

# Excerpts from Mariners Village Leasing Agreement Regarding Amenities Usage and Trainers

## **7. Amenity/Recreational Facilities General Rules and Regulations.**

- a. Resident(s) agree to adhere to posted rules and regulations in addition to listed rules and regulations below.
- b. All Amenity/Recreation Facilities are to be used at your own risk. Owner/Agent/Management is not liable for any injuries that occur when Resident(s) or guests are using the facilities.
- c. Fire Code maximum person occupancy is posted and must not exceed this number.
- d. At no time may resident use any of the recreation facilities to generate income/revenue for Resident or Resident's household.
- e. Abuse of the facilities and or policies will not be tolerated. Management reserves the right to restrict or terminate Resident(s)' facility privileges.
- f. Residents must limit guests to no more than two (2) guests per apartment for all amenity facilities use.
- g. Resident may be charged for any cleaning or damages that occur during their usage, including those resulting from their guest(s).
- h. Hours of operation for the amenity facility is posted at the specific facility location.
- i. Resident must accompany guests at all times. Residents must limit guests to no more than two (2) guests per apartment.
- j. Smoking is never allowed inside the Amenity/Recreational Facilities.
- k. All Resident(s) and guests must show ID upon request.
- l. Owner/Agent is not responsible for loss, theft or damage of your property. Do not leave valuables or personal belongings unattended.

## **17. Fitness Center and Fitness Rooms:** Fitness rooms may include, but not limited to, the fitness center, yoga room, aerobics room or any other fitness related areas.

- a. If the Property has a Fitness Center or Fitness Room, the hours of operation are posted in the facility.
- b. All activities and use of the facilities in any of the fitness centers or rooms are unsupervised. Use at your own risk.
- c. Children are permitted to accompany an adult into the fitness center
- d. Property owner(s) and management assume no responsibility for accident or injury.
- e. Residents should consult your physician before participating in any physical exercise since inherent risks may be associated.
- f. Use equipment only in manner intended by the manufacturer. Please wipe down machines after use.
- g. Immediately notify the office if you believe any equipment is malfunctioning.
- h. The fitness center should not be occupied by anyone not using the exercise facilities; no loitering allowed.
- i. Only drinks in plastic containers with lids are allowed. No food please.
- j. Pets are not permitted unless approved by the management office.
- k. Appropriate exercise attire is required. No street clothes allowed. Shoes and shirt must be worn at all times. Management will determine appropriate clothing.
- l. Fitness strength and cardio machines are available on a first-come first-serve basis. Maximum machine use is 30 minutes if another person is waiting. No one group is allowed to monopolize the facilities.
- m. Outside trainers must be approved by Management. Resident training others must have a Release of Liability from client before using facility. Number of guests, as indicated above, is strictly enforced.
- n. Management reserves the right to deny or revoke use of the facilities