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KISSING TREE MASTER COMMUNITY PICKLEBALL COURT RULES & REGULATIONS

Purpose: The purpose of the *Kissing Tree Master Community Pickleball Court Rules & Regulations* policy is to outline a basic framework for resident enjoyment of the pickleball courts and to address material issues that impact resident play at the courts. The use of Kissing Tree's pickleball courts is a privilege and primarily for the enjoyment of residents of Kissing Tree. Guest play is a secondary consideration but is accounted for in this policy in a manner that respects resident and guest players at every level.

Pickleball court rules and regulations as well as the internal policies and procedures developed to manage community amenities, are determined by the Board of Directors, and enforced by their managing agent. The following rules and regulations are not intended to be exhaustive.

As the community evolves and the sport of pickleball grows, rules and regulations, as well as internal policies and procedures, will adapt and conform to the culture and traditions of our pickleball players and the community as a whole.

Attire: Appropriate pickleball attire is required to play on Kissing Tree's courts. Only non-marking tennis/court shoes are allowed. Shirts must always be worn, and the use of protective eyewear is strongly recommended.

Eligible Players: An eligible player is a Kissing Tree resident who is in good standing and compliant with the community standards outlined in the Association's governing documents.

An eligible guest is someone invited by a resident who is in good standing and abides by the pickleball court rules and regulations here in.

Players should be prepared to identify themselves and their guests if asked by staff or fellow players. Guests must always be accompanied by a resident, who is intentionally at the pickleball court to play pickleball. Residents may not check in their guest(s) and leave them unchaperoned at the courts.

Guest Policy: Each household is allowed up to 3 guests per day. Separately, residents are allowed up to 6 overnight guests per day. Overnight guests are defined as a person(s) staying overnight with a Kissing Tree resident at their residence. The same guidelines for day guests apply to overnight guests. A resident may not simultaneously have day guests and overnight guests at the courts on the same day or at the same time.

36 “Household” assumes a single person and/or couple. Every guest must wear a
37 Kissing Tree issued wristband at all times while they are on the courts. Wristbands
38 will be issued to residents at the front desk, inside Independence Hall, at the time
39 they check in their guest.

40 **Guest Access to Kissing Tree:** Residents must first register their guests via the
41 Gate Sentry App. Officers on duty will verify a guest is registered in the system and
42 notify a resident when their guest arrives. It is the responsibility of the resident to
43 take time to register approved guests, adding them to their list. If a guest’s name is
44 not on the list, they will not be allowed to enter the sport court area.

45 **Guest Check-In and Conduct:** All first-time guests to Kissing Tree must check in at
46 Independence Hall and sign a waiver and indemnification agreement. Guests who
47 refuse to sign this agreement will not be allowed on property until they do. Guest
48 removal from the property is at the sole discretion of the managing agent. Residents
49 will be held accountable for the conduct of their guests.

50 **Release of Liability:** A waiver form must be signed or electronically acknowledged
51 by all residents and their guests (both day guests and overnight guests playing
52 pickleball). Kissing Tree Master Community is not responsible for accidents or
53 injuries occurring on or around the courts, nor is it responsible for the loss and/or
54 damage to personal property.

55 **Court Reservation System:** Currently, no court reservation system is utilized. This
56 is subject to change based on the needs of the community.

57 **Private or Group Instruction by Pickleball Professionals:** All professional
58 instructors must be approved by the Fitness Manager prior to offering lessons.
59 Reservations for private lessons must be made through the MindBody App. Money
60 is not to be collected by the instructor at any time.

61 Instructors who knowingly bypass the Mindbody registration platform will be
62 banned from the community and their client penalized by losing their court
63 privileges for 30 days. Private lessons are permitted on Court #1 at any time other
64 than scheduled special events.

65 **Open Play:** Open play is for all skill levels. A Paddle System is used to determine
66 order of play. After four players finish their game, they will leave the court and
67 place their paddles in an available slot of the paddle racks; the intent is that the
68 players will stagger their paddles to keep from playing with the same foursome
69 during open play times.

70 A designated “Challenge Court” will be designated during scheduled open play
71 times to allow for higher skilled players to enjoy the open play system. The
72 Challenge Court is court #8 and will have a separate paddle system.

73 Any player can attempt to play on the challenge court. The winners on the
74 challenge court can play up to two (2) games together. If they win again, they then
75 must split up to take on the new challengers. Any challenger who did not win can
76 place their paddle back in the rack to attempt again or play in the regular open play
77 rotation.

78 Day guests are not permitted to play in open play if all courts are being used. If all
79 courts are not utilized during open play hours, guests are permitted to play with a
80 resident/owner. However, house guests are permitted to participate in open play at
81 any time.

82 If all courts are not utilized during open play hours (including PickleGents and
83 PickleChicks), then walk-on play (as defined below) is permitted.

84 Open play schedules vary between Summer Hours and Winter Hours as defined in
85 Appendix A. Schedules are posted at the courts, on the activity calendar, the
86 Kissing Tree Pickleball Association’s website, and Facebook page.

87 **Walk-On Play:** Walk-On Play is non-organized play where players organize their
88 own foursome. Walk-on play is anytime when no events are scheduled including
89 open play, league play, special events, lessons, or clinics.

90 If all courts are full, then the paddle system must be used. The players waiting for
91 a court will place their paddles in the first four slots of the paddle rack. The first
92 court to finish their game to a score of 11 will come off the court and the team
93 waiting will rotate on the court. The team that just finished their game will place
94 their paddles in the next four open slots of the paddle rack. When all courts are
95 filled and players are waiting to play, play is limited to one game to a score of 11.
96 Players are not permitted to join any foursome during walk-on play unless invited
97 to do so.

98 **Use of Covered Courts:** The four covered courts will have no reservation system but
99 will have a separate paddle rack for rotation in using the courts. As with the Open
100 Play/Walk-On play rules, when the four covered courts are full, you are permitted to
101 play one game to 11 and then rotate off the courts for the foursome waiting in the
102 paddle rack.

103 Additionally, these courts will be set up on a “shifting system” whereby once a game
104 is finished, the first team finishing yells “SHIFT” and all play will rotate (even if

105 you're in the middle of a game) clockwise or counterclockwise to be determined by
106 the orientation of the sun.

107 **Tournaments & Special Events:** Tournaments, exhibitions, clinics, and special
108 events have precedence over routine court use. The Kissing Tree Pickleball
109 Association, in conjunction with Community Management, will schedule such
110 activities and notify residents/owners before an event.

111 A "**Tournaments & Special Events Request for Reservation**" form must be
112 completed and submitted to the Fitness Manager and approved by the Executive
113 Director prior to advertising and hosting a special event at the courts. The form can
114 be found on the Association's website.

115 **Pickleball Court Code of Conduct**

- 116 • No foul language is permitted.
- 117 • No smoking/vaping is allowed on the courts or surrounding areas.
- 118 • No open containers of alcohol are permitted.
- 119 • No pets are allowed on the courts or surrounding areas.
- 120 • Children (age 18 and under) must be supervised by a resident.
- 121 • No skates, bikes, scooters, skateboards, or any motorized vehicle are
122 permitted on the courts.
- 123 • Spectators must remain off all courts while play is taking place.
- 124 • Community Life staff, officials, club leaders, residents, and guests should be
125 treated according to the Golden Rule.
- 126 • Good sportsmanship must always be observed.

127 **Communications:** Information on upcoming events, social play and league play is
128 available on the Kissing Tree Pickleball Association's website at www.ktpa.org, on
129 its Facebook page @ "Kissing Tree Pickleball Association", or on the KTMC's
130 activity calendar.

131 Additionally, the Kissing Tree Pickleball Association is email-intensive and
132 communications to members will be primarily conducted electronically. Members
133 are expected to check their emails and the Kissing Tree Pickleball Club website for
134 information. Each member is required to maintain an individual email account to
135 facilitate member communication and voting procedures.

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Appendix A

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Definitions

1. **Summer Hours:** May 1st – October 31st
2. **Winter Hours:** November 1st – April 30th
3. **Day Guest:** A person who has been invited by a resident but who resides elsewhere and is in Kissing Tree for the sole purpose of playing pickleball.
4. **Extended Stay/Overnight Guest:** A person(s) who is staying overnight with a Kissing Tree resident for purposes other than for solely playing pickleball. Overnight guests are only permitted to play if their host resident/owner are present at the courts.
5. **Open Play:** Social programming wherein players use the paddle system to create a foursome. Open play days and hours are posted at the courts and online and are subject to change. See Open Play policy above.
6. **Walk-On Play:** Players organize their own foursome for play when no events are scheduled (open play, league play, special events, lessons or clinics). See Walk On Play policy above.

X

Matthew Chase
Kissing Tree Board President

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Lauire Meneley
Kissing Tree Board Secretary

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