1. The Owner shall have the responsibility to acquaint their tenants and guests with the Community Guidelines of the Association.
2. For the purpose of these Community Guidelines, a tenant shall be defined as anyone in possession of an Owner's residence in exchange for any sort of consideration, or at the sufferance of the Owners.
3. The Residential Lots and Improvements thereupon shall be occupied and used by the respective Owner only as a private dwelling for the Owner, the Owner's family, tenants, and social guests and for no other purpose.
4. Tenants must meet the "Adult Community Restrictions" in accordance with Article 10 of the CC&Rs. Owners are obligated to ensure their tenants meet those restrictions and submit the necessary documentation to the Association office affirming the status of their tenant(s).

QUALIFIED PERMANENT RESIDENTS AND PERMITTED HEALTHCARE RESIDENTS

1. All Qualified Permanent Residents and permitted healthcare residents must meet the requirements of Article 10.3(a) & (b) of the CC&Rs at all times.
2. All Qualified Permanent Residents and permitted healthcare residents must be registered with the Association office by affirming their status under penalty of perjury on a form adopted from time to time by the Association.
3. Owners are responsible for assuring that all requirements of the CC&Rs related to Qualified Permanent Residents and permitted healthcare residents are met at all times.

ROOMS: BILLIARDS, ~~COMPUTER~~, CRAFT, GAME & LIBRARY

1. Rooms may be unavailable with or without notice due to an activity or for maintenance issues. Please note hours of operation for usage.
2. Immediately report any problems or broken items to the staff.
3. Use of these rooms may be restricted or revoked if use is inappropriate or damaging as deemed by staff or management.
4. When people are waiting, use of the billiard tables is limited to the end of a game with the exception of pre-approved, prescheduled times.
5. No food or beverages are allowed on felt areas of the billiards ~~tables and card tables~~. Snack tables are provided for your convenience.
- ~~6. No food or beverages, other than liquid in sealed plastic containers (such as water bottles or capped containers), are allowed in the Library. the following rooms: Computer, Billiards, and Library.~~
- ~~6.~~
7. Guests are allowed in the following rooms: Library, Conference, Billiards, Game, and Craft.
- ~~8. Guests are not allowed in the Computer room.~~
- ~~9.8.~~ **No children are allowed in the Billiards room.**

Room	Occupancy
Billiards	30
Library	20
Game Room	65
Craft Room	40
Lodge meeting room	25
Aerobics (Spa Building)	21—exercise 20—Ping Pong
RCN—Activity Room #1	10
RCN—Activity Room #2	23
RCN—Activity Room #3	38
RCN—Activity Room #4	12
RCN—Main Room	80
RCN—Conference Room	25
Summit—Lounge	24

SAUNA

1. Before entering the sauna, make yourself familiar with the rules, ~~and regulations, and operation of the sauna.~~
2. Maximum capacity is four (4) persons in the Sauna.
- ~~3.~~ 3. While using the sauna premises, strictly follow the instruction of use, ~~orders and information given by FirstService personnel~~
- ~~4.~~ 3. It is not recommended to use the sauna for longer than fifteen (15) minutes.
- ~~5.~~ 4. All adjustments of the sauna equipment must be performed by FirstService personnel.
- ~~6.~~ 5. **Only residents may use the sauna. Guests are not permitted in the sauna.**
- ~~7.~~ 6. Residents using the sauna declare by the same that they are fit and healthy to use this kind of treatment and bear sole responsibility for their health condition(s).
- ~~8.~~ 7. Before entering the sauna, a shower with soap is obligatory in order to remove all cosmetics and contaminations from the body.
- ~~9.~~ 8. Remove all metal jewelry to avoid possible burns.
- ~~10.~~ 9. Do not enter the sauna ~~in~~ wearing glasses or contact lenses.
- ~~11.~~ 10. Bathing suit and rubber shoes are permitted. Residents must wrap an oversized cotton towel or bathrobe when using the Sauna.
- ~~12.~~ 11. Residents must sit on a separate cotton towel in the sauna.
- ~~13.~~ 12. When using the sauna it is prohibited:
 - a. To spit or pour liquids, other than the provided distilled water on the lava rocks
 - b. To enter the sauna fully clothed or in shoes
 - c. To perform cosmetic routines, shave, groom oneself
 - d. To make noise or talk loudly
 - e. To enter with glass containers, food or any other containers/objects/electronics
 - f. To enter with alcoholic beverages
 - g. To behave in an indecent way, or in any other way commonly regarded as obscene or insulting
 - h. For persons under the influence of alcohol and/or some prescribed medication
 - i. To damage or destroy equipment
 - j. To use a cell phone
- ~~14.~~ 13. Do not work out in the sauna as a sauna is a place to relax and sit.
- ~~15.~~ 14. After using the sauna, it is ~~forbidden not recommended~~ to use the spa pool, ~~and any physical effort is not recommended.~~ Along with other physical activities
- ~~16.~~ 15. Drink sufficient fluids after using the sauna.

~~17.~~16. Persons violating the order or the provisions of these rules and regulations will be asked to leave immediately.

~~18.~~17. Conduct by a resident ~~and/or adult guest(s)~~ which deprives any other resident of their enjoyment of the use of this venue shall not be allowed. ~~Unsportsmanlike behavior will not be tolerated. FirstService personnel may give a warning to any resident for a rule violation. An incident report may be filed for review by the Board of Directors. Upon proper notice and hearing, privileges may be restricted or revoked at any time when, in the judgment of the Board of Directors, a resident is not adhering to the Community Guidelines of the Association.~~

SIGNS

1. No sign, billboard, or advertising device, or other display of any kind shall be displayed by a Resident to the public view on a Residential Lot; other than:
 - a. One (1) For Sale Sign (18x24 inches or smaller) displayed on the inside of the front window or in the front planter bed, and on open house days, one (1) Open House Sign of the same dimensions, and one (1) directional sign (18x24 inches or smaller) may be displayed in the common area. Please notify the management office with the directional sign location.
 - b. One (1) For Rent Sign (18x24 inches or smaller) displayed on the inside of the front window or in the front planter bed.
 - c. Refer to Community Garage Sales rules for signage information.
 - d. ~~Only one (1)~~ Political sign per candidate (18x24 inches or smaller) may be displayed on the inside of the front window or in the front planter bed. Political signs may not be displayed earlier than 30 days prior to the election and must be removed within five (5) days after the election.
2. No sign, billboard, or advertising device, or other display of any kind shall be displayed on Association Property without Association approval.
3. No Contractor signs will be allowed for display in front yards.
4. The resident bulletin board located at the Lodge is for residents' use only and not for commercial purposes. ~~Residents, who are a member of a non-profit organization, may submit for posting; flyers related to local community events sponsored by a non-profit organization. An example would be a car show sponsored by a local service club.~~ At no time will posting be accepted from non-resident individuals or non-resident family members.
 - a. Maximum size of posting 3" x 5" except for event flyers which should be 8 1/2" x 11". Larger flyers will be accommodated if space is available.
 - b. All notices must be dated and stamped and posted by the staff.
 - c. Notices will be removed after 30 days or after the date of the event if less than 30 days from posting.

SOCIAL COMMITTEE EVENTS

1. Event tickets can only be purchased by check or credit/debit card only (no cash). Ticket sales are limited to residents only during the first two weeks of event ticket sales with the exception that single residents may bring an adult guest ~~21 years old or over~~ to all functions. Tickets are limited to one table per residence. Guests, through a resident sponsor, may purchase tickets two weeks after the first day of sale if available.
2. Each event Committee Chairperson will determine capacity and ticket purchasing deadline and will determine seating arrangements.
3. Once capacity or deadline date is met, no further tickets will be sold unless approved by the event Chairperson.
4. No refunds will be given after the event deadline. However, if there is a waiting list, the first person on the list will have the option to purchase the available tickets. Payment shall be made directly to original ticket holder. No scalping tickets. Tickets cannot be sold for higher than face value for resale.
5. Persons without a ticket will not be admitted to the event.

~~6.~~ -

7.6. Other guests, if under the age of ~~21~~18, will be welcomed if so advertised by the event Committee.

TABLE TENNIS

1. Table tennis balls and equipment (paddles) can only be used to play the game of table tennis. The balls and equipment (paddles) are not to be used for any other purpose. The table tennis balls and paddles can only be used by an individual who is capable of safely handling the ball and paddle by himself/herself in the proper manner for the purpose intended and who requires no other assistance in handling the ball/paddle or playing the game
2. ~~Show respect and courtesy to others.~~
3. Use appropriate language (no foul language, name calling, or abusive talk).
4. No intoxication: People under the influence will be asked to leave.
5. ~~Appropriate attire—No shirts No shoes No Ping Pong.~~ Appropriate shoes are required.
6. ~~In consideration of others, please avoid wearing chemical fragrances that may cause health affects to others.~~
- 7.6. Tables will be left in playing position at all times with 3 in a row configuration. If an Association sanctioned event requires tables to be taken down, only ~~trained committee members, or~~ trained Association staff are permitted to remove tables from playing position and return them at a later time.

TENNIS COURT RULES

1. Tennis courts are for playing tennis only (roller blades, scooters, soccer kicking big wheels, skate boards etc. are not permitted.)
2. Hitting or throwing a ball or any object directly into the fence with or without a windscreen is not permitted.
3. Non-marking tennis shoes must be worn when playing. Appropriate clothing must be worn when playing.
4. Proper tennis etiquette must be maintained at all times and unsportsmanlike behavior will not be tolerated. Staff members will give warnings and/or file an incident report.
5. Court play time is limited to one and one half hours when players are waiting.
6. Court play is first come, first play. A reservation may be made one week in advance. Monopolization of the courts, double booking will not be allowed.
7. Guests may play tennis or participate in a club activity when accompanied by a resident.
Resident will accompany guest to and from the tennis court areas and stay with the guest when guest is playing tennis.
8. Glass objects are not allowed on the tennis court or court areas.
9. Tennis court and court areas are to be kept clean.
10. Cleaning, maintenance, open club lessons or club events will occur and court(s) may not be available for resident and/or guest reservations.

~~PADDLE TENNIS/BAD MINTON/SHUFFLE BOARD/ HORSESHOE PIT COURT~~

1. Glass objects are not permitted in the court areas.
2. ~~Non-marking soled tennis shoes must be worn at all times.~~
3. ~~Proper attire is encouraged.~~
4. Proper etiquette for the particular sport must be maintained at all times.
5. The court areas are to be kept clean at all times.
6. ~~Hitting tennis/paddle balls against the windscreens is prohibited.~~
7. Court play shall be limited to one (1) hour when players are waiting.
8. All players waiting to play (and spectators) must remain off the court areas or within the provided grandstand(s).
9. Un-sportsman like behavior will not be tolerated. A staff member may give a warning and an incident report will be filed.
10. The courts may be closed for cleaning, maintenance, group lessons or events and may be un-available for resident reservations.
11. Court play will be on a first come first serve basis. Individual court reservations may be made no more than one week in advance. Reservation time may be denied due to court time monopolization by any one home or resident.
12. Players playing together may not book court time ~~back-to-back~~back-to-back for extended playing time.
13. **Guests can participate, but must be accompanied (in the specific area) by a resident at all times.**
14. ~~To reduce energy consumption and costs during evening hours, lights for court areas will be turned off. Since the lights require “warm up” time before they fully illuminate, those residents who wish to use an outside recreational court area at night should call and arrange for staff to turn on the lights prior to their arrival. Please call approximately 15 to 20 minutes prior to your desired court start time so they can turn on the specific court light(s).~~
- 15.14. Wheeled toys or equipment such as skates, rollerblades, skateboards, bikes, big wheels, etc. will not be permitted at the facilities.

THEATER

1. The Theater is not available for private use without Board approval. Approved use must not conflict with the daily movie schedule. Users must arrive within ten minutes of their scheduled viewing time or they may forfeit the use of the theater.
2. No television viewing will be allowed unless it is for an Association sponsored event.
3. The Theater is available for Association special events. Board approval is needed if the event will conflict with the daily movie schedule.
4. Association committees and Board approved clubs may reserve the theater for special showings. Showings may not conflict with the daily movie schedule.
5. Staff will monitor the use of the Theater and only staff may operate the equipment.
6. Refreshments are restricted to popcorn, candy and beverages in appropriate, sealed containers.
7. What you carry in, carry out. Throw trash in appropriate receptacles.
8. For the enjoyment of all, please abide by the rules and do not request our Lodge Attendants to make exceptions.
9. Movie showings are for the pleasure of our residents. Disruptive guests will be asked to leave the theater.
 - a. Please be courteous and respectful of staff and other movie goers.
 - b. Please turn off all mobile devices for the duration of the film.
10. Movies are selected, advertised and set up in advance. Requests to change the movies, regardless of the number of guests attendees, cannot be accommodated. Movie titles for showing on a future day may be requested in advance via the Lodge Attendant.
- ~~11. We invite viewers to bring along a blanket, but for those that forget, blankets are available upon request from the Lodge Attendant BEFORE the movie begins.~~

TOWING

Only ~~members~~Officers of the Board of Directors have the authority to request a vehicle to be towed from Association property.

1. The following circumstances may result in the immediate towing of a vehicle:
 - a. A vehicle is parked in a fire lane
 - b. A vehicle is parked within 15 feet of a fire hydrant
 - c. A vehicle, not displaying the appropriate placard, is parked in a handicap stall
 - d. A vehicle blocks a street or driveway on Association property.
 - d.e. A vehicle is blocking Association work, such as street repairs.
2. A vehicle, parked on Association property, may be towed for non-immediate reasons if:
 - a. The vehicle has been determined to have been abandoned; and/or
 - b. The vehicle lacks an engine, transmission, wheels, tires, doors, windshield, or any other major part or equipment necessary to operate safely on the highways.

Note: A reasonable effort will be made to contact the resident of the vehicle prior to having it towed.

TRAIL USE

1. The use of the trails is for Association members, residents, and their guests only and are not open to the public. Use the trails at your own risk. Stay on the trail surface or adjoining areas with picnic tables.
- ~~2.~~ All pets must be on a leash and remain on the trail. Trail Users must pick up after their pets.
- ~~2.3.~~ Wait until trails are dry after rain events.
- ~~3.4.~~ The use of motorized vehicles, bicycles and conveyances with wheels is prohibited on the trails except mobility devices operated by disabled trail users and their guests. This prevents rutting the decomposed granite base and allowing water to degrade and destroy the trail.
- ~~4.5.~~ **Smoking is not permitted in the trail area. This policy includes any and all electronic smoking devices.**
- ~~5.6.~~ Do not remove plant materials from either side of the trail. Do not disturb the wildlife in this area.
- ~~6.7.~~ What you carry in, carry out. Throw trash in appropriate receptacles.

WORKOUT/AEROBICS ROOMS

The K. Hovnanian's Four Seasons at Beaumont Community Association is not responsible for lost or stolen items or for injury or any user's physical capability to exercise. The Board of Directors recommends that all persons have a physical exam before starting or continuing with an exercise program.

WORKOUT ROOM

1. **Use of the equipment in the workout room is for residents or tenants only.**
2. Use of the equipment is at your own risk.
3. ~~Proper work out attire is required, including A~~appropriate athletic shoes and clothing are required.
4. If at any time you feel exhausted, over-heated or light-headed, STOP EXERCISING and inform a staff member immediately.
5. Use of equipment is on a first-come, first-serve basis. No saving equipment.
6. Please observe traditional workout room etiquette, such as:
 - a. Allow others to work in between sets.
 - b. Limit your cardiovascular equipment usage to 30 minutes when others are waiting.
 - c. No slamming or dropping of weights.
 - d. No cell phone use except for emergency use only.
7. Audio and video devices are permitted with headphones only.
8. Each Resident or tenant is ~~requested~~ required to use a towel or sanitary wipe to wipe equipment down after use.
9. No food or alcohol is allowed. beverages, e~~Other than~~ liquids in sealed plastic containers; are allowed.
10. All equipment is to be used in a safe and correct manner as posted or deemed by staff.
11. Do not use equipment that is posted as or appears broken. Report any improperly functioning or broken equipment to the staff immediately.

~~AEROBICS ROOM~~

1. ~~Students may leave their personal mats at their own risk in the space provided in the Aerobics class storage area. Names must be on the mats and properly stored in good order in the area reserved for mats. Mats with no names and left in the Aerobics class storage area will be turned in to Lost and Found.~~

K. HOVNANIAN FOUR SEASONS AT BEAUMONT COMMUNITY ASSOCIATION FACILITY USE GUIDELINES

1. The reservation of the Ballroom, Conference Room, Craft Room, Card Room, Summit Lounge, or Courts Multi-Purpose Room is limited to Four Seasons at Beaumont residents for personal use only. Use of the rooms other than by residents is not permitted unless a resident in good standing with the Association sponsors such use. The resident reserving the room must be present during the event.
2. The facilities may be reserved up to one (1) year in advance or within 48 hours of an event, but cannot be reserved for two consecutive weeks.
3. The total number of guests may not exceed the following maximum occupancy:
 - The Ballroom – 524 Theater Seating 300 Table Seating
 - The Craft Room – 36 Table Seating
 - The Conference Room – 15 Table Seating 25 Total Seating
 - The Card Room – 40 Table Seating 45 Theater Seating
 - The Summit Lounge – 24 table seating
 - ~~The Courts Multi Purpose Room – 96 table seating~~
4. All reservations are considered tentative until the security deposit and service fee have been received, reviewed and approved. A reservation is not considered approved until you receive a confirmation ~~call or~~ letter or email. Deposit checks will be returned by ~~mail on the 15th or 30th day of the month~~ within 30 days following the event, unless there are to be deductions made by the Association.
5. The resident hosting the event is required to provide a Homeowners/Renters \$300,000 liability insurance policy with a Certificate of Insurance listing ~~K. Hovnanian/Four Seasons at Beaumont Community Association~~ KHOV Four Seasons Beaumont HOA and FirstService Residential as additional insured, prior to the event. All Vendors must provide \$1,000,000 liability insurance policy with a Certificate of Insurance listing K. Hovnanian's Four Seasons at Beaumont Community Association and FirstService Residential as additional insured, prior to the event. This certificate can be ~~faxed~~ emailed to the Lodge Activities Department directly (issues@fourseasonsbeaumont.org) and should include the vendor's name, address, event date and time. If alcohol will be served it is recommended that the certificate of insurance include coverage for liquor liability. ~~Fax number 909.363.8375.~~
6. The cost for repair of any damage to the facility after the event will be paid for from the deposit received from the resident, and the balance of the deposit returned. If damages exceed the amount of the deposit, payment is due to the Association immediately.
7. Application for special permits; licenses fees are the responsibility of the resident.
8. The facility use fee ~~and security attendant fee (optional)~~ is due at the time the reservation is made. Fees will not be refunded if the event is cancelled less than fifteen (15) days prior to the event.
9. The facility use fee, ~~security attendant fee (optional)~~, cleaning fee and security deposit must be paid in separate checks.
10. All musicians, DJ equipment, stereos and speakers must be confined inside the building. No amplification is allowed outside the building.
11. All music must be turned off 30 minutes before the end of scheduled event.
12. Smoking is not allowed inside the facility or on the grounds. Smoking is allowed only in the designated smoking area.

13. Furniture must not be moved from the interior of the facility. Furniture may be moved around inside the rooms, ~~however a \$25.00 service charge will be incurred if the furniture is not returned to its original position after the event.~~
14. Outside caterers must be totally self-contained. ~~All special use kitchen equipment and All~~ entertainment equipment are to be provided by the homeowner. Check with the Activities Director for availability of HOA items, e.g., podium.
15. Residents must arrange for all pick-ups and deliveries to be made the day of the event.
16. The facilities may not be used for commercial purposes other than those endorsed by the K. Hovnanian's Four Seasons at Beaumont Community Association and events in which Association members may participate. ~~Facilities may be used without charge for Four Seasons sponsored events.~~
17. Flyers promoting your reservation are not allowed to display the Association logo or to imply it is an Association event.
18. The reservation of the Ballroom, Craft Room, Conference Room, Card Room, RCN Main or Summit Lounge does not include use of the pool or other recreational areas by attendees of the event. Attendees are restricted to the areas originally reserved.
19. The Association reserves the right to close any of the facilities at any time in order to repair, clean and maintain premises.
20. The Association is not responsible for personal items that may be lost or stolen.
21. Any flammables for illumination or decoration are not permitted at any time.
22. Regularly scheduled events have precedence over other events.
23. In accordance with the law of the State of California, no one under the age of 21 shall be served an alcoholic beverage while on the premises. If alcoholic beverages are served at a function held in the facility, no minors are to be present without parental permission; the member renting the facility is responsible for the conduct of anyone consuming alcoholic beverages on the premises.
24. The event cannot be for the purpose of the sale of alcohol, food, merchandise or services, unless Board approved.
25. No portable cooking devices are allowed.
26. All evening events must end at least thirty (30) minutes prior to closing to allow adequate time for cleanup and walk through.
27. Homeowner reserving the facility is responsible for removal of all trash to an appropriate trash receptacle.
28. Any violations of the guidelines may lead to fines up to \$500.00 and/or loss of future facility privileges.
29. A memorial service, or celebration of life, may be held for an owner who has passed away with no rental fee charged. A refundable security deposit is required, as is the non-refundable cleaning fee.

K. Hovnanian's Four Seasons at Beaumont Community Association

FACILITY USE APPLICATION

- ☐ Lodge Ballroom
 ☐ RCN Conference Room
 ☐ Lodge Craft Room
 ☐ Lodge Game Room
 ☐ The Summit Lounge
- ☐ ~~Courts~~-RCN
☐ ~~MPR~~Main

Name:		Address:	
Home #:		Cell/Work:	
Resident Sponsor (Must be present at event):		Resident Sponsor #:	
Type of Event:		Date Requested:	
Number of Attendees:	Set up Time:	Event Start Time:	Event End Time:
Professional Entertainment:	☐ Yes ☐ No	*See insurance requirements	
Rentals/Caterers:	☐ Yes ☐ No	Rentals/Caterer:	
Preferred Set-up Layout:	☐ Theater Seating ☐ Banquet Seating ☐ Other: _____		
Equipment needed:	☐ Sound System ☐ Other: _____		
Use Fee:	\$	I have received a copy of the Facility Use Guidelines. I understand that in the event I do not follow the regulations, or provide accurate information on my application, K. Hovnanian's Four Seasons at Beaumont Community Association Inc., reserves the right to cancel my function.	
Cleaning Fee:	\$		
Commercial Use Fee:	\$		
Other:	\$		
Security Deposit:	\$	Signature _____ Date _____	

FACILITY USE FEES

Ballroom Conference Room Craft Room Card Room Summit Lounge Courts MPR

1. Fee Schedule

Conference Room:	\$100.00/4 Hours
Craft Room:	\$120.00/4 Hours
Summit Lounge:	\$100.00/4 Hours
Card Room:	\$200.00/4 Hours
Courts Multi-Purpose Room RCN Main	\$200.00/4 Hours
Ballroom:	\$500.00/4 Hours

2. Security Deposit

Conference Room	\$75.00
Craft Room	\$150.00
Summit Lounge	\$475.00
Card Room	\$475.0
Courts Multi-Purpose Room RCN Main	\$475.00
Ballroom	\$700.00

3. Additional Fees, if Applicable

Lodge Cleaning Fee	\$200.00
Summit Cleaning Fee	\$120.00
Courts Cleaning Fee	\$120.00
Staff Overtime	\$50.00 minimum per ½ Hour
Additional Staff	Current Hourly Rate
Security (Optional)	Current Hourly Rate
Stains not removed by general cleaning	Actual cost at current janitorial rate
Returned Check	Bank Fee + \$25.00
Cancellation Fee--Ballroom Only	Less than 30 days-- \$100.00

Less than 15 days, no refund. Commercial Use Additional Fee
\$400.00

Conference Room

Craft Room	\$175.00
Summit Lounge	\$450.00
Card Room	\$450.00
Ballroom	\$750.00

4. Items Provided

A clean and well maintained facility
Signage for areas reserved
Staff coordination if questions or issues arise
Table and chairs full setup/take down and cleaning
Access to trash receptacles