



Pickleball Court Rules & Regulations

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3 **Purpose:** The purpose of *Kissing Tree's Pickleball Court Rules & Regulations* policy is to ensure resident
4 enjoyment of pickleball in the community. The use of Kissing Tree's pickleball courts is a privilege
5 and primarily for the enjoyment of Kissing Tree residents. Guest play is a secondary consideration of
6 this policy and is accounted for in a manner that respects residents and their guests.

7 Pickleball court rules and regulations as well as the internal policies and procedures developed to
8 manage community amenities, are determined by the Board of Directors, and enforced by their
9 managing agent.

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

13 **Eligible Players:** An eligible player is a Kissing Tree resident who is in good standing and compliant
14 with the community standards outlined in the Association's governing documents and policies. An
15 eligible guest is someone invited by a resident who is in good standing and abides by the pickleball
16 court rules and regulations here in.

17 Players should be prepared to identify themselves and their guests if asked by staff or fellow players.
18 Guests must always be accompanied by a resident. Residents may not check in their guest(s) and leave
19 them unchaperoned at the courts.

20 **Guest Policy:** Each household is allowed up to 6 guests per day. Residents must first register their
21 guests via the Gate Sentry App. Officers on duty will verify whether a guest is registered in the system
22 and notify a resident when their guest arrives. It is the responsibility of the resident to take time to
23 register approved guests and add them to their list. If a guest's name is not on the list, they will not
24 be allowed to enter the sport court area.

25 **Guest Check-In and Conduct:** All first-time guests to Kissing Tree must check in at Independence
26 Hall and sign a waiver and indemnification agreement. Guest removal from the property is at the sole
27 discretion of the managing agent. Residents will be held accountable for the conduct of their guests.

28 **Release of Liability:** Kissing Tree Master Community is not responsible for accidents or injuries
29 occurring on or around the courts, nor is it responsible for the loss and/or damage to personal
30 property.

31 **Private or Group Instruction by Pickleball Professionals:** All professional instructors and requests
32 to hold educational clinics must be approved in writing by the Director of Community Operations.
33 Instructors are required to provide proof of insurance coverage prior to offering lessons or hosting
34 clinics. Reservations for private lessons or group instruction where money is exchanged for services

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35 rendered, must be made through the MindBody App. Money may not be collected by the instructor at
36 any time. Instructors who knowingly bypass the Mindbody registration platform will be banned from
37 the community. Private lessons are permitted on Court #1 at any time other than scheduled events.

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

42 A “challenge court” will be designated during scheduled open play times to allow for higher skilled
43 players to enjoy the open play system. The challenge court is court #8 and will have a separate paddle
44 system.

45 Any player can attempt to play on the challenge court. Any challenger who did not win can place their
46 paddle back in the rack to attempt again or play in the regular open play rotation.

47 If all courts are not utilized during open play hours, then walk-on play is permitted. Open play
48 schedules vary between Summer Hours and Winter Hours as defined in Appendix A. Schedules are
49 posted at the courts, on the activity calendar, the Kissing Tree Pickleball Association’s website, and
50 Facebook page.

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

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

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

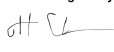
64 Additionally, these courts will be set up on a “shifting system” whereby once a game is finished, the
65 first team finishing yells “SHIFT” and all play will rotate (even if you’re in the middle of a game)
66 clockwise or counterclockwise to be determined by the orientation of the sun.

67 **Tournaments & Special Events:** Approved tournaments, exhibitions, clinics, chartered club, and
68 special events have precedence over routine court use.

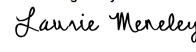
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69 A “Tournaments & Special Events Request for Reservation” form must be completed and
70 submitted to the Fitness Manager and approved by the Executive Director prior to advertising and
71 hosting a special event at the courts. The form can be found on the Association’s website.

X DocuSigned by:

392844AC6950487
1/17/2024

Matthew Chase
Board President
Date

X DocuSigned by:

854402408C95450
1/17/2024

Laurie Meneley
Board Secretary
Date

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98 **Appendix A.**
99 **General Conduct & Definition**

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101 **Pickleball Court Code of Conduct**

- 102 • No foul language is permitted.
- 103 • No smoking/vaping is allowed on the courts or surrounding areas.
- 104 • No open containers of alcohol are permitted.
- 105 • No pets are allowed on the courts or surrounding areas.
- 106 • Children (age 18 and under) must be supervised by a resident.
- 107 • No skates, bikes, scooters, skateboards, or any motorized vehicle are permitted on the courts.
- 108 • Spectators must remain off all courts while play is taking place.
- 109 • Community Life staff, officials, club leaders, residents, and guests should be treated according to
110 the Golden Rule.
- 111 • Good sportsmanship must always be observed.
- 112 • Adherence to the Community Association Civility Pledge noted in Appendix B.

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114 **Definitions**

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116 1. **Summer Hours:** May 1st – October 31st
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118 2. **Winter Hours:** November 1st – April 30th
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120 3. **Guest:** A person who has been invited by a resident but who resides elsewhere and is in Kissing
121 Tree for the sole purpose of playing pickleball.
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123 4. **Open Play:** Social programming wherein players use the paddle system to create a foursome. Open
124 play days and hours are posted at the courts and online and are subject to change. See Open Play
125 policy above.
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127 5. **Walk-On Play:** Players organize their own foursome for play when no events are scheduled (open
128 play, league play, special events, lessons or clinics). See Walk On Play policy above.
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Appendix B.

Community Association Civility Pledge

“A commitment to fostering a climate of open discussion and debate, mutual respect, and tolerance between all who live in, work in, and visit our community.

1. We expect each individual, whether a resident, guest, board or committee member, community association manager, staff member, business partner, or contractor, to be accountable for his or her own actions and words.

2. We believe all interactions in the community should be civil despite any differences of opinion on a particular issue. We believe in finding common ground and engaging in civil discussion about community issues important to each of us.

3. We vow to respect all points of view and will strive to provide a reasonable opportunity for all to express their views openly—without attacks and antagonization. We agree to keep our discussions focused on the business issues at hand, as well as on the ideas and desired outcomes.

4. We urge all residents to be engaged and informed. Get to know your neighbors, your board members, and your community manager. Attend meetings, join a committee, or serve on the board. Understand the community’s rules, regulations, and covenants, and the value they add. Ask questions, share your opinions, and vote.

5. We also encourage all residents to review Community Associations Institute’s (CAI) Rights and Responsibilities for Better Communities. The principles laid out in the document can serve as important guideposts for all those involved in our community: residents, guests, board and committee members, community association managers, staff members, business partners, and contractors. Read more at www.caionline.org/RightsandResponsibilities.

6. We believe these commitments to civility, as well as engaged and informed residents, are a vital part of our shared goal of being a vibrant, thriving community.”

**These commitments are guiding principles. They are not governing documents or legally enforceable and do not give rise to penalties if they are not followed.* The Community Association Civility Pledge originates from the College of Community Association Lawyers (CCAL) and the Community Association Institute (CAI).