

MARKUP #1 ->

- 4. Doubles court time is limited to 1.5 hours; singles are limited to one (1) hour of court time if others are waiting.
- 5. Non-marking, tennis shoes must be worn.

I. TENNIS FACILITIES - OAKWOOD TENNIS

- 1. Tennis Courts are for Tennis only, unless management determines that another use is appropriate on a temporary basis.
- 2. During primetime hours, a paid Tennis Membership is required for use of the tennis courts. Members may also reserve courts and invite Guests on a 1:1 Member: Guest basis. During non-primetime hours, courts are available, on a walk-on basis to Homeowners, IronOaks Residents and Tenants and their guests. During Non-Primetime Non-Resident Guests are limited to a 1:1 basis. Family member Guests are allowed a 1:3 Resident: Guest basis.
- 3. All Tennis players must check in with Fitness & Racquet Center staff prior to court usage and must have a signed waiver of liability on file. Guests are required to pay a published guest fee and sign a waiver of liability.
- 4. Proper tennis attire and non-marking smooth-soled tennis shoes must be worn.

J. SOFTBALL

- 1. The IronOaks Field of Dreams/Softball Field is located on the western perimeter of Oakwood and was created for the primary purpose of playing softball. It is used mainly for organized softball leagues.
- 2. Softball league players are required to pay a membership fee to use the facility.
- 3. If non-league groups would like to use the field, special arrangements need to be made with the Director of Fitness, at the Fitness & Racquet Center.

K. SWIMMING POOLS and SPAS

Ironwood has three swimming pools and spas: the Halley Pool (Halley Dr. and Drifter Dr.), the Voax Pool (Voax Dr. and Ribbonwood Dr.) and the pool at the Ironwood clubhouse. Oakwood has an adult swim complex adjacent to the Poolside building, including a large swimming pool, lap pool and spa. Oakwood also has a separate children’s pool. The Fitness center operates an additional pool and spa solely for its members.

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. SOFTBALL (p. 17): Occupancy or amenity restriction discriminates based on familial status / disability or imposes an overbroad age restriction under the Fair Housing Act and HOPA.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: The Fair Housing Act (42 U.S.C. § 3604(b)) prohibits familial-status discrimination against families with children - including adult-only rental age floors (e.g., 24+), mandatory hourly pool exclusions targeting all minors under 18, blanket Common Area parental-escort rules for children, and caps on grandchildren - unless the community actively qualifies as 55+ Housing for Older Persons under 42 U.S.C. § 3607(b)(2) and 24 C.F.R. §§ 100.304 - 100.307 (which regulates occupancy rather than fee-simple title ownership and does not authorize intrusive medical/disability disclosures for live-in caregivers under 42 U.S.C. § 3604(f)).

CURRENT WORDING IN DOCUMENT:

also has a separate children's pool. The Fitness center operates an additional pool and spa solely for its members. IronOaks Rules and Regulations Rev. 1/28/26 17 | 20 1. All pools have posted hours and rules on site which must be adhered to by Residents and Guests.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Any age-based occupancy restriction shall be enforceable only while the Association actively qualifies as "Housing for Older Persons" pursuant to 42 U.S.C. § 3607(b)(2)(C) and 24 C.F.R. §§ 100.304 - 100.307, including maintaining at least 80% occupancy of units by at least one person 55 years of age or older and conducting mandatory biennial age-verification surveys. Absent active HOPA qualification, no restriction shall discriminate on the basis of familial status.

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