



RIVERTOWN PARK MASTER ASSOCIATION

GYM RULES POLICY

1. Purpose

The Rivertown Park Master Association maintains the Fitness Center for the use and enjoyment of the Rivertown Park community.

The purpose of this Policy is to establish rules for the safe, orderly, and respectful use of the Fitness Center, its equipment, and related areas and to protect residents, guests, and Association property.

THE FITNESS CENTER IS UNSUPERVISED. ALL PERSONS USE THE FITNESS CENTER AND EQUIPMENT AT THEIR OWN RISK.

2. Access and Key Cards

Residents must use their authorized key card or other approved access credential to enter the Fitness Center.

Residents shall not:

- Provide or loan their key card or access credential to another person;
- Allow unauthorized persons into the Fitness Center or other secured areas;
- Prop open or otherwise defeat a secured door or access-control device;
- Assist another person in circumventing Association access controls; or
- Tamper with, damage, disable, obstruct, or interfere with Association security or access-control equipment.

Each resident must use their authorized access credential when entering the Fitness Center.

Access credentials and amenity privileges are subject to suspension or deactivation in accordance with Master Association policies.

3. Age and Supervision

Based upon the fitness equipment manufacturers' safety directions and recommendations, **children thirteen (13) years of age and under are not permitted to use the Fitness Center equipment.**

This restriction is based upon manufacturer safety guidance applicable to the equipment provided within the Fitness Center.

Parents, guardians, and supervising adults are responsible for ensuring compliance with this requirement and for the conduct and safety of persons under their supervision.

4. Guests

Guests must be accompanied by an authorized Rivertown Park resident while using the Fitness Center.

Each residence may have a maximum of **two (2) guests** in the Fitness Center at one time.

Residents are responsible for the conduct of their guests and for ensuring that their guests comply with all Fitness Center and Master Association rules.

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Residents may not use multiple households, access cards, or other means for the purpose of circumventing the guest limitation.

5. Equipment Use and Safety

Fitness equipment shall be used only for its intended purpose and in a safe and responsible manner.

All users shall comply with applicable equipment manufacturer directions, recommendations, requirements, cautions, warnings, and prohibitions.

Users shall:

- Use proper and safe workout practices;
- Inspect equipment before use and discontinue use if equipment appears damaged, broken, or unsafe;
- Turn off equipment after use when applicable;
- Return weights, balls, mats, and other movable equipment to their designated storage areas; and
- Report damaged, malfunctioning, or unsafe equipment to management or the applicable Association representative.

No person shall intentionally misuse, modify, damage, move, or interfere with Fitness Center equipment.

6. Cleaning and Facility Care

Users are expected to help maintain the Fitness Center in a clean, sanitary, and orderly condition.

Users shall:

- Sanitize and wipe down equipment after each use;
- Dispose of trash properly;
- Return equipment and movable items to their proper locations;
- Turn off televisions when leaving unless another resident is using them;
- Turn off lights and fans when leaving unless the Fitness Center remains occupied;
- Close open windows before leaving; and
- Use reasonable care with all Association property and equipment.

7. Clothing, Footwear and Personal Items

Proper workout attire is required while using the Fitness Center.

Bathing suits and wet clothing are not permitted while using Fitness Center equipment.

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Only clean footwear may be worn in the Fitness Center.

Coats, additional shoes, bags, and other personal items should be stored in designated lockers or storage areas and shall not be left where they may create a trip hazard or interfere with other users.

The Association is not responsible for lost, stolen, or unattended personal property to the extent permitted by law.

8. Food, Beverages and Audio Devices

Food is not permitted in the Fitness Center.

Non-alcoholic beverages should be kept in secure, non-glass containers.

Glass containers are prohibited.

Bluetooth speakers, radios, and other sound-projection devices are not permitted when other residents are using the Fitness Center.

When no other residents are present, personal audio may be played at a reasonable volume. Audio content and volume shall not unreasonably interfere with others or otherwise violate Association rules.

Headphones and personal listening devices may be used provided they do not interfere with the safe use of equipment or awareness of the user's surroundings.

9. General Conduct

All residents and guests are expected to conduct themselves in a safe, courteous, respectful, and appropriate manner.

The following are prohibited:

- Profane, threatening, abusive, defamatory, offensive, or violent language or conduct;
- Fighting, harassment, intimidation, or dangerous conduct;
- Smoking or vaping;
- Illegal activity;
- Intentional misuse or damage of Association property;
- Tampering with security, access-control, or safety equipment;
- Excessive noise or conduct that unreasonably interferes with another person's use of the Fitness Center; and
- Conduct creating an unreasonable safety or security risk.

10. Animals and Service Animals

Pets and other animals are not permitted in the Fitness Center or clubhouse.

Nothing in this Policy is intended to prohibit or improperly restrict a service animal when required by applicable law.

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Residents requiring an accommodation involving an assistance animal should contact the appropriate Association representative or management so that the request may be handled in accordance with applicable law and Association procedures.

11. Permitted Use

The Fitness Center is intended for exercise and fitness-related activities.

The Fitness Center may not be used for parties, rental gatherings, meetings, social events, commercial activities, or other activities unrelated to its intended recreational purpose without prior authorization from the Master Association.

Users shall not interfere with another resident's reasonable use and enjoyment of the Fitness Center.

12. Responsibility for Residents and Guests

Residents are responsible for complying with these rules and for ensuring that members of their household and their guests comply with them.

Violations involving a resident, household member, tenant, guest, or other person associated with a residence may result in enforcement action involving the applicable Neighborhood Association in accordance with the **Rivertown Park Master Association Enforcement, Fine & Amenity Access Policy**.

Formal enforcement notices, monetary fines, charges, and other sanctions imposed by the Master Association shall be directed to the applicable Neighborhood Association in accordance with the Master Association's governing documents and enforcement policies.

13. Enforcement

Violations of this Policy may result in monetary fines, suspension of Fitness Center or other amenity access, reimbursement of costs or damages, or other enforcement action as provided by the **Rivertown Park Master Association Enforcement, Fine & Amenity Access Policy**.

A monetary fine and an access suspension may be imposed together when warranted by the circumstances.

Serious safety or security violations may result in immediate temporary suspension of access in accordance with the Master Association's enforcement policies.

The Master Association may contact law enforcement, fire, EMS, or other emergency personnel when reasonably necessary to protect persons or property or to address unlawful, dangerous, disruptive, or unauthorized conduct.

14. Temporary Closure or Modification of Operations

The Board of Directors or management may temporarily close or restrict use of the Fitness Center when reasonably necessary due to:

- Maintenance or repairs;
- Equipment conditions;
- Cleaning or sanitation concerns;

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- Safety or security concerns;
- Property damage;
- Emergencies; or
- Other circumstances affecting the safe or reasonable operation of the facility.

The Board may also temporarily modify access procedures, equipment availability, or other operational requirements when reasonably necessary.

15. No Waiver

Failure of the Association to enforce a particular rule or impose a particular sanction in one circumstance shall not constitute a waiver of the Association's right to enforce that rule or impose an appropriate sanction in a subsequent circumstance.

Prior enforcement decisions shall not require the Board to impose an identical sanction when the circumstances of another violation are materially different.

16. Authority and Amendments

This Policy is adopted pursuant to the authority granted to the Board of Directors under the Rivertown Park Condominium Documents.

The Board may adopt amendments to these Fitness Center Rules in accordance with the Master Association's governing documents.

Temporary operational changes made pursuant to this Policy, including temporary closures and changes necessary for maintenance or safety, shall not require a formal amendment to this Policy unless otherwise required by the governing documents.

17. Effective Date

This Policy shall become effective following adoption by the Board of Directors and distribution in accordance with the notice requirements contained in the Rivertown Park Condominium Documents.

Upon its effective date, this Policy supersedes prior versions of the Rivertown Park Master Association Fitness Center Rules to the extent they are inconsistent with this Policy.

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