



Ventura 21 Amenities Guidelines

2026

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Ventura 21 Amenities

The recreational facilities and amenities at Ventura 21 were designed for the enjoyment of its homeowners, their families, and their guests. Below is a list of the current amenities:

- ❖ Indoor Swimming Pool
- ❖ Gym
- ❖ Sauna
- ❖ 2 Outdoor Swimming Pools
- ❖ Billiards Room
- ❖ Golf Course

As these facilities are part of the community, each homeowner should use these responsibly and do their part to maintain them in working order.

The guidelines found in this handbook have been established to provide for the safety and wellbeing of everyone using the facilities. Age restrictions may apply (see page 5 for more information). All guests must also follow the established rules and regulations and homeowners are responsible for their actions.

The Swimming Pools and Golf Course have additional rules and regulations (please see Appendix) specific to their usage.

Household Members

Household members include owners and any other permanent occupants, including children. All household members must be registered in the Ventura 21 management database in order to use the amenities. A **Homeowner Information Form** (see appendix)) must be completed by the homeowner(s) to provide this information. All adult household members over the age of 16 must present a photo ID when checking in to use the amenities. Any children under the age of 16 must be accompanied by a parent or legal guardian at all times when using any of the amenities. Please see “Age Restrictions” on Page 5 for additional information.

HOURS OF OPERATION

All of the amenities located in the clubhouse are open the same hours as the clubhouse. These are as follows:

Monday through Friday: 9:00 AM - 8:00 PM

Saturday and Sunday: 12 NOON - 6:00 PM

The Association reserves the right to amend these hours as needed. Some reasons may include equipment issues, weather, staffing, etc. Whenever possible, advanced notice will be provided to homeowners.

Please Note: Hours of operation for the outdoor swimming pools may vary as these are seasonal and these hours will be posted during the season.

CHECK IN PROCEDURES

All homeowners, leaseholders, guests, etc. will be required to check in with the Concierge on duty. A photo ID showing a current address, along with your address and/or lot number will be required for entry. The Concierge will verify the information presented and either grant or deny access. Homeowners/Leaseholders will be asked to sign their name on the Amenity Sign In Sheet located at the front desk. Prior to leaving the clubhouse, homeowners/leaseholders will be asked to note the time they left the facilities on the Sign In Sheet.

Please note that the Concierge is unable to provide any additional information on access restrictions. Any issues or concerns will be addressed by Management and the Concierge on duty will provide their contact information to the homeowner or leaseholder.

AGE RESTRICTIONS

The following age restrictions apply to some of the amenities:

- Gym, indoor and outdoor swimming pools: 16 years of age or older
- Billiards Room: 18 years of age or older
- Sauna: 21 years of age or older

***Anyone NOT meeting the above age requirements MUST be accompanied by a parent or legal guardian. ALL guidelines and rules must be followed by anyone using the amenities. Meeting age requirements does not guarantee admittance and Management reserves the right to deny admittance based on other determining factors.**

OTHER RESTRICTIONS

The Association, through its management agent, reserves the right to prohibit the use of the facilities in any situation it deems appropriate. In addition, the use of these may also be restricted, per the Amended Restated Declaration, Article 3, Section 1(b), which states as follows:

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against the Owner's Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

If there is a balance due of more than \$50 on your account, you will not be granted access to the amenities until the balance is paid in full.

Guests

Use of the amenities by guests are limited to two (2) guests per visit per household. Guests do *not* include household members. Household members, including children, must be registered in the community software database in order to gain access. Guests must be accompanied by the homeowner at all times while on the premises.

Guest Passes for Outdoor Pool Use

During outdoor pool season, homeowners can invite two (2) adult guests in addition to the two (2) adult guests permitted per household for a maximum of four (4) guests per visit.

PLEASE NOTE: Guest privileges do not apply to leaseholders (rentals). Please see section ***Use of Amenities by Leaseholders (Rentals)*** on page 7 for more information.

LOST AND FOUND

Whenever possible, Management will hold on to any personal belongings either left behind or turned in by someone. Anyone leaving an item behind can contact the office at 630.894.5665 or stop by the clubhouse during office hours to inquire if the item(s) have been turned in. The Association and Management however do not accept any responsibility for any items left behind in any of the facilities.

Use of Amenities by Leaseholders (Rentals)

Leaseholders are able to utilize and enjoy the community amenities provided that the homeowner(s) grant them access. Homeowners will need to complete and submit a **Leaseholder Amenity Access** form (see attached). However, leaseholders are not permitted to bring guests or purchase guest passes.

Section 2 of the Amended Restated Declaration states as follows:

Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, the Owner's right of enjoyment to the Common Area and facilities to the members of the Owner's family, the Owner's tenants, or contract purchasers who reside on the property.

Incidents/Incident Reports

In the event of injury or other type of incident (theft, fighting, etc.) please notify the Concierge on duty immediately. For incidents taking place at the outdoor swimming pool, please notify the lifeguard on duty (if applicable). The Concierge or lifeguard will notify first responders/emergency services, police, Management, etc. and complete an Incident Report. Lifeguards are trained to provide initial First Aid services until first responders arrive.

Incident Report

The person providing information to complete the Incident Report may be asked for information such as their contact information, etc. This information will be kept confidential and will not be shared. A copy of the Incident Report, along with any other first responder report, will be provided to the individual(s) on the report.

APPENDIX

Ventura 21 Inc.

Leaseholder Amenity Access Form

This form is to be completed and signed by the owner of the leased premises in order to grant access for the use of the Association's community amenities.

Homeowner Name: _____

Property Address: _____ Lot #: _____

Homeowner Telephone Number: _____

Homeowner Email Address: _____

Leaseholder Name(s):

Current Lease Term: _____

By my signature below I hereby grant the above-named Leaseholder(s) full access to all of the community amenities. I understand that I may be held responsible for any damages caused by the Leaseholder(s) and their guests. I also understand that access will not be granted to the Leaseholder(s) in the event my Association dues are in arrears. I accept that access will not be granted to either myself or the Leaseholder(s) until such time as my account balance is paid in full.

Homeowner Signature

Date

=====

OFFICE USE ONLY:

Received on: _____

By: _____ (Printed Name)

Title: _____

AppFolio Updated on: _____ Initials: _____

Ventura 21 Inc. Swimming Pool Rules



- There is a maximum of 2 (two) adult guests per HOUSEHOLD. All household members must be registered as living in the household in order to gain access. An additional 2 (two) adult guests are permitted during outdoor pool season.
- All guests must be accompanied by the homeowner host **at all times** while in the clubhouse or pool area.
- A valid photo ID showing a Ventura 21 address needs to be presented when checking in. While we are no longer using the pool IDs that were issued in the past, we will accept these as a valid ID provided that all other information matches the current household information.
- Leaseholders must have a *Leaseholder Amenity Access Form*, completed by their landlord, on file in order to gain access. Leaseholders are not permitted to bring guests or use visitor passes without the homeowner being present.
- Everyone will need to enter through the front entrance of the Clubhouse and check in with the attendant. Anyone requiring accessibility through the rear gate entrance must contact the Management office at 630-894-5665 for access. Please note that the Lifeguards **cannot** provide access.
- **NO** running or horseplay allowed in or around the pool area, lockers room, showers, Clubhouse, etc.
- **NO** toys, balls, innertubes, recreational flotation devices, etc. are allowed.

*****ONLY CHILDREN'S FLOTATION VESTS/ARM FLOATIES IN POOL or POOL NOODLES ARE ALLOWED IN THE POOL. Misuse of any of these devices, including pool noodles, will be addressed and may result in privileges being suspended. *****

- Only proper swimwear is allowed in the pool.
- Shoes must be worn in the clubhouse at all times.
- Walking through the clubhouse dripping wet or with bare feet is not permitted.
- Only people using the diving board are permitted in the deep end.
- Use of the diving board is **NOT** permitted when the “*Swim at Your Own Risk*” sign is displayed and the diving board and deep end of the pool are cordoned off.
- **NO** glass containers allowed in the pool area.
- Children under the age of 16 **MUST** be accompanied by an adult/guardian at ALL times.
- **NO** smoking or vaping is allowed in the pool area, only in designated areas.
- **NO** food allowed in the pool. Food is permitted on the deck area or on the picnic tables.
- Showers are required before entering the pool.
- **NO** loud music or noise that may disturb others.
- **NO** open cuts or sores when using the pool.
- **Respect lifeguards and follow their instructions.** Weather alerts may require immediate evacuation of the pool and/or the immediate area.
- Pools may temporarily close due to weather or other issues.

Failure to observe any of the above rules may result in privileges being suspended or revoked. Management reserves the right to address any other situations not noted above and take appropriate action.



GOLF COURSE RULES

- **Be considerate of neighboring property. Normal golf etiquette is expected at all times.**
- **You are responsible for any damages to the property owner or Ventura property.**
- **Ventura 21 owners bag tags must be displayed. Guests and minors (ages 12-16) must be with an adult homeowner.**
- **Replace divots and repair ball marks.**
- **Owners property is out of bounds. Penalty: One stroke.**
- **The course is open daily during the season, dawn to dusk.**
- **A tee must be used when on a tee.**
- **Walk on greens only when putting.**
- **Allow faster players to play through.**
- **Homeowners have the right to ask players to see IDs to verify residency.**
- **NO bicycles, including E-bikes are permitted on the golf course.**
- **Violators should be reported to the clubhouse and/or Roselle Police.**

Please list all pets in the home:

| Name | Breed | Color/Markings | Microchip # (if applicable) |
|------|-------|----------------|-----------------------------|
| | | | |
| | | | |
| | | | |

Please list all vehicles:

| Make | Model | Year | Color | Plate # |
|------|-------|------|-------|---------|
| | | | | |
| | | | | |
| | | | | |

Please select one: Owner Occupied Rental (please provide tenant information below if this is a rental) *Please list ALL occupants of the home and provide a copy of the current lease.*

Tenant Name(s): _____

Tenant Contact Email: _____

Tenant Telephone Number: (_____) _____ Cell Landline

Lease Start Date: _____ Lease End Date: _____

Management Company Name: (if applicable): _____

Management Company phone number: (_____) _____

Management Company email address: _____

Please return the completed form by email to ACM@Ventura21.com or by dropping it off at the clubhouse. *We also need a copy of your most current insurance policy.*

For any other questions please contact the Management Office at 630.894.5665. Thank you.