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## CLUBHOUSE/POOL RULES

Revised September 20, 2017

In an effort to maintain the Serenoa Clubhouse and Pool area so that they may be enjoyed by all SERENOA residents and their guests and lessees, the Board of Directors has implemented the following policies and have adopted the following rules and regulations:

The clubhouse and pool area are designated as non-smoking, non-vapor areas. Smoking in the clubhouse or the fenced in pool area is prohibited. A designated smoking area outside this area is provided.

Children under the age of 18 may not use the pool or clubhouse unless directly supervised by a responsible resident adult. Due to liability issues, Pool parties are not permitted. Running in the pool area and diving into the Pool are strictly prohibited.

NO glass bottles or glass containers of any kind are allowed within the Pool area. Food is only to be consumed in the clubhouse or under the covered pool deck area.

There is an abbreviated list of regulations posted in the pool area. Please familiarize yourself with and abide by them.

Pool gates are to be kept closed at all times. Homeowners are responsible for the use of the Access Control device to access the Pool and Clubhouse areas. Transfer of access control device to a non-resident is prohibited. Any misuse of the Access Control device may result in a loss of access for a period of up to 30 days.

The area around the Pool should be kept clean of debris (trash cans are provided). Chairs and tables should be arranged neatly. Umbrellas should be lowered after use.

The Clubhouse is open from 6:00 a.m. to 10:00 p.m. unless arrangements have been made for a private party or property owner's function, for which alternate times can be arranged. Please bring your key any time you plan to use the Clubhouse or Pool.

Residents, their families, and guests and lessees are responsible for locking Clubhouse doors and pool access gates each time they are used.

Sitting on the Clubhouse furniture while wearing a wet bathing suit is strictly prohibited.

Clubhouse should be maintained by all residents and their guests. Please turn off lights and fans, close and lock doors, and leave Clubhouse clean and neat after each use. Thermostat should be reset to 80 degrees upon leaving.

SERENOA residents may reserve the clubhouse for a private party. A Use Request Form must be submitted for approval at least two weeks prior to the scheduled event.

There are two different categories for use:

1. Private Functions (Parties for property owners and guests)
2. Property Owner Functions (Open to all Serenoa Residents)

To provide access to all residents on holidays, reservations will not be accepted for Memorial Day weekend, 4<sup>th</sup> of July, and Labor Day weekend.

Private Functions: (With or without food). This reservation will require a \$100.00 security deposit which will be returned after the "Post Use Check List" is satisfactorily completed. **THE PROPERTY OWNER WHO ARRANGES FOR THE CLUBHOUSE RESERVATION MUST BE PRESENT DURING THE ENTIRE FUNCTION.**

Property Owner Functions: No deposit required. Facilities may be used for informal social events and impromptu gatherings. These gatherings cannot interfere with previously scheduled functions.

**LOCAL BUILDING AND FIRE CODES SHALL DETERMINE THE CAPACITY FOR CLUBHOUSE FUNCTIONS.**

The Pool cannot be rented for any function and is not included in rental of clubhouse.

The Clubhouse kitchen is intended to be utilized as a warming/serving facility and NOT a preparation area.

All residents are to be allowed access during rental functions to gym, pool, and restrooms.

**NO FOOD OR BEVERAGES** of any kind should be left after a function. Please clean out the refrigerator and trash. If decorations have been used, they must be removed by noon the following day, or sooner if other functions are scheduled.

Folding chairs and tables are available for functions. All other needed supplies must be furnished by the property owner.

The Clubhouse, heat and air conditioning are controlled by two thermostats. Prior to your function, you will need to regulate the temperature. At the conclusion of the function, adjust the air conditioning to 80 degrees or, if appropriate, the heat to 60 degrees. All lights and fans should be turned off at the end of the function. All doors must be locked.

ALL Clubhouse and Pool rules, as previously stated, apply during a private or property owner function.

The Clubhouse and Pool areas are intended for the use and pleasure of all Serenoa residents, their guests, and lessees. Please be considerate of all property owners. Be sure to inform all family members, guests, and lessees of the rules. As the property owner, you will be responsible for your actions as well as those of your family members, guests, and lessees. If any damage should occur, the responsible property owner(s) will be held accountable for the costs incurred in repair and restoration.

When a property owner witnesses any infraction of these rules, he/she should contact Property Management and inform them of the incident, the parties involved, and the time and place of the infraction. The Management Company will contact the property owner responsible for the infraction, and the incident documented.

The Board of Directors hopes that all property owners in Serenoa will take pride in the Clubhouse and Pool and do everything possible to maintain them in an appropriate manner.