

WELCOME TO GARDEN PARK VILLAGE



The Garden Park Clubhouse was designed and built by a combined team from Daybreak and Ivory Homes. The Clubhouse has approximately 13,998 square feet including the professionally maintained grounds for your enjoyment.

With views of the Wasatch and Oquirrh Mountain range and Oquirrh Lake the Clubhouse provides the perfect meeting place for residents of Garden Park to relax, socialize and exercise.

The community also offers a beautiful park and numerous green spaces for recreating, a Picnic Pavilion, Pickle Ball Courts, Fitness Center, Pool and Spa; all for the enjoyment of Garden Park Village Members, Tenants and their Guests.

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General Rules and Etiquette

1. Members, Tenants and their Guests shall at all times abide by the Garden Park Village Governing Documents. These documents include the General Rules of Etiquette, By Laws, CC & Rs and Articles of Incorporation, as may be revised from time to time. Residents and Tenants when using any of the Garden Park Village amenities must have on their person their Garden Park Village ID Card. ID cards are not to be shared.
2. Members, Tenants and their Guests shall conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or interfere with the rights and privileges of others, use of profanity, or otherwise abusive or disruptive behavior are prohibited.
3. Members, Tenants and their Guests shall obey all safety rules and not compromise the safety of others by their actions.
4. Members, Tenants and their Guests shall at all times show common courtesy when using any of the Garden Park Village amenities and refrain from verbal harassment of any other Member, Tenant or Guest, Manager, volunteer or vendor. Members, Tenants and their Guests shall not request special personal services from the Manager or the Association.
5. Members, Tenants and their Guests, at all times will be dressed appropriately when using any of the Garden Park Village amenities.
6. All Members, Tenants and their Guests use the Garden Park Village amenities at their own risk. The Garden Park Clubhouse, the Association, and their respective owners, managers, directors, officers, representatives, agents, employees and volunteer members are not liable in any manner whatsoever for any personal injury or damage, loss or theft of property occurring in or around the Garden Park Village property.
7. The Garden Park Clubhouse and all association recreational amenities are smoke-free environments.
8. Pets, excluding registered service animals, are prohibited from entering the Garden Park Clubhouse facility, or pools. Service animals must be controlled at all times by a leash. Members, Tenants and their Guests must remove and dispose of solid waste deposited on the grounds of any recreational amenities.

Hours of Operation

The Garden Park Board of Directors will set hours of operation for the Clubhouse and any and all of the Garden Park Village amenities. Current operating hours are set forth in Attachment 1 and posted online at www.livedaybreak.com. Hours of operation may change for holidays or special circumstances including remodeling, maintenance, cleaning, etc. Normal operating hours may change based on the needs of the Community.

Special events conducted by the Association, Daybreak Community Council/LiveDAYBREAK and/or Builder Sales and Marketing Team may occur outside of normal hours of operation with Board approval.

Member ID Cards

Member ID Cards are required to access the Clubhouse and all other Garden Park Village Amenities and to participate in community sponsored events and activities. Two free Member ID Cards will be issued for each home to Residents, in good standing, with proof of residency, photo ID and the Age Verification Form required by The Housing for Older Persons Act (HOPA). A fee, in the amount of \$10.00, shall be charged for any additional, replacement of lost or damaged Member ID Cards. Additional cards may be purchased by other household member(s), at least 14 years of age, who can show proof of residency at the home. ID cards are required for access into the Clubhouse and all other Garden Park Village amenities.

Tenant ID Cards

Members, who lease their home in accordance with the Daybreak Community Association Governing Documents, shall relinquish their Member ID Card(s) and shall assign their member rights to the Tenant. Prior to the Tenant receiving their Member ID Card, the Owner must at all times be in good standing, a copy of the lease agreement will be provided to the Association and a photo ID must be presented. ID cards are required for access into the Clubhouse and all other Garden Park Village amenities.

Guest Policy & Guest Passes

Members and Tenants may receive one free Guest Pass per household, per day. Additional Guest Passes may be purchased for \$2.00/each per day.

Members and Tenants are allowed to have up to eight Guests, per household at the Clubhouse at one time. Members and Tenants must accompany all Guests at all times. Members and Tenants must have on their person their own Garden Park ID card.

Guests may be allowed to attend classes and social events held at the Clubhouse only if the class/social event is not full with Members and Tenants. Guests may be required to pay a participation fee and must continually be accompanied by the Member or Tenant.

Management Office

A staff member may be present to provide resources to Members, Tenants and Guests, Guest Passes, room scheduling, activity coordination, club/group administration, and address any Member questions or concerns.

These hours will be adjusted based on the needs of the Community. Current hours a staff member will be present are set forth in Attachment 1 and posted online at www.livedaybreak.com.

During the Declarant Control Period, Builder Sales and Marketing Team may occupy portions of the office space within the Clubhouse.

Room Reservations

In order to accommodate the number of Members, Tenants and their Guests who utilize the Clubhouse, it is necessary to properly schedule these activities. Requests for reservations should be made at least 30 days in advance and a deposit will be required. Cancellations within 60 days of the event will forfeit the deposit. Fees and deposit schedules are set forth in Attachment 2 and are posted online at www.livedaybreak.com. You may contact the Daybreak Association at 801-254-8062.

Clubhouse Property

Members, Tenants and their Guests shall respect, protect and preserve Clubhouse property and all Garden Park Village amenities, furniture, furnishings and equipment. Each Member is strictly liable for any damage to any Clubhouse property caused by the Member or his or her family members or guests, including any and all expenses, collection costs, charges and attorneys' fees incurred to repair the damage or replace the Clubhouse property. Furniture, furnishings and equipment shall not be removed from the Clubhouse.

Lost and Found

The Garden Park Clubhouse maintains a lost and found system. All items found will be held for 30 days and then donated to charity. The Association is not responsible for lost, stolen, or misplaced items.

Trash/Recycling

All trash/recycling must be disposed of in proper trash/recycling receptacles.

Soliciting/Advertising

Soliciting in or on any of the Garden Park Village amenities is only permitted by approved vendors during social and educational events planned for the community. No notices or advertisements of any kind on Clubhouse property and any other Garden Park Village amenity without express prior written approval.

Promotions/Subsidy

Use of the Garden Park Clubhouse is subject to the Developer's promotions for the sale and marketing of homes during the Declarant Control Period, free of charge, as

the Developer, Daybreak Communities & Builder, Ivory Homes, currently subsidize the cost of operating the clubhouse. It is recognized that the Developer subsidy will reduce over time and the full cost of operating the clubhouse will transition to the homeowners.

Photographic Equipment

When using photographic equipment of any kind, Members, Tenants and Guests should take care not to include in the photo or video any person who has expressed a wish not to be included. Use of photographic equipment of any kind is not permitted inside the locker rooms or restrooms.

No television video photography or commercial still or video shall be permitted anywhere in the Clubhouse without express prior written approval. Cameras are not permitted in the locker rooms or restrooms.

Alcoholic Beverages

All persons consuming alcoholic beverages in or on Garden Park Village premises during a booked event MUST be of legal age and comply with all Utah laws regarding the service and consumptions of liquor, including applying for and obtaining a single event permit when necessary. Members, Tenants and their Guests assume liability for any claims resulting from the service or consumption of alcohol in or on Garden Park Village premises.

Amenity Specific Rules, Regulations, and Policies

Pickle Ball Courts and Picnic Pavilion

The Picnic Pavilion and Pickle Ball Courts are for the enjoyment of Garden Park Village Member, Tenants and their Guests. These amenities cannot be reserved. They can be used on a first come basis – no saving or holding. Garden Park Village Member, Tenants and their Guests use these amenities at their own risk and shall comply with all posted signs and published rules. There must be a Garden Park Village Resident or Tenant present at all times when using the Pickle Ball Courts or the Picnic Pavilion. As hosting Member or Tenant you must have your own Member ID with you and accept responsibility for your guests and their adherence to the posted signs and published rules.

Age Requirement – Persons under 18 years of age must be supervised by a Member or Tenant that is 18 years of age or older with a Garden Park Village ID card.

Picnic Pavilion users are responsible to furnish their own charcoal, all trash and debris removal (do not disturb or remove hot coals), cleaning the pavilion area including pavilion tables, cement areas, grilling areas, etc. Water for cleaning is not available. Brushes for cleaning the grills, and any other cleaning tools are the responsibility of the user. Glass containers are not allowed. When the entire area is not actively in use, tables and grills are to be shared. Users agree to conduct themselves in compliance with all applicable codes and regulations of the City of South Jordan.

Billiards Table and Piano

The Billiards Table and Piano are private amenities for Members, Tenants and their Guests. The Association may make and post such other rules and regulations as are necessary for the proper and safe operation of these amenities. The rules are as follows:

Use – The Billiards Table and Piano are available for Members, Tenants and their Guests on a first-come, first-serve basis except during Association sanctioned events. If the Billiards Table is in use, then the table time is limited to three (3) games. If piano is in use, time is limited to half an hour.

Age Requirement – Persons under 18 years of age must be supervised by a Member or Tenant that is 18 years of age or older.

Fitness Center

The Fitness Center is a private amenity for Members, Tenants and their Guests. The Association reserves the right to take appropriate action to ensure the safety of Members, Tenants and their Guests or protection of equipment. Use of the fitness center and equipment is done at each persons own risk. Consult a doctor before beginning any exercise program.

Age Requirement – Members, Tenants and their Guests must be 18 years of age or older to use the weight machines or fitness equipment.

Use of Equipment - All Members, Tenants and their Guests using the equipment in the Fitness Center do so entirely at their own risk. Use of treadmills, elliptical machines, stationary bikes and other fitness center equipment shall be limited to 30-minute sessions when other Members are waiting. Members and Guests shall wipe down the equipment following use. No slamming of weights and equipment will be permitted.

Instruction – Paid or unpaid activities or instructions, other than those offered by the Garden Park Clubhouse, are not allowed in the fitness center.

Dress Policy – Appropriate sports attire in good repair, including athletic shoes, must be worn at all times in the fitness center. Shirts are required at all times. Bathing suits, wet or dry, are not allowed.

Food and Beverages – Food is not permitted in the fitness center. Water and energy drinks in closed containers are permitted.

Music and TV – Music or television may be provided to the fitness area. Individual music may only be played with earphones or headphones.

Locker Rooms

Locker rooms and showers are provided for use of Members, Tenants and their Guests. Clothing or personal effects shall not be left unattended or unsecured in these areas. The Association is not responsible for damaged, lost or stolen items stored in lockers or left anywhere within the Clubhouse or other Garden Park Village amenities.

Locker Room Access – Persons age three (3) years or older are not permitted in locker rooms designated for persons of the opposite sex.

Lockers – Lockers are for day use only and are not to be used for overnight storage. Any locks left overnight will be cut off at the lock Member's expense. All contents of the locker will be held in the Lost and Found.

Towels – Members, Tenants and their Guests are to supply their own towels.

Swimming Pool and Spa

The Swimming Pool and Spa are private amenities for Members, Tenants and their Guests. The Swimming Pool and Spa Hours of Operation are set forth on Attachment 1 and are posted online at www.livedaybreak.com. In addition to the rules and regulations below, all pool and spa users must obey all local laws and posted signs. There are no lifeguards on duty

No Lifeguards on Duty – Residents and guests use the pool at their own risk.

Pool/Spa Use – All persons who enter the pool/spa areas do so at their own risk. Lifeguards are not provided by the Association. The Association will not assume liability for any accident, injury or death in connection with pool use or for damage or loss of property, including negligence. Members and Tenants will at all times have their Garden Park Village ID card on their person when using any and all of the Garden Park Village amenities. Members and Tenants must at all times accompany their guests when using any Garden Park Village amenity.

Showers – All swimmers and spa users must shower with soap and water, using the Clubhouse shower facilities, before entering the pool or spa.

Instruction – Both private and group instruction classes may be available at an additional cost. Only approved swim professionals are permitted to conduct any instruction, programs or events at the swimming pool.

Capacity – In the event the pool becomes too crowded, the Manager reserves the right to limit admission. Pool capacity is 94 people. Spa capacity is 8 people.

Children – Children under the age of 3, or are still in diapers, are **not** permitted in the swimming pool. Use of the swimming pool by children 3-17 years of age is limited. See Attachment 1 for specifications. Children 14 years of age and

younger must be supervised by a Member or Tenant 18 years of age or older at all times. Persons under the age of 18 are not permitted to use the spa.

Safety Equipment and Furniture – Safety equipment provided around the pool and spa shall be used for emergency purposes only. Pool furniture is available on a first-come, first-serve basis, and may not be reserved or removed from the pool area. As a courtesy, those under 18 years of age are asked to relinquish pool furniture to adults.

Closure – At the discretion of the staff, the swimming pool and/or spa may be closed at any time due to mechanical breakdowns, inclement weather, or for any other reason considered appropriate by staff.

Dress Policy – Proper swim attire shall be worn at all times in the pool area.

Swimmer Health – Admission to the pool may be refused to anyone who has symptoms of a cold, cough, inflamed eye, skin eruption, infection or any malady of a contagious nature.

Prohibited Activities – Unsafe disturbances such as running, pushing, wrestling, ball playing, horseplay, diving, jumping, dunking other swimmers, urinating, and unnecessary roughness or disturbances that endanger the safety of others are prohibited in the pool and spa areas.

Music – Music may only be provided to the swimming pool and spa area by the Association. Individual music may only be played with earphones or headphones.

Flotation Devices – Water wings, life jackets and inflated tubes are permitted to be used by children in the pool under the supervision of a parent, guardian or grandparent. Members, Tenants and their Guests flotation devices will be no larger than 2 feet by 2 feet.

Restricted Areas – Only Staff is permitted within the restricted areas.

Food and Beverages – Food and beverages may be consumed on the decks surrounding the pool and spa only. Food and beverages are not allowed to be consumed while in the pool or spa. All garbage should be disposed of in proper trash/recycle receptacles. Glass items of any kind will not be permitted within the swimming pool or pool area decks and/or spa areas. Smoking and alcohol are strictly prohibited in pool, decks, and spa areas or on any Garden Park Village amenity.

Attachment 1 – Initial Hours of Operation

Garden Park Clubhouse

The Garden Park Clubhouse will be open for Members and Tenants with Member ID Card access daily from 6:00 am – 10:00 pm. All residents and guests must have left the property by 10:00 pm.

Holiday Hours - The Garden Park Clubhouse facility is closed on Thanksgiving Day, Christmas Day, and New Year's Day. The Manager reserves the right to reduce hours of operation on other holidays.

Swimming Pool Hours

The Swimming Pool will be open daily from Memorial Day to Labor Day (weather permitting) 6:00 am – 10:00 pm.

Members and Guests under 18 years of age – The swimming pool will be open to members and guests under 18 years of age daily from 3:00 pm – 5:00 pm. With Member or Tenant present at all times.

Spa Hours

The Spa will be open daily from May 1st to September 30th only to Members, Tenants and Guests age 18 years or older from 6:00 am – 10:00 pm.

*Pool and Spa hours are subject to change.

2018 Season Initial Staffing Plan for Swim Season

A staff member will be on site to provide resources to Members, Tenants and Guests, Guest Passes, room scheduling, activity coordination, club/group administration, and address any Member questions or concerns.

Actual shift times, will be posted at the Clubhouse reception desk, and will up adjusted to accommodate resident needs.

Attachment 2 – Garden Park Resident “Private Function” Room Reservations

Rental of the Garden Park Clubhouse includes the Assembly Hall (Areas A& B), the kitchen and courtyard (seasonal).

- \$100 **NON Refundable Deposit** serves as your Rental Fee for 5 Hour block
- Rental Times
 - Maximum for a 5 hour block of time morning, afternoon, or evening.
- 100 Person Capacity / 70 Seated
- 6 Round Tables (5’ Wide)
- 3 Rectangular Tables (6’ Long x 30” Wide)
- Sound System
- Electronic Piano
- Large Screen
- Fireplace

Facilities may be reserved up to 6 months in advance; and a minimum of 2 weeks out, if event meets special requirements and concierge is available.

Event must be a Garden Park resident personal event. Any event found to not be a Garden Park resident will be charged the Daybreak Resident rental rate.

Deposit of \$100 required to hold the date AND IS NON_REFUNDABLE. This policy is in place due to the minimal rental fee to avoid Garden Park residents from holding multiple dates.

1 to 3 days prior to the event, the Garden Park resident shall provide a credit card to be run as an “Authorization Only Transaction” in the event there are additional charges such as cleaning or damages.

Note: It is possible to pay for the additional services for facility set up, tear down, garbage removal and cleaning.

Deposit required to hold the date. Rental fees are due 30 days prior to event date.

Attachment 2 A – Daybreak Resident “Private Party” Room Reservations

Rental of the Garden Park Clubhouse includes the Assembly Hall (Areas A& B), the kitchen and courtyard (seasonal) and may be rented from 8:00 AM to 10:00PM daily, excluding some holidays.

- \$500 Security Deposit is required to reserve date and is to be paid with check or credit card.
- Rental Rates
 - Weekdays Mon, Tues, Wed, Thur
 - Weekday 5 Hour block: \$1000 Weekday 12 Hour block: \$2500
 - Weekends Fri, Sat, Sun
 - Weekend 5 Hour block: \$1600 Weekend 12 Hour block: \$3500
- 100 Person Capacity / 70 Seated
- 6 Round Tables (5' Wide)
- 3 Rectangular Tables (6' Long x 30" Wide)
- Sound System
- Large Screen
- Fireplace

Rental include setup, takedown, garbage removal, and cleaning service.

Facilities may be reserved up to 1 year in advance and no less than 30* days.

*Event must meet special requirements to book fewer than 30 days.

Security Deposit of \$500 is required to hold the date and will be applied to rental fee.

Rental Fee to be paid in full 60 days prior to the event, and will become **NON REFUNDABLE**.