



Beebe+Runyan Condominium Association

Fitness Center Use Rules and Regulations

These Rules and Regulations are established by the Condominium Association ("Association") Board of Directors ("Board") in accordance with the provisions of the Declaration of the Beebe & Runyan Condominium ("Declaration") to ensure safe and equitable use of the Fitness Center. The Board is authorized to establish these Rules and Regulations by Section 4.01(u) of the Declaration. These Rules and Regulations shall not replace or supersede any provisions of the Declaration.

The Fitness Center is part of the Common Elements of the Condominium (defined in Section 2.11(h) of the Declaration) and must be enjoyed responsibly and respectfully by Residents and their Guests. These Rules and Regulations for using Fitness Center are designed to ensure that it remains a premium and valuable amenity.

Rules and Regulations

1. The Fitness Center is open 24 hours for the exclusive use of Beebe+Runyan Residents and limited use by their Guests with the following restrictions:
 - a. Guests temporarily staying overnight in the Beebe+Runyan Unit ("overnight guests") may use the Fitness Center unaccompanied for the duration of their stay.
 - b. Guests visiting a Resident but not staying in the Unit ("day guests") may only use the Fitness Center while accompanied by the Resident they are visiting.
 - c. Any child under age 14 must be accompanied by an adult at all times in the Fitness Center.
2. Fitness Center equipment is the property of the Association and shall not be borrowed from or removed from the Fitness Center for any reason.
3. Fitness Center users shall:
 - a. Observe and comply with all regulations posted in the Fitness Center.
 - b. Limit excessive noise, especially during Beebe+Runyan Quiet Hours (10 PM – 8 AM), in consideration of sound traveling to nearby residential units.
 - c. Operate and use all equipment in a safe manner consistent with its intended use, reading and adhering to all instructions and/or warnings affixed to or adjacent to the equipment.
 - d. Return all equipment to its original place and turn off all machines after use. This includes re-racking weights and plates, removing barbell collars, and stacking or rolling mats.
 - e. Wipe down machines and equipment with sanitizing wipes or spray provided in the Fitness Center.
 - f. Turn off Lights, TVs, and other AV equipment.
 - g. Report any equipment problems, safety concerns, or misuse of the Fitness Center to the Association.
 - i. Non-Emergency reports should be submitted as a Maintenance Request in the Online Portal.
 - ii. Emergencies should be reported by text message or phone call to the Condo Manager.
4. Residents may be fined for violations of these Rules and Regulations, including violations by their Guests, in accordance with Section 4.04 of the Declaration.