

The Hampton Club Rules and Regulations

Adopted: Aug 8, 2017 / Amended: Sep 11, 2017 / Aug 11, 2021 / Nov 22, 2021

The Hampton Club Management Committee (Committee) is composed of representatives from Hampton Cove's Strata Corporations. The Hampton Club is jointly managed by the Committee, Gateway Property Management, and a Resident Manager.

The Committee reserves the right to assess a fine and/or deny access to any Owner, Occupant or Tenant of Hampton Cove's Strata Corporations and/or any Visitor or Guest who violate the Hampton Club's Rules and Regulations or who are found responsible for damage or vandalism to the facility or its equipment. Residents and/or their Guests or Visitors using the Hampton Club do so with the full knowledge and acceptance that the facility is monitored at all times by video surveillance.

HAMPTON CLUB HOURS OF OPERATION

- Clubhouse - Daily from 8:00AM to 10:00PM Year round
- Fitness Room - Daily from 5:00AM to 10:00PM Year round
- Swimming Pool - Daily from 8:00AM to 10:00PM May to October Long Weekend
- Spa - Daily from 8:00AM to 10:00PM Year round

HAMPTON CLUB ACCESS AND USE

Access and use of any and/or all of the Hampton Club's facilities is conditioned upon the understanding and acceptance by Owners, Occupants, Tenants and/or their Visitors or Guests that all Hampton Cove Strata Corporations, their Strata Councils, and Resident Manager, the Hampton Club Management Committee, Gateway Property Management and its employees and the Hampton's Club's Resident Manager and Staff, whether any of the above are employed or contracted, are not liable for any accident or injury sustained by an Owner, Occupant, Tenant and/or their Visitors or Guests while using any and/or all of the Hampton Club's facilities.

- a) Fob access and use of the Hampton Club is restricted to an Owner, Occupant or Tenant residing in one of Hampton Cove's Strata Corporations but not to both an Owner and Tenant collectively.
- b) Access and use of the Hampton Club for Visitors or Guests of an Owner, Occupant or Tenant residing in one of Hampton Cove's Strata Corporations is limited to a maximum of four (4) persons per strata lot or apartment unit.
- c) Access to and use of the Hampton Club facilities by Visitors or Guests of any Hampton Cove Strata Corporation is conditioned that Visitors or Guests are accompanied by an Owner, Occupant or Tenant at all times; unaccompanied Visitors or Guests will be asked to leave the Club.
- d) Owners, Occupants and Tenants will be held, responsible for the behaviour and/or actions of their Visitors or Guests.
- e) Access and use of the Hampton Club for minors (14 years of age and under) is conditioned that those minors are accompanied at all times by an adult (19 years of age or older).

GENERAL

The Hampton Club is for the recreational enjoyment of all Owners, Occupants and Tenants of the Hampton Cove Strata Corporations and/or their Visitors or Guests; individuals conducting themselves in a boisterous, confrontational, ill mannered or anti-social manner such as, but not limited to, unsportsmanlike conduct, profanity and the reckless use of equipment that may put others at the risk of injury or result in damage to the equipment will be asked to leave the building and may be assessed a fine and/or have their access to the Hampton Club denied. Verbal or physical abuse of volunteers, staff, other owners, and strata council members will not be tolerated and will be referred immediately to the clubhouse committee for investigation and consequences.

1. Provincial smoke-free legislation applies in all areas, and in addition, smoking is not permitted at any time inside the Hampton Club, or in or around any of the Hampton Club's outdoor facilities or within a sixty (60) foot / (20) meter radius of the Hampton Club's building. E-cigarettes are also prohibited and fall under the same rules as stated above.
2. Consumption of alcohol by an Owner, Tenant, Occupant and/or their Visitors or Guests strictly prohibited at any time on the Hampton Club's exterior property, within the Games Room, Multi-Purpose Room, Music Rooms, Exercise Room, Gymnasium, Barbeque Area, Swimming Pool & Hot Tub, and Great Room. As an exception, the consumption of alcohol is permitted in the Hampton Club's Great Room providing that an Owner, Occupant, or Tenant has booked the Great Room in advance through the online booking system.
3. Beverages are permitted in paper, metal, plastic or other non-breakable containers
4. Owners, Occupants or Tenants who witness any damage, vandalism or illegal activity at the Hampton Club by an Owner, Occupant, Tenant and/or their Guests or Visitors are required to report such activities to the Resident Manager or Gateway Property Management immediately.
5. Owners, Occupants or Tenants who come across any damage or vandalism at the Hampton Club, whether witnessed or not, must report it to the Resident Manager or Gateway Property Management immediately.
6. Use of bicycles, rollerblades, skateboards, scooters and/or other similar recreational equipment are not permitted in any of the Hampton Club facilities at any time nor are they to be used on or around the exterior of the building.
7. Groups are not permitted to assemble or loiter for any period of time outside or near the Hampton Club's front entrance area.
8. Pets, with the exception of certified assistance dogs, are not allowed on the premises.
9. Owners, Occupants or Tenants and/or their Visitors or Guests are not permitted to use the Hampton Club Facilities for commercial or business activity, unless such commercial or business activity has been booked as a private function and approved in writing by Hampton Club Management Committee.
10. Owners, Occupants or Tenants are not permitted to use thumb tacks or tape of any kind to post notices, decorations, or anything else on the Hampton Club's doors, walls, ceilings, or other surfaces.
11. Shower use is for residents who are using the pool and hot tub only.

HAMPTON CLUB AMENITY ROOMS

An Owner, Occupant or Tenant may book the Great Room, Multi-Purpose Room, Music Rooms and Guest Suites for their exclusive use (refer to Amenity Room Booking Policy).

The Hampton Club Management Committee may authorize exclusive use of certain portions or facilities of the Hampton Club or Amenity Rooms to recognized or approved clubs on a pre-approved scheduled basis or from time to time.

SWIMMING POOL & SPA

Use of the Hampton Club's swimming pool, spa/hot tub (spa) is conditioned upon the understanding and acceptance by Owners, Occupants, Tenants and/or their Visitors or Guests that all Hampton Cove Strata Corporations and Strata Councils, and Resident Manager, the Hampton Club Management Committee, Gateway Property Management and its employees and the Hampton Club's Resident Manager and Staff, whether any of the above are employed or contracted, are not liable for any accident or injury sustained by an Owner, Occupant, Tenant and/or their Visitors or Guests while using the Hampton Club's swimming pool and spa.

1. Owners, Occupants and Tenants and/or their Visitors or Guests using the pool and spa are deemed to know and fully understand that there is No Lifeguard supervision of the Swimming Pool or Spa and those Owners, Occupants and Tenants and/or their Visitors or Guests using the Swimming Pool or Spa do so at their own risk.
2. All signs and notices posted at the Swimming Pool, Spa and pool deck must be adhered to by Owners, Occupants and Tenants and/or their visitors or guests at all times.
3. All requests made by staff or authorized volunteers to exit the pool, spa or pool deck or part thereof to assist with cleaning, maintenance, or management of any incident must be adhered to by Owners, Occupants and Tenants and/or their Visitors or Guests at all times.
4. Alcohol consumption and/or smoking/vaping are not permitted on the pool deck at any time.
5. No boisterous or rough play on the pool deck or in the pool and spa are permitted at any time.
6. Jumping, flipping, or diving into the pool or spa is not permitted. Running on the pool deck is not permitted.
7. Swimwear must be worn at all times.
8. Children that are not toilet trained must wear an appropriate swim diaper.
8. Showering before entering the pool or spa is mandatory.
9. The Pool, Spa and Patio are reserved for adults only (19 years of age or older) and other specific uses according to a published schedule.
10. The onsite Health and Safety guides for safe use of the Pool and Spa must be followed. These include the recommendations of Fraser Health.
11. Access and use of the Swimming Pool and Spa for minors (14 years of age and under) is conditioned that those minors are accompanied at all times by an adult (19 years of age or older.) and
 - a. Supervision of Children in the Spa
 - i. Keep young children under 7 years of age, especially infants, out of the Spa as their small bodies overheat too fast
 - ii. All Children in Spa must be constantly supervised and within arm's reach by a responsible person who is at least 19 years of age. - Unsupervised use by children is not permitted.
 - b. Supervision of Children in the Pool
 - i. All children less than 7 years of age must be closely supervised (within arm's reach at all times) by a responsible person who is at least 16 years of age.
 - ii. Ensure one responsible person who is at least 16 years of age supervises a maximum of 3 children who are less than 7 years of age.
12. Any person wearing a bandage, with open sores, inflamed eyes, cough, nasal or ear discharge or any communicable disease shall be excluded from use of the pool amenities.
13. Beverages (non-alcoholic only) are permitted in paper, metal, plastic or other non-breakable containers. Absolutely no glass permitted in the pool/spa area.
14. Snacks are permitted on the pool deck, Owners, Occupants, Tenants and/or their Visitors or Guest must ensure that food or beverages, are consumed with absolutely no possibility of ending up in the swimming pool or hot tub.

SWIMMING POOL & SPA - Continued

15. Owners, Occupants, Tenants and/or their Visitors or Guests must ensure that any and all of their leftover food or beverage containers are cleaned up and all personal garbage is removed from the Swimming Pool area and taken home to dispose of.
16. Glass including but not limited to glass containers, bottles or other breakable items are not permitted in the swimming pool areas or the BBQ area (with the exception of eye wear).
17. Any glass, bodily fluids, food, or other items found in the Swimming Pool or hot tub and/or anything that may affect the safety of others using the pool or spa must be reported to the Resident Manager or staff immediately.
18. Music, radio, or any sound equipment is permitted only if earphones are used.
19. Owners, Occupants Tenants and/or their Visitors or Guests must dry off fully and change before entering or sitting in any of the Hampton Club amenity rooms.

No floatation devices (such as air mattress, floating chairs, etc.) are permitted in the pool or spa with the exception of life jackets or vests for children. Owners, Occupants, Tenants and/or their Guests or Visitors with small children who cannot swim are encouraged to ensure that their children wear a life jacket at all times.

THE GREAT ROOM

The Great Room is for the quiet enjoyment of all Owners, Tenants and Occupants of the Hampton Cove Strata Corporations and/or their Visitors or Guests, and as such any boisterous, confrontational and ill mannered behaviour by an Owner, Occupant or Tenant and/or their Visitors or Guests will result in the person responsible being asked to leave the building and may be assessed a fine or have their access to the Club denied.

1. The Great Room is available to Owners, Occupants and Tenants and/or their Visitors or Guests at all times with the exception of a pre-approved community event and/or a private booking of the facility.
2. Kitchen facilities are available for use by Owners, Occupants and Tenants and/or their Visitors or Guests who accept the responsibility to ensure that all kitchen appliances, counters, tables and the general kitchen area are cleaned after use and that all personal garbage has been removed.
3. Consumption of alcohol by an Owner, Tenant, Occupant and/or their Visitors or Guests is only permitted in the Great Room with the proviso that the Owner, Tenant, and/or Occupant have booked a private party in advance through the online booking system.
4. Owners, Occupants or Tenants are not permitted to post notices anywhere in the Hampton Club without the expressed written approval of the Hampton Club Management Committee, Gateway Property Management and/or the Resident Manager.
5. Owners, Occupants or Tenants and/or their Visitors or Guests are not permitted, at any time or for any occasion, to remove furniture from the Great Room.

MUSIC ROOMS

The Music Rooms are available to all Owners, Occupants and Tenants and must be booked.

1. The Music Rooms are available for use by Owners, Occupants and Tenants and/or their Visitors or Guests who accept the responsibility to ensure that after use the room is cleaned. Food and drinks are not allowed.

MULTI-PURPOSE ROOM

The Multi-Purpose Room is for the recreational enjoyment of all Owners, Occupants and Tenants.

1. The Multi-Purpose Room is available on a first come first serve basis with the exception of a pre-approved community event and/or private reservation of the room.
2. All materials used must be gathered up, the room is to be left clean after use and all personal garbage is to be removed.

EXERCISE ROOM

The Exercise Room is for the recreational enjoyment of all Owners, Occupants and Tenants of the Hampton Cove Strata Corporations and/or their Visitors or Guests, and as such individuals conducting themselves in any anti-social manner such as, but not limited to, profanity and the reckless use of equipment, that may put others at the risk of injury or result in damage to the equipment, will be asked to leave the building and may be assessed a fine or have their access to the Hampton Club denied.

1. Children under the age of sixteen (16) are not permitted in the Exercise Room.
2. Children between the age of sixteen (16) and the age of eighteen (18) must be accompanied by adult, who must remain in attendance with them at all times.
3. No food or alcoholic beverages are allowed; non-alcoholic beverages are permitted in sealable drinking containers made of metal, plastic or other non-breakable containers.
4. Music, radio, or any sound equipment is permitted only if earphones are used.
5. Gym clothing and soft-soled running shoes must be worn at all times. No black soled shoes or sandals are permitted.
6. Owners, Occupants and Tenants of the Hampton Cove Strata Corporations have priority use of the exercise equipment over a Visitor or Guest.
7. Machines and other fitness equipment must be wiped clean after each use.
8. Lockers are available on a daily use basis only. Owners, Occupants and Tenants are not permitted to leave belongings inside the lockers or changing room overnight. Locks will be cut off and any item found in the locker and changing rooms will be collected on a daily basis by the Resident manager.
9. The Hampton Club will not accept responsibility for lost, stolen, or damaged property that may result in the use of the lockers or change room facilities and advise all Owners, Occupants and Tenants and/or their Visitors or Guests not to leave valuables or personal belongings unattended in the lockers and/or changing rooms.
10. Owners, Occupants and Tenants are required to assist in keeping the changing facilities clean and tidy.
11. Owners, Occupants and Tenants and/or their Visitors or Guests must change in the appropriate changing room.
12. Return weights to the rack after use and do not drop weights on the floor.
13. Damage or equipment in need of maintenance should be reported immediately.

ASSESSMENT OF FINES AND DENIAL OF ACCESS TO THE HAMPTON CLUB

The Hampton Club Management Committee has implemented the following measures for any Owner, Occupant and Tenant and/or their Visitors or Guests who violate the Hampton Club's Rules and Regulations.

Denial of Access

In an abundance of caution and without prejudice, individuals reported to have conducted themselves in a boisterous, confrontational, ill mannered or anti-social manner such as, but not limited to, unsportsmanlike conduct, profanity and the reckless use of equipment that may put others at the risk of injury or result in damage to the equipment may be denied access to the Clubhouse.

1. The individual(s), including their host, will be asked to leave the building.
2. Fob access for the individual or their host will be disabled and return access denied pending authorized written confirmation that their fob has been reactivated.
3. An incident report shall be distributed to the Property Manager of the Hampton Clubhouse, the Committee, and the Property Manager for the strata of the individual or their host.
4. A review of the incident will be made where appropriate

Assessment process

1. In the case where a denial of access was found, by review, to have been warranted then a fine and denial of access to the facilities may immediately apply. Otherwise,
2. Letter of warning for the first offense, this is a one-time occurrence.
3. Letter of warning and the assessment of a fine (\$50-\$200 per offence) for a repeat offender.
4. Letter notifying the offender that if payment of an assessed fine is not received by a certain stipulated date that their fob access to the Hampton Club will be deleted from the system and access to the Club's facilities will be denied.
5. Owners, Occupants and Tenants must not allow access to any person who is not in possession of a working fob. Owners, Occupants and Tenants are prohibited from giving access to any Owner, Occupant or Tenant who has had their fob access to the Hampton Club denied. Such action may result in the assessment of a fine and/or having access to the Hampton Club suspended.

AMENITY ROOM BOOKING POLICES

Designated rooms may be used for private parties for an Owner, Occupant or Tenant of the Hampton Cove Strata Corporations; other rooms may be booked if approved by the Hampton Club Management Committee.

1. **No commercial or business activities** are permitted unless such commercial or business activity has been approved in writing by the Hampton Club Management Committee, Gateway Property Management or Resident Manager.
2. No bookings of Outdoor Facilities are permitted with the exemption of the BBQ area in conjunction with the Great Room booking. Pools and decks are open to all Owners, Occupants and Tenants and/or their Visitors or Guests according to the published schedules, unless otherwise approved by the Hampton Club Management Committee.
3. Booking a private function does not entitle guests to the Hampton Club to use the swimming pool, hot tub, or any other amenity room within the Hampton Club.
4. The Owner, Occupant or Tenant which made the booking is responsible for their guests and the observance of all related rules.
5. The Owner, Occupant or Tenant **MUST** be present throughout the period of the booking.

BOOKING PROCEDURES

1. Facility rooms must be booked online a minimum of 48 hours in advance.
2. A form accepting responsibilities and understanding of the Hampton Clubs Rules and Regulations must be signed at the time of booking.
3. Payment for both the security deposit and booking fees must be received within 48 hours of booking.
4. No guest suite room rental bookings will be accepted more than sixty (60) days in advance.
5. Owners, Occupants and Tenants are permitted one active booking at a time; with the exemption of the guest suites in conjunction with the Great Room Booking.
6. Cancellations less than forty-eight (48) hours prior to guest arrival will result in a 100% loss of the rental fee.

BOOKING FEES – GREAT ROOM

1. All bookings are made through the online booking system.
2. Payment must be by cheque and made out to the "Tribe Management Inc.". Payment must be received by the Resident Manager **within 48 hours of the time of booking.**
3. A non-refundable fee of \$70.00 will be charged for each booking from Monday – Thursday and for up to four (4) hours of use.
4. A non-refundable fee of \$100 will be charged for booking Friday, Saturday, and Sunday and for up to four (4) hours of use.
5. A \$200.00 refundable security deposit is required and will be returned upon satisfactory inspection by the Resident Manager or staff and that no additional cleaning or repairs are needed. If additional cleaning or repairs are needed, the balance of the costs will be taken out of the \$200.00 security deposit.
5. Any room booked must be left in the same state of cleanliness and organization as found from the time of the booking.
6. Booking the great room does NOT provide or allow access to the guest of the event to the swimming pool and hot tub.

BOOKING FEES – MULTI-PURPOSE ROOM AND MUSIC ROOM

1. All bookings are to be made through the online booking system.
2. Payment must be by cheque and made out to the "Hampton Club". Payment must be received by the Resident Manager **within 48 hours of the time of booking.**
3. A \$200.00 refundable security deposit is required and will be returned upon satisfactory inspection by the Resident Manager or staff and that no additional cleaning or repairs are needed.
4. If additional cleaning or repairs are needed, the balance of the costs will be taken out of the \$200.00 security deposit.
5. Non-refundable fees, as per the below schedule, will be charged for each booking.
 - Multi-Purpose Room \$50.00 Available any day of the week and for up to four (4) hours of use.
 - Music Rooms FREE Available any day of the week and for up to 1 hour of use.

BOOKING PROCEDURES – GUEST FEES

(Guest suites are available on a first-come-first serve basis.)

1. Guest suites must be booked a minimum of 48 hours in advance.
2. A form accepting responsibilities and understanding of the Hampton Club's Rules and Regulations governing the use of the guest suite and the Hampton Club facilities must be signed.
3. All bookings are made through the online booking system.
4. Payment must be by cheque and made out to the "Hampton Club". Payment must be received by the Resident Manager **within 48 hours of the time of booking.**
5. A non-refundable fee of \$125.00 per night will be charged for guest suite #1 and a non-refundable fee of \$100.00 per night will be charged for guest suite #2 which includes access to the clubhouse.
6. A \$200.00 refundable security deposit is required and will be returned upon satisfactory inspection by the Resident Manager that no additional cleaning or repairs are needed.
7. If additional cleaning or repairs are needed, the balance of the costs will be taken out of the \$200.00 security deposit.
8. Damages in excess of \$200.00 and not covered by the guest may be charged to the Owner, Occupant or Tenant

BOOKING POLICIES – GUEST SUITES

1. Rental of the Guest Suites is limited to a maximum of seven (7) nights unless pre-approved by the Hampton Club Management Committee. No extension will be allowed if there is a waiting list during the busy holiday season or summer months.
2. Owners, Occupants and Tenants are entitled to one (1) booking at a time.
3. Guest Suites may not be booked more than sixty (60) days in advance.
4. Guest Suites are limited to two (2) adults per suite unless otherwise approved in writing by the Hampton Club Management Committee.
5. Cancellations less than forty-eight (48) hours prior to guest arrival will result in a 100% loss of the rental fee.
6. Check in is: 4:00PM
7. Check out is: 11:00AM
8. Clean towels will be made available from the Resident Manager upon request.
9. All the Hampton Club's Rules and Regulations apply to users of guest suites.
10. Owners, Occupants and Tenants are responsible for ensuring that their guests are informed and follow the Hampton Rules and Regulations during their stay in a guest suite.