



Amenities Rules, Expectations and Agreement

By signing and initialing below, I agree to the following terms:

1. One (1) Belmont Glen Amenities Access Key Card (herein referred to as FOB) will be issued to the HOMEOWNER of each Belmont Glen property at no cost.
2. One (1) additional FOB may be purchased for \$25.00. There is a maximum of two (2) FOBs total allowed per property at any given time.
3. If a FOB is thought to be lost or stolen, it is the homeowner’s responsibility to contact president@belmontglen.com immediately so that the FOB may be disabled and an unauthorized person cannot use it.
4. A \$25 replacement fee will be required to obtain a new FOB in the event of originally issued card being lost, stolen, or damaged.
5. Gym, Pool, and Bathroom access is by FOB Only.
6. The gym is only for use by those over the age of 18 years of age. If someone who is under the age of 18 wishes to utilize the gym, they must be at all times accompanied by a parent. NOT a sibling or friend. Any use of the gym or equipment is to be used at your own risk.
7. The pool is for use by persons over the age of 18 years old during posted hours. Any adult over the age of 18-year-old can accompany younger children, however, they must always remain within the pool fence with the children. The pool is to be used at your own risk. No lifeguard is on duty.
8. No Pets are allowed in the Gym, Bathrooms, or fenced Pool areas. Service Animals specifically trained to aid a person with a disability are welcome.
9. The homeowner is responsible for the assigned FOB provided to access the amenities.
10. Guests may not utilize the amenities without homeowner being present.
11. The FOB may not be used to allow persons into the amenities who are not known to the individual.
12. Any damages or violations resulting from the use of the FOB (i.e. younger children accessing the gym/pool, multiple uses of FOB where more than the residents of the home are using the FOB, etc.) will result in the following consequences to the homeowner:
 - a. 1st offense – 30-day suspension for all amenities, including the pool, bathrooms and gym or \$75.00 fine
 - b. 2nd offense – suspension from all amenities for the remainder of the calendar year and \$75.00 fine
13. There are no warnings, as by signing said agreement, you are aware of the responsibility of the homeowner.
14. If vandalism or other damages occur, homeowners whose FOB was used to access the amenities will be responsible to pay for any damages and cost associated with repairs (labor, etc.) and understand the board has the right to file a police report and press criminal charges.
15. If a homeowner does not remain in good standing with the HOA, their access to the amenities will be suspended, without notice, until such time issues have been rectified. It is the homeowner’s responsibility to contact the Homeowners Association to have their access reinstated after issues have been rectified.
16. Homeowners that rent their property out must provide a copy of lease for Tenant access to amenities.
 - Both Homeowner and Tenant will be required to sign said agreement.
 - A new, signed agreement is required for every new tenant.
17. In the event you choose to sell your home, your FOB should be returned to the Homeowners Association and not transferred to the new homeowners.

I hereby agree to abide by the outlined contract and will keep my Key Card/FOB information within my household. I also agree to notify the board immediately if I find damages, vandalism or witness unauthorized use in order that they can investigate and ensure the amenities are well cared for.

By signing this agreement, homeowner understands that amenities access does require that the homeowner account must be in good standing (dues for the calendar year prior paid in full and no active violations or fines).

Printed Name (Owner): _____

Owner Signature: _____

Printed Name (Tenant – if applicable): _____

Tenant Signature – if applicable: _____

Belmont Glen Street Address: _____

Date: _____