



Book	Policy Statements
Section	Membership
Title	Membership and Activity Cards for Facility Use
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RECREATION CENTERS OF SUN CITY WEST, INC.  
POLICY STATEMENT – M 1  
Membership and Activity Cards for Facility Use

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**1.0 Fees:**

For information on fees associated with each type of membership or activity card, see Section 2.6 of the Bylaws.

**2.0 Owner Members:**

2.1 Upon payment of dues, an Owner Member Card for access to recreational facilities and participation in Association activities shall be issued to each Owner Member.

2.1.1 The card is not transferable to another person or to a different property.

2.1.2 Underage Owner Members shall not have access unless they reside with an age-qualified resident, or they are a surviving spouse of an age-qualified resident.

**3.0 Associate Members:**

3.1 Upon payment of Associate Member fees, an Associate Member Card shall be issued to each Associate Member for access to recreational facilities and participation in Association activities.

3.1.1 The card is not transferable to another person or to a different property.

#### **4.0 Landlords and Tenants:**

4.1 Tenant Activity Card shall mean and refer to the card issued by the Association to a Tenant of a Residential Unit, which permits the Tenant access to the Association's facilities and participation in the related activities, in accordance with the Association's Governing Documents.

4.2 In the event a Landlord is willing to offer the Landlord's privileges to use the Association's facilities to tenants, all the following must occur:

4.2.1 All dues and fees assessed against the rental property or to any of its Owner Members, whether annual dues or special assessments, must be current.

4.2.2 Memberships (Owner Member and Associate Member) must equal the number of Tenant Activity Cards, with additional Memberships needed being evidenced by Landlord Cards.

4.2.2.1 If the owner does not have a sufficient number of current Owner Member and Associate Member Cards, the Owner Member may purchase Landlord Cards to permit Tenants to purchase Tenant Activity Cards.

4.2.2.2 The term 'Landlord Card' shall mean and refer to the additional card(s) purchased from the Association by an Owner Member to satisfy the requirements above. Landlord Cards are not for facility use, non-refundable and not transferable to another property, and are and shall remain the sole property of the Association.

4.2.3 The Owners of the Residential Rental Unit Property shall deposit with the Association all Member Cards issued to Owner Members and Associate Members for that property.

4.2.4 Owner Members and Associate Members must surrender their facilities use privileges assigned to that unit for so long as any Tenant holds a Tenant Activity Card.

4.2.4.1 The failure of an Owner to surrender all Member Cards shall specifically prohibit guest card privileges being extended to all tenants and/or occupants of said property.

4.2.5 A Tenant Activity Card, once issued, is nontransferable. By accepting a Tenant Activity Card, the Tenant agrees to abide by the Governing Documents of the Association.

#### **5.0 Guests:**

5.1 Owner Members, Associate Members, and holders of Tenant Activity Cards in good standing shall have guest privileges for their guests as provided in the Association's Bylaws and guest policies.

5.2 Residents of Sun City West who are eligible for Associate Membership in the Association, but have not joined the Association, or resident tenants who do not hold a Tenant Activity Card, shall not have the right to use Association Facilities as a guest.

5.3 In no event shall any Member, tenant, or resident who is eligible for elective membership be extended the use of Association recreational facilities as a guest of another.

5.4 Any Member or holder of a Tenant Activity Card found admitting a guest in violation of these provisions will be subject to suspension of their own privileges in accord with the Bylaws and/or Suspension of Membership Policy.

## **6.0 Facilities Use Agreement:**

6.1 Notwithstanding any other provision herein, the failure of an owner of a tract of single family homes, or a Multi-Unit Residential or Special Housing Property to enter into a Facilities Use Agreement with the Association for such property shall specifically prohibit guest privileges being extended to tenants and/or occupants of said property.

## **7.0 Standards of Conduct:**

7.1 Owner Members, Associate Members, holders of Tenant Activity Cards, and their guests, shall conduct themselves while on Association property so as not to jeopardize or infringe the rights and privileges of any Association Member, guest, or another person.

7.2 Person(s) interfering with another's rightful use of Association facilities or violating the Association's rules and regulations shall cease such conduct, or immediately leave the Association's properties as directed by a member of the Association's staff.