

COMMUNITY RULES ARTICLE FOR THE TIDINGS NOVEMBER 2022

USE OF AMENITIES FOR GUESTS & RENTERS

The BHHA Board of Directors amended Rule 9, *Use of Amenities* (BHHA Rules, Procedures & Fines) at their October 15, 2022 meeting. The rule amendment was made after the draft Rule 9 was distributed to owners and comments were received.

Below is a copy of the amended Rule 9.

Also attached as a link is the NOTICE TO GUESTS & RENTERS owners should provide to all guests & renters when the owner is not at the home.

9. Use of Amenities.

Amenities (listed in the chart below) are for the use of owners, and with some restrictions, resident family members, long-term tenants, and their accompanied guests. Use of amenities by short-term renters is limited as specified below

Owners, resident family members, and long-term renters with access cards and their accompanied guests are welcome to use all the amenities, with the exception of the exercise room. That amenity is available only to owners and resident family members with access cards.

Owners, resident family members, long-term tenants, and their accompanied guests as well as short-term renters may use the tennis/pickleball courts, playground, basketball, bocce, and clubhouse lot beach access. Short-term tenants may use the facilities designated below. (See CC&R 2.4)

Amenity Use Chart

Owners, Resident Family Members & Long-Term Tenants Must Bring Access Cards for Amenities

Category/Amenity	Pool, Locker Room & Sauna (Must Bring Access Card)	Exercise Room (Must Bring Access Card)	Tennis/Pickleball	Playground, Basketball & Bocce	Clubhouse Lot Beach Access (d)
Owners & Accompanied Guests (a)	Yes	Yes (No Guests)	Yes	Yes	Yes
Resident Family Members of Owners & Accompanied Guests (b)	Yes	Yes (No Guests)	Yes	Yes	Yes
Long-Term Tenants & Accompanied Guests (c)	Yes	No	Yes	Yes	Yes
Short-Term Renters (30 days or less)	No	No	Yes (No Guests)	Yes	Yes

- a. An "Owner" is an owner of record as shown on the deed for a lot in Bodega Harbour. Owners shall submit an application for all access cards and all users shall follow the BHHA rules for use of amenities. No more than six access cards may be issued per lot. The first four cards are free. Additional or replacement cards are available for a fee. Contact the Administration office immediately if you lose your access card, sell your home, or no longer need an access card so it can be deactivated.
- b. A "Resident Family Member" is a family member whose principal residence is an owner's home in Bodega Harbour. The Owner must approve in writing the issuance of all access cards.
- c. A "Long-Term Tenant" is a person renting a home in Bodega Harbour for more than 30 days and is listed on a current lease/rental agreement on file with the Administration office. Tenant access cards will be deactivated at the end of the lease period.
- d. "Clubhouse lot beach access" path refers to the asphalt path south-east of the tennis courts (not the gated path near the clubhouse.)