



CONTINENTAL

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Continental Country Club
Association Rules

DRAFT

Adopted _____, 2019

Effective _____, 2019

RULES ASSOCIATION OPERATIONS AND PROPERTY

1.0 Introduction

The following rules apply to members of Continental Country Club, Inc. (the “Association”) and any authorized users of Association property (whether they be tenants, residents, family, and/or guests). The rules have been designed to provide a safe, orderly, and pleasant environment at Continental Country Club. The Association Rules contain certain standards for appropriate decorum and behavior, which are expected from all members and authorized users. **Members are responsible for the actions of any person the member allows to use Association property.** The Rules are foundational to our community. Infractions of the Rules may lead to disciplinary action which may include, but is not limited to, fines and suspension of privileges.

1.1 Risks

The use of the facilities at Continental Country Club (golf courses, practice areas, pools, lakes, etc.) possesses certain inherent risks. Among those risks are potential injuries arising from falls, errant golf balls, traffic drowning/submersion, the use of maintenance equipment and the like.

By virtue of their membership, the payment of their dues, and the use of the aforementioned facilities, members, for themselves and their authorized users, acknowledge the existence of these and all similar risks attendant to the use of the facilities. Members also acknowledge being warned to take all reasonable and appropriate measures avoid these risks at all times.

1.2 Tenant Registration Policy

ARS § 33-1806-1 allows homeowner associations to implement a Tenant Registration Policy and charge a processing fee. The Association makes all governing documents, such as CC&R's and Bylaws, available on the Association website.

Within **fifteen (15) days after** commencement of each lease/rental term (even a renewal), the owner of the residence shall provide the Association with a completed copy of the Tenant Registration Form. In addition, the owner shall pay the Association a \$25 processing fee within **fifteen (15) days after** commencement of the lease/rental term if there is a change of tenancy. Existing contracts between owners and tenants will not be grandfathered in or exempt from this new program.

The owner/member shall be liable for any violation of these Rules by the tenants or other persons residing in the home and their guests or agents. Owner is advised to explain and provide copies of the Rules, relevant CC&Rs, and all Association policies to the lessee/tenant. The owner/member, upon demand of the Association, shall immediately take all necessary actions to correct any violations.

All fees associated with this policy are the responsibility of the owner/member.

1.3 Laws and Ordinances

In addition to the rules set forth herein, use of the Association property and conduct by all persons while on and/or using Association property shall also comply with all applicable laws and ordinances.

1.4 Enforcement

The Association has adopted the Violation Enforcement Policy and Fine Schedule. Violations of these Rules will be addressed as set forth in such policy and may be enforced as otherwise permitted by applicable law. Consequences for enforcement may include, but are not limited to, fines, suspension of membership privileges, and legal action. Any Association expenses incurred in relation to violations of these Rules may be recovered from the responsible member to the greatest extent allowed by law and the Association's governing documents.

2.0 Rules Regarding Common Area

2.1 Code of Conduct and Anti-Harassment

It is the policy of Association to create and maintain an environment free from all forms of discrimination and conduct that can be considered harassing, coercive, or disruptive, including sexual harassment. Sexual harassment is defined as unwanted sexual advances, or visual, verbal, or physical conduct of a sexual nature. No person shall exhibit hostility or favoritism toward an individual based on race, color, creed, sex, national origin or age. Furthermore, actions, words, jokes, or comments based on an individual's sex, race, color, national origin, age, religion, disability, or any legally protected characteristic are prohibited. Such behavior by or from any member, resident, guest, invitee, Board Member, or staff personnel, in any form, is prohibited.

Members and authorized users of the Association property shall not in any way harass, threaten, or otherwise attempt to intimidate any other member, authorized user, Board Member, Association employee, or Association contractor. All members and authorized users shall refrain from any inappropriate or unwanted touching of other members, authorized users, Board Members, Association employees, and Association contractors. Any such person, who harasses, threatens or otherwise attempts to intimidate, or touches inappropriately or without consent, such other person(s), shall be in violation of these Rules.

All members and authorized users must conduct themselves in a civil and courteous manner, must not create a nuisance, and must not jeopardize or interfere with the rights and privileges of others. Conduct is considered uncivil or uncourteous if a person is visibly intoxicated, or engages in rudeness, personal attacks, insults, name-calling, or uses derogatory language towards another, or engages in aggressive behavior towards another, or engages in behavior that tends to cause unreasonable embarrassment or discomfort to others. Without limiting the generality of the foregoing, loud, profane, indecent or abusive language is prohibited. No member or authorized user shall participate in an activity or create a condition that is unsafe. If, at any time a person's behavior threatens the safety or welfare of other individuals, that person shall be immediately excluded from the activity in which the offensive behavior occurred.

All members and authorized users shall refrain from interfering with the duties of Board Members, Association employees, and Association contractors. No person shall interfere with the duties of the Association employees or contractors executing a contract in process. All communications with contractors must go through the President of the Board or Association management or must otherwise be in accordance with Board policy.

Members shall report any conduct believed to be in violation of this policy, to the appropriate manager. Members shall also make any complaints concerning the conduct of a Board Member to the Association's community manager.

All members shall be responsible for the conduct of their residents, family members, guests and invitees while on the Association property. Members shall be responsible for ensuring that their residents, family members, guests and invitees comply with this policy and all governing documents.

2.2 Persons Authorized to Use Facilities

Use of the recreational facilities is a benefit offered to "Full Members" and their authorized users as set forth in the Membership Policies. Members are responsible for the conduct, rules violation(s) and expenses of any persons they authorize to use the Association property. Use of the recreational facilities is also available to guests staying at Wyndham Flagstaff Resort. The golf course is open to the public. Non-members of the Association may use the recreational facilities upon purchasing a pass as set forth in the Membership Policies.

2.3 Weapons

The use and/or discharge of any weapon at Continental Country Club that could endanger or cause physical harm to any person is strictly prohibited. Such weapons include, but are not limited to: knives, firearms, pellet guns, BB guns, air guns, bows, paint guns, etc. In case of emergency, dial 911; however, in case of non-emergency, members are encouraged to contact the Association administration whenever a violation of this restriction is observed.

2.4 Drones

The private use of drones is prohibited on or over Association property without prior approval by the Association.

2.5 Fires

No open fires shall be permitted on Association property except in areas designated by the Association (such as, within fire places, fire pits, and BBQ grills). The Association, in conjunction with Coconino County fire officials, may initiate a "Red Flag Alert" during periods of high fire danger. During red flag alert periods, outdoor fires anywhere on Association property is prohibited.

2.6 Smoking

All persons must extinguish and discard all smoking materials in appropriate containers. Smoking, including electronic cigarettes, is prohibited inside the Continental Clubhouse and Bear Paw Recreation Center; however, smoking is permitted in designated areas outside of both clubhouses. Smoking is also prohibited within any pool/spa enclosure and on sport courts. During periods of “Red Flag Alert,” no smoking will be allowed anywhere on Association property.

2.7 Solicitation

Solicitation of any type by any person within the Association property is strictly prohibited without the prior approval of the Association. This includes person to person canvassing, oral announcements, distribution of printed material or the posting of any type or form of solicitation material. Posting of announcements or solicitation material is permitted by members only on the open bulletin board in the clubhouse.

2.8 Animals

- 2.8.1 All Coconino County ordinances concerning animals apply to Association property.
- 2.8.2 All confirmed dog bites on Association property will be reported by Association staff to the appropriate Coconino County authorities.
- 2.8.3 At all times while on Association property, dogs must be restrained by leashes, and dog droppings must be immediately removed and disposed of in an appropriate manner.
- 2.8.4 Dogs shall not create a nuisance or disturbance while on Association property.
- 2.8.5 Dogs or other animals are not allowed inside the clubhouse, on sport courts, or within the pool/spa enclosure.
- 2.8.6 Dogs are not allowed on the golf courses including cart paths except:
 - 2.8.6.1 During the summer season (generally May through November) dogs may be walked on the cart paths before and after golfing hours (generally before 7:00a.m. and after 7:00p.m.).
 - 2.8.6.2 During the winter season (generally December through April) dogs may be walked on the course.

SERVICE AND EMOTIONAL SUPPORT ANIMALS: All service animals and emotional support animals with their owner are the only animals permitted in the clubhouse, on tennis courts, and in the pool enclosure. Service animals are trained to perform tasks for the benefit of individuals with physical or mental disabilities, including but not limited to, guiding the blind, alerting the deaf, alerting and protecting those prone to seizures, or other tasks directly related to a disability. Emotional support animals provide comfort, companionship, or emotional support to residents with disabilities. Any disabled person wishing to bring an emotional support animal to any of these locations must first obtain approval from the Association and be issued a card for the animal evidencing that the Association requirements have been met. No such animal shall be allowed to create an actual health or safety threat to others.

2.9 Cart Path Use

Vehicle use on golf courses and/or cart paths is strictly prohibited other than use of Continental Country Club golf carts on the golf course in accordance with Golf Course rules. Bicycles, skateboards, roller skates, roller blades, and similar are prohibited for use on cart paths.

2.10 Alternative Vehicles

Alternative vehicles such as snowmobiles, motorcycles, trail bikes, mini-bikes, mopeds, quad runners, All-Terrain Vehicles (ATVs), and all vehicles powered by two stroke engines may not be operated or parked on Association property, except that any such vehicle lawfully licensed for use on public roads displaying current license plate and insured for liability and property damage may be operated and parked on the parking lot(s) forming part of the Association property, subject to any use rules applicable to other vehicles.

2.11 Speed Limit

All drivers must comply with posted speed limits while on the Clubhouse parking lots. If there is no posted speed limit, the speed limit is 10 MPH.

2.12 Parking

Parking of any vehicle in Clubhouse lots must be done in a safe manner and within parking spaces. Parking in landscaped or native areas of Association property is prohibited. Parking at the Clubhouse circle is limited to loading and unloading only. There are handicap parking spaces available in the Clubhouse parking lots. A handicap license plate or permit to park is required. Inoperable vehicles may not be stored or parked upon any Association property. No vehicle shall be constructed or repaired (with the exception of emergency repairs taking less than twenty-four (24) hours to complete) upon any Association property. Parking within 30 feet of a fire hydrant or on cart path crossing is prohibited.

2.13 Camping

Camping is not permitted on any of the common area property owned by the Association.

2.14 Walnut Canyon Lake Walking and Biking Trail is for the enjoyment of all members. Please be courteous of everyone using the trail. The loop can be used for many diverse activities including walking, bicycling, jogging, hiking, stroller use, and dog walking. There are four total dog bag dispensers along the trail. The stations include benches and trash cans as well as the dog bag dispensers. It is important to share the trail and be courteous to others.

2.14.1 Motorized and electric vehicles are prohibited, except for electric wheelchairs.

2.14.2 Always stay to the right, which allows others to pass and prevents interference with oncoming traffic.

2.14.3 If bicyclists are riding during dusk or dawn, headlights and proper reflectors are required.

2.14.4 Bicyclists should alert others with a bell or by voice when passing from behind.

2.14.5 Bicyclists should control their speed and maintain a safe distance.

- 2.14.6 Members are allowed to walk their dogs. Pets must be leashed, and owners must dispose any animal waste. Pet owners found to have pets not on a leash or not properly disposing of animal waste will be subject to a fine.

3.0 Alcohol

3.1 Liquor License

Continental Country Club conforms to Arizona Department of Liquor statutes. Sales of packaged liquor goods are prohibited under the Association's liquor license. In other words, the Club's liquor license permits the sale of alcoholic beverages for consumption on the premises only. The Club is not allowed to sell any alcoholic beverages to be consumed off the Club property.

In addition, **it is unlawful for any person not acting on behalf of the Association to bring spirituous liquor, beer or wine onto the licensed premises.** This includes all dining areas of the clubhouses, pools, family recreation center, driving range, and golf course. Thus, consumption of alcoholic beverages on the common area shall be limited to those products purchased from the Club.

Food and Beverage staff members have the authority to enforce laws regarding alcohol service and have the authority to refuse the right to serve alcohol to any person.

3.2 Service to Minors

The Association will not sell or serve alcoholic beverages to anyone under the age of 21 and will not permit the consumption of alcohol by anyone under the age of 21 on Association property, with or without parental consent. Persons who request alcoholic beverages may be required to provide proof of age. No one under the age of 21 is permitted to sit at any bar unless accompanied by another person age 21 or older.

3.3 Responsibility of Members Relating to Alcohol Consumption

All members are responsible for their own conduct as well as the conduct of their authorized users. Association staff retains the right to determine when alcohol service to an individual should cease.

4.0 Other Rules for Recreational Facilities

4.1 Golf Facilities Use

Rules regarding use of the golf facilities are available at the pro shop and/or are posted throughout the golf facilities.

4.2 Pool Rules

Rules regarding use of the pool/spa facilities are posted onsite.

4.3 Sport Courts

Rules regarding use of the sport courts are posted onsite.

4.4 Fitness Center

Rules regarding use of the fitness center facilities are posted onsite.

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