

CLUBHOUSE AND POOL REGULATIONS

PHYSICAL ADDRESS: 4407 SCISSORTAIL DRIVE, BENTONVILLE, AR 72713

MAILING ADDRESS: 12 West Dickson St, P.O. BOX 1503, FAYETTEVILLE, AR 72702

DEVELOPER: LEADERSHIP PROPERTIES

- BOB DAVID | BOB@LEADERSHIPPROPERTIES.COM
- JULIE VAUGHT | JULIE@LEADERSHIPPROPERTIES.COM

RESIDENT AND AMENITY LIAISON

- JENNIFER BROCK | JENNIFER@LEADERSHIPPROPERTIES.COM

LEADERSHIP PROPERTIES *TEXT* COMMUNICATION: 479-268-5652

CLUBHOUSE and POOL HOURS

CLUBHOUSE: 4a-11:30p

POOL: Week Days: 7a-10:30 pm | Weekends: 7a-11:30 pm

(except for approved scheduled events)

**Property Surveillance 24/7*

AUTOMATED MIDNIGHT SHUT DOWN includes Alarm Engaged.

ENTRY CODE:

Each resident or *Lot Owner* will have their own clubhouse/gate entry code. That code is registered and monitored with *Custom Electronics*, the security team. Monitored means that each entry into **SCISSORTAIL** clubhouse/gates is recorded. **PLEASE DO NOT SHARE YOUR CODE**, as Residents are responsible for who has your code and any consequential actions thereof. **SCISSORTAIL** facilities are specifically for the use of Residents and invited guests. Invited friends and family members that do not reside in **SCISSORTAIL** must be **ACCOMPANIED** by the Resident. It is up to each Resident to monitor who uses the amenities and to ask those who are not an accompanied guest to leave. If there is a recurring problem, contact someone on the *Leadership Properties team*.

Be respectful regarding noise to those that live near the clubhouse and pool.

CLUBHOUSE:

AGE RESTRICTION: *CHILDREN UNDER THE AGE OF 14 MAY NOT BE IN THE CLUBHOUSE WITHOUT ADULT SUPERVISION.* For this purpose, adult supervision is defined as a person 14 years of age or older. Any damages to the facility will be the responsibility of the Resident.

NO PETS ALLOWED in the Clubhouse. No exceptions except licensed companion animals.

AUDIO/VISUAL EQUIPMENT: Residents age of 14 and older are permitted to access the controls for the audio/visual systems. Instructions are available on a video located on the POA website.

NO Inappropriate Music. Be Considerate of Sound Levels. Turn off music when leaving the pool at night **if you are the last resident to leave.**

INDOOR EXERCISE EQUIPMENT: May only be used by Residents and their guests who are 14 years of age or older. Any damages to any exercise equipment will be the responsibility of the Resident.

GAS FIREPIT: Available for use by Residents 18 and older. Although on a one-hour timer, the firepit must be turned off before leaving the Clubhouse. Extreme care and caution must be taken if using the firepit. **Use the firepit at your own risk. In case of Emergency call 911**

The **RED EMERGENCY SHUT OFF VALVE** is located on the South side of the firepit (foot level). The Secondary Shutoff Valve is located behind the clubhouse inside the gate. A How To Use video is located on POA website.

NATURAL GAS GRILL: Available for use by Residents 18 and older. Instructions are available onsite, and on a video located on the POA website.

KITCHEN: Do not Use or Remove any food or beverage item from the kitchen that you did not personally bring. **SCISSORTAIL** provides food and beverage for *Sales and Marketing* purposes and those items are not for resident consumption.

NO SMOKING in the Clubhouse. Smoking is **permitted ONLY** by the Adult Firepit Area on the South side of the clubhouse. Please dispose of all trash and smoking debris in proper receptacles.

All personal items must be removed from any amenity area including the kitchen, exercise and fire pit areas each time a resident or guest uses the clubhouse. Items left will be placed in a *Lost and Found* that is located in the Kitchen. These items will be donated or thrown away at the discretion of the Leadership Properties team. Be respectful, if you find something, feel free to post it on our resident page, or place it in "lost and found"

Residents and guests are responsible to clean up trash from all areas each time the clubhouse is used. See Cleanup Checklist related to clubhouse reservations.

CLUBHOUSE RESERVATION:

The clubhouse may be reserved by accessing the [SCISSORTAIL Clubhouse Calendar](#) through the [SCISSORTAIL POA Website](#).

Events may be scheduled between the hours of 8:00 am and 11:00 pm.

Two events may be scheduled for the same day If there is at least TWO hours BETWEEN the two events to provide sufficient time for set up and clean up. If there are two events scheduled for the same day, it is the responsibility of the Residents to coordinate the cleanup and set up with each other.

Residents may reserve the [SCISSORTAIL Clubhouse](#) for private events such as birthday parties, Razorback watch parties, sports team meetings, game nights (BUNCO, poker, etc.). Corporate sales meetings are allowed if the Resident is part of [SCISSORTAIL](#). The Resident will have ability to reserve the conference room, the gathering room, the game room, covered patio space w grill or the whole clubhouse. Currently there is NO Charge for rental of the Clubhouse for events of 50 people or less. Please contact the Amenities Liaison for events with a guest list greater than 50 people.

It is NOT the responsibility of the POA to schedule times or clean up before or after events. However, if the POA determines that the clubhouse has not been restored to its original condition, the POA may impose a minimum clean up fee of \$125 to the resident who scheduled the event.

CLEAN UP is defined as restoring the clubhouse to its original condition including REMOVAL OF ALL TRASH FROM THE PREMISES and returning all furnishings and decorations to their respective places.

Any event held in the clubhouse may not charge invited guests for entry.

The **Pool and Exercise Room** are still open and accessible to residents during normal open hours EVEN if the clubhouse is reserved. We encourage residents to access the pool through the outside gates, if there is an event scheduled. We encourage residents to access the exercise room through the north door if there is an event scheduled.

[POOL and POOL AREA:](#)

AGE RESTRICTION: *CHILDREN UNDER THE AGE OF 14 MAY NOT BE IN THE POOL OR POOL AREA WITHOUT ADULT SUPERVISION.* For this purpose, adult supervision is defined as a person 14 years of age or older. Any damages to the facility will be the responsibility of the Resident.

ADULT POOL: RESIDENTS AND THEIR GUESTS AGES 18 YEARS AND OLDER MAY USE THE ADULT POOL AND POOL AREA.

No Lifeguard on duty at any time. Swim at your own risk.

SWIM DIAPERS: BABIES AND YOUNG CHILDREN NOT POTTY TRAINED MUST WEAR A SWIM DIAPER. If the pool becomes contaminated from a violation of this rule, THE RESIDENT (not the guest) will be fined \$150.00 per violation as it costs the POA to decontaminate the pool every time this happens and shuts down the pool for 24 hours. We will have a supply of swim diapers in each of the bathrooms. The swim diapers will be \$1.00 each. We will provide a moneybox for this purpose. *These are for EMERGENCY PURPOSES ONLY...*RESIDENTS AND GUEST SHOULD BRING THEIR OWN DIAPERS!

NO DIVING IN THE POOL.

NO RUNNING IN THE POOL AREA.

NO CONSTANT SCREAMING IN THE POOL AND POOL AREA. Be respectful of your neighbors.

NO PETS ALLOWED in the pool or pool area. No exceptions except licensed companion animals. If pet waste in any of these areas, cameras will be reviewed and THE RESIDENT (not the guest) will be fined \$25.00 per violation.

NO FOOD in the POOL.

NO GLASS IN THE POOL AREA. THIS INCLUDES BOTTLES OR DRINKING GLASSWARE OF EVERY KIND. Please dispose of any and all waste in Black Garbage Cans located around Poolscape. Cameras will be reviewed and THE RESIDENT (not the guest) will be fined \$100.00 per violation. This is for safety of our community.

THE GRILL is available for residents age of 18 and older. Residents are responsible for providing all tools for the grill and cleaning the grill, each time it is used. Extreme care and caution must be taken if using the grill. **Use the grill at your own risk.**

Pool Toys and Pool Gear must be removed from the pool and pool area each time a resident or guest uses the pool. Residents and guests are responsible to clean up trash from all areas each time the pool is used.

Please report any maintenance or cleaning issues to Clubhouse manager, as soon as possible.

SCISSORTAIL POA reserves the right to make changes to the rules at any time.

In addition to **SCISSORTAIL POA** Covenants, City ordinances must be observed, and will be enforced by local authorities.



Please Sign here

