

# Cypress Pointe Summertime Memo

## Summer 2009

June 3, 2009

### COPY OF THE AMENDED RULES & REGULATIONS ATTACHED.

Amended Rules & Regulations approved on May 20, 2009 are in **BOLD** print and underlined.

Dear Unit Owners and Tenants,

We want to take a moment of your time to update you on several items happening at Cypress Pointe.

**KEY SYSTEM REPLACEMENT for Recreational Facility/Amenities/Entry Gates & Pool Gates**-The Board of Directors has approved the replacement of the Key system for these areas ONLY. The current Key system/key(s) are no longer available and the Association has been unable to acquire more key(s) to program. This system was discontinued. For cost effectiveness, the Board has decided to change only the above mentioned locks verse the entire community's system. (The (3) entry gates, the Business Center lock, the Gym lock, the Clubhouse men's and women's restroom lock(s) as well as the (5) Pool Gates. The pool gates will now have lock(s) on them to prevent non resident(s) from using the facility.) The Dwelling Unit(s) lock(s) will remain the same. Effective June 22, 2009, all the above mentioned lock(s) will be replaced with the new system lock(s). Unit owner(s)/tenant(s) old amenity key(s) or regular key(s) will no long work to access these amenity/gate lock(s). The new key(s) are electronic tags which go on your key ring(s). The management will program them as before. You will need to come to the Management Office, starting June 8, 2009, to get your new key(s). These will also be serving as your pool pass and will be replacing the existing yellow pool passes. Each Dwelling Unit will receive one (1) tag (key) each at no additional cost. There will be an additional \$5.00 fee for each additional amenity tag requested. If Unit Owner(s) have additional original key(s) from the previous system that they do not need or use, they can exchange them for an additional tag at no cost. This is for the purpose of re acquiring some of the old style key(s), which are reprogrammable, for the Unit Owner(s) whom choose to keep their original lock(s) on their entry door(s). Unit Owner(s) will be allowed to change their lock(s) for a regular deadbolt (must match existing style and color) if they choose, however a copy of the new key must be left at the Management Office for emergency access purposes **ONLY**. **ANY UNIT OWNER(S) WHO CHANGE THEIR LOCK(S) AND DO NOT LEAVE A COPY WITH THE FRONT OFFICE WILL BE RESPONSIBLE FOR ANY COST(S) TO GAIN ENTRY, DAMAGE(S) TO DOOR/JAM OR REPLACEMENT COST(S) OF OLD LOCK IF MANAGEMENT HAS TO FORCE ENTRY INTO A UNIT IN THE CASE OF AN EMERGENCY.**

**Pool area**-starting May 25, 2009 (Memorial Day weekend) thru September 7, 2009 (Labor Day weekend) there will be a security guard at the pool deck on the weekends from 12:00 P.M. - 7:00 P.M. Please make sure when coming to the pool and gym to bring your pool pass (tag). (Yellow pass **VALID** until June 22, 2009.) If you do not bring the pool pass or valid ID which matches the name which appears on the Unit Owner/Tenant list, you will not be able to enter the area and be asked to leave. All pool gate(s) will be locked except the South entry gate which will have a Security Guard checking all passes/ID's against the list of Unit Owner(s)/Tenant(s). Management and or members of the Summertime Pool Committee will be checking pool pass/tags regularly during the week as well. If for some reason you or

someone in your household has not been issued a pool tag/pass please go to the office, open Monday thru Friday 8:30 AM to 5 PM and Tuesdays till 7:00 PM. If you have visitor(s) and will not be able to enjoy the pool/pool areas with them, the office **must** be notified in advance of their name(s) and length of time of their stay and placed on a list. If your visitor's name(s) are not on the list they will be asked to leave and denied access to the pool and pool area(s).

**Visitors & parking**-once again if you have a visitor(s)/guest(s) you must come to the Management office as so we can issue a temporary parking pass for their vehicle so they won't be stickered/towed. Remember to have all guests park in a parking space marked 'GUEST'. Please keep in mind that a towing expense is the responsibility of the vehicle's owner not the Association or Management. Guest Parking Passes are not to exceed fourteen (14) consecutive days...

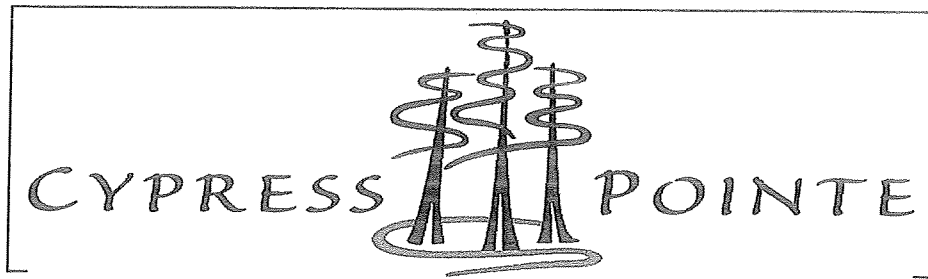
**Landscape**-The association has added an area (Building 8, the East units (4) of landscaping design(s), available at various costs, for unit owner(s) who would like to upgrade their front entry area(s). **This would be the unit owner's expense.** Unfortunately, with this economic crisis, the Association can not afford to incur the cost of such a project at this time. However, we have worked with NuTurf to get a reduced cost for our development. If you are interested in this please contact Angie Carroll at NuTurf, (954)972-9425. If you decide you would like to upgrade yourself, you must fill out an Architectural Modification Form for approval first. They are available at the Management office or online at the web site [www.unitedcommunity.net](http://www.unitedcommunity.net).

**Security Cameras**-The Board has approved the purchasing of security camera(s) for the recycle/compactor area, entry and our entry gates. As many of you are aware, we continue to have problem(s) at the dumpster/compactor area. Owner(s)/Tenant(s) leaving large Bulk items and/or remodeling debris (**which is prohibited by the Rules & Regs of Cypress Pointe, see attached**) as well as Owner(s)/Tenant(s) leaving their household bag(s) of trash on the ground in front of the compactor door/area.. The entry gate(s) are also being damaged by individual(s) entering and exiting the property either illegally by tailgating and/or also individual(s) not taking the time to stop and wait for the arms to re open. Both of these problems are costing the Association and its Unit Owner(s) money. By installing surveillance cameras the Association can take steps to find those individual(s) responsible for damages and/or those who deposit bulk item(s)/trash improperly and to be able to take the appropriate actions against them and recoup the cost(s) incurred.

**Dog Waste**- Some pet owner(s) are not complying with the rules of picking up and disposing of their pet's waste. **All** pet owners **must** take the time to always **'pick up your pet's waste/dispose of it'**.

**Newsletter**-Will is available on line at [www.unitedcommunity.net](http://www.unitedcommunity.net) starting the first week of June.

Security Coverage: (954)798-3924    Rover-9:00 PM-5:00 AM-golf cart provided nightly



6600 West Sample Road  
Coral Springs, Florida 33067  
(954) 227-5400 Phone (954) 227-5460 Fax

CYPRESS POINTE CONDOMINIUM ASSOCIATION, INC.

GENERAL USE OF COMMON AREAS AND  
RECREATIONAL AREAS

1. RESPONSIBILITY:

1. With respect to the use of Common Areas and Recreational Areas; an Owner shall be held responsible for the actions and conduct of his/her family member(s), guest(s), invitee(s) and tenant(s). Decorum, good conduct and safety shall be observed and shall be strictly enforced.
2. Any damage to Association Property, including the Recreational Areas or equipment therein, which is caused by an owner(s) or family member(s), guest(s), invitee(s) or tenant(s) of the Owner shall be repaired or replaced at the expense of the Owner.
3. The use of the Recreational Areas by person(s) other than the Owner(s) or the family member(s), guest(s), invitee(s) or tenant(s) of the Owner is strictly prohibited and shall be at the risk of those involved and not, in any event, the risk of the Association or its manager.
4. The Association shall not be responsible for any personal injury or any loss or damage to personal property at the Recreational Areas regardless of where such property is kept, checked, left or stored on the premises.
5. All parents and guardians are asked to be responsible for their own children and see that they abide by the Community Rules and Regulations. Specific attention should be given to preventing children from playing in or around entryways, trash receptacles, parking areas, open water pans and the conservation area. An adult resident must supervise young children at all

times. Toys, bicycles, etc. should be stored in your apartment, not outside or on common areas. Unattended articles will be subject to removal and disposal by Management at Management's discretion. At times it may become necessary for a Cypress Pointe representative to advise children of their misbehavior or possible unsafe situation when a supervising adult is not present. This may include a request for that child to leave the area. Parents are to advise their children that such requests should be adhered to and that verbal abuse or the refusal to comply with such requests will not be tolerated.

## 2. GENERAL USE RESTRICTIONS:

1. The Recreational Areas shall be solely for the use of the Owner and his/her family member(s), guest(s), invitee(s), or tenant(s), subject to the provisions of the Association Documents.
2. A responsible adult must accompany children under sixteen (16).
3. Pets shall not be permitted in the Recreational Areas. All dogs must be on a leash. Pet owners are responsible to pick up after their pets.
4. The walkways and entrances of the Recreational Areas and facilities shall not be obstructed or used for any purpose other than ingress and egress.

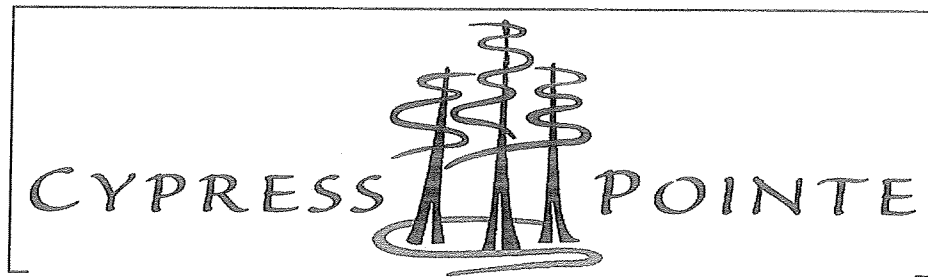
## 3. CLEANLINESS:

1. It is prohibited to litter or cause debris to be put in any of the Common Areas or Recreational Areas. Owners, their family member(s), guest(s), invitee(s) and tenant(s) shall cause to be removed or disposed of all rubbish, garbage, trash, refuse or other waste materials generated during their respective use within any recreational facilities or other Association Property.
2. No personal items shall be allowed to stand overnight in any of the Common Areas.
3. No garbage cans other than those provided by the Association, supplies, water bottles or other articles shall be placed or left within the Common Areas, Recreational Areas, patio(s) or entryway(s).

# RULES AND REGULATIONS FOR THE CLUBHOUSE

1. Clubhouse use is from 8:30 AM until 5:00.
2. A responsible adult must accompany children under the age of eighteen (18). Residents assume full responsibility for their guests/children and are expected to inform them of all rules, procedures, etc., that apply. Damage to furniture or any property is the financial responsibility of person(s) or person causing the damage. Residents are responsible for damage caused by their guests.
3. The Clubhouse shall not be used at anytime for religious services by any sect, cult or group with the following exception: In the spirit of respect and togetherness, a lighted Chanukah Menorah and a Christmas tree may be displayed in the Clubhouse during the Holiday Season.
4. Proper attire is required in the Clubhouse. Cover-ups, shirts, shorts and shoes are required at all times.
5. All belongings shall be removed from the Clubhouse when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.
6. No profane, immoral, offensive or unlawful use shall be made of the Clubhouse. All laws and regulations of all applicable government entities shall be strictly enforced.
7. The kitchen facilities are to be used only for in-house parties or organized activities sponsored by the Association.
8. Smoking is not permitted in the Clubhouse.
9. No signs, notices or photos shall be posted on any of the walls or windows of the Clubhouse, other than on bulletin boards. The onsite management office must issue permission before notices are posted.

Use of the Clubhouse shall be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to, those concerning the "General Use of Common Areas and Recreational Area".



6600 West Sample Road  
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(954) 227-5400 Phone (954) 227-5460 Fax

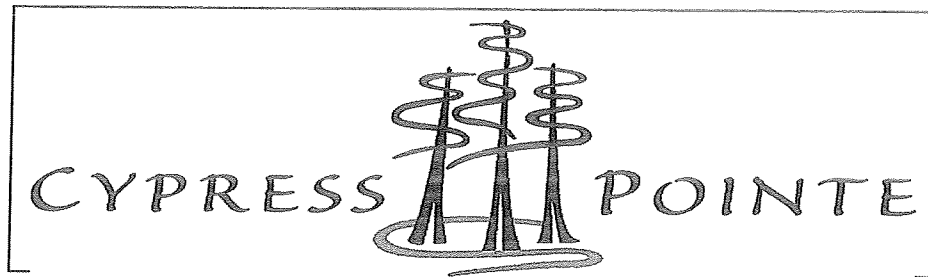
Cypress Pointe Condominium Association, Inc.

VEHICLE AND PARKING RULES AND REGULATIONS

1. All vehicle(s) must be registered with the management office. Owner(s)/Tenant(s) whom are named on the deed certificate or approved lease will be given a Cypress Pointe parking sticker to be affixed to the passenger side of their vehicle windshield. This sticker(s) are non-transferable. If you purchase/lease a new vehicle please come into the office to get a new sticker. Owner(s)/Tenant(s) will have to get Temporary Parking passes for their guest(s). Valid from 7 - 14 days. ANY/ALL VEHICLE(S) WHICH DOES NOT DISPLAY EITHER CP PARKING STICKER OR TEMP PASS ON WINDSHIELD/DASH WILL BE STICKERED AND TOWED AT THE OWNERS EXPENSE.
2. Commercial and lettered/numbered vehicles, trailers, mobile homes and recreational vehicles or boats are not allowed to be stored and parked on the property.
3. No vehicle will be allowed to park in front of a garage door at any time except were the unit has an extended driveway(s). Vehicle must fit in driveway, not to extend past finger curb.
4. No vehicle maintenance shall be done at any time in or about the property other than an immediate repair such as changing a flat tire or battery, in order to make the vehicle operational for removal.
5. Each two and three bedroom unit will be allowed to use two (2) parking space(s). One of which is in the garage. Each one bedroom unit has been provided 1.5 parking spaces so the maximum allowable vehicles for each unit will be two (2). One of which is an assigned space. No unit will have a designated guest spot. These spaces are first come first serve.

6. At no time are vehicles allowed to park on the sidewalk(s) or lawn. Resident(s) are to park in parking spaces only. Parking is not allowed in front or on side of building or at the end of a garage, with the exception of an extended driveway. This applies to moving truck(s), POD(s) and U-hall(s) that have been hired or rented by unit owner(s)/tenant(s). It is unit owner(s)/tenant(s) responsibility to inform contractors of these restrictions.
7. Car washing, waxing and detailing must be done in the designated car wash area only. Using building faucets for these purposes is strictly prohibited. Please do not park at the car wash area at any time, residents use this facility at all hours.
8. A vehicle not in daily use, such as a vehicle for sale or show, must be parked in open spots that are not often used by residents. In addition, these vehicles must be driven periodically so as they are not classified as abandoned.
9. Loud music and base sound from vehicle(s) will not be tolerated on the property.
10. Vehicle(s) in inoperable condition, i.e. flat tire, wrecked/damaged or on blocks, abandoned or without current/expired license plate(s) are not acceptable and will be towed at owner(s) expense.
11. Any vehicle parked anywhere on site other than a parking space will be towed at owner(s) expense. This includes in another unit(s) designated parking space, behind another vehicle, outside the boundaries of a single designated space, in a handicapped spot when not approved or showing a handicapped permit, at curbs and in such a way as to block the entry or use of any amenity.

Any violation of the foregoing rules will subject the vehicle to being towed away in a lawful manor and stored without notice at the owner's expense. Cypress Pointe will not be liable for any damages arising as a result of towing. You agree to indemnify and hold harmless for any claims by you or your guest(s) for the towing of said vehicle(s), caused by the violation of any of these rules. It is your responsibility to advise your guests of these rules.



## RULES AND REGULATIONS FOR CYPRESS POINTE AT CORAL SPRINGS, A CONDOMINIUM OCCUPANCY AND USE RESTRICTIONS

### 1. DWELLING UNIT USE:

The Dwelling Unit shall be used for single-family residences only. No separate part of the Dwelling Unit may be rented and no transient (as defined in Chapter 509, Florida Statutes) may be accommodated therein for compensation or commercial purposes.

- ☐ No subletting of any portion of Dwelling Unit is allowed.
- ☐ No trade, business, profession or any other type of commercial activity shall be carried on in the Dwelling Unit which requires contact at the Dwelling Unit with costumers or clientele of the Dwelling Unit Owner.
- ☐ Dwelling Unit is not allowed to be used as a storage/shipping facility for commercial/business activities. I.e. large, obtrusive, or multiple packages left out side of unit (i.e. patio or entryway) for pick-up or being left as a delivery.
- ☐ No Dwelling Unit may be rented for a term of less than three (3) months.
- ☐ No Dwelling Unit may be rented more than twice in any twelve (12) month period.
- ☐ The Dwelling Unit shall be occupied only by the person(s) named on the Lease. Lessee(s) agree not to permit any person not named on the Lease to occupy the Dwelling Unit for more than fourteen (14) successive days and nights or twenty-one (21) days during any twelve (12) month period during the term of said Lease. Anything over this time period is considered living on site part time and person(s) in question must go through the screening process for Association approval.
- ☐ CRIME-FREE HOUSING CLAUSE: Neither an Owner, any member of an Owner's household, any occupant, tenant/lessee(s), guest or invitee, or any other person under Owner's control, shall engage in or facilitate criminal activity on or near the Dwelling Unit and surrounding Community, including, but not limited to, violent activity or drug-related activity, permit the Dwelling Unit to be used for, or facilitate, criminal activity, including, but not limited to, violent activity or drug-related activity. "Violent activity" means any activity that has one of its elements the



use, attempted use or threatened use of physical force against the person or property of another. "Drug-related activity" means the illegal manufacture, sales, distribution, or use, or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in Section 102 of the Controlled Substances Act.)

- ☐ Unit Owner(s), any member of an Owner's household, any occupant, tenant/lessee(s), guest or invitee, or any other person under Owner's control shall not engage in any illegal activity including prostitution, criminal street gang activity, threats or intimidation, assault, the unlawful possession or discharge of firearms or illegal weapons on or near the Dwelling Unit or Association Property
- ☐ Any Dwelling Unit which either makes their unit available for rental purposes or for sale may have a lock box for their unit but this must be placed at the front mail kiosk on the stainless steel bar provided on the West interior side of the building. Lock boxes are not allowed on the front door hardware, stair railing(s), light fixtures or landscaping. Any lock box placed with in the property other than where specified will be cut and placed in a box at the management office. The Association will not be responsible for the cost/replacement cost of cut lock box(s).

## 2. NUISANCE:

A Dwelling Unit Owner shall not permit or suffer anything to be done or kept in his Dwelling Unit which will either obstruct or interfere with the rights of other Dwelling Unit Owners or the Association or annoy other Dwelling Unit Owners by unreasonable noises or otherwise. Resident(s) and their guest(s) shall not commit or permit any nuisance or illegal act(s) in Dwelling Unit or on the Common Element(s).

## 3. SIGN(S):

A Dwelling Unit Owner shall not show any sign(s), advertisement or notice of any type on the Common Elements or in or upon his Dwelling Unit which is visible from any public way.

## 4. ANIMAL(S):

- ☐ Pets are allowed with the exception of exotic pet(s) or any animal of any kind which has venom or poisonous defense or capture mechanisms. Absolutely, with NO exceptions, are PIT BULL(s), Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds permitted on any portion of the Condominium Property. (Including American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds.)
- ☐ All pets must be kept on a leash when outside the Dwelling Unit.
- ☐ All pets must be registered at the front office and have a picture on file.

- ☐ All Dwelling Unit Owners/Tenants must pick up and remove any solid animal waste deposited by their animal.
- ☐ No animal shall be kept on patio or tied up outside unattended.

5. CLOTHESLINES:

No clothesline or other similar device for hanging/drying of clothes or similar items shall be allowed in any portion of the Common Element or on/in the front entry area, railing(s) or patio(s).

6. PATIO:

- ☐ Patio furniture, live plants, etc. are allowed on the patio.
- ☐ No storage of items (boxes, toys, interior furniture items, etc.) are to be left on patio.
- ☐ No trash or garbage (bags, bottles, cans, etc.) are to be left on patio.

7. FRONT ENTRY AREA: (REVISED JANUARY 21, 2007)

The front entrance area to each unit is a limited common area and as such may contain no more than one (1) plant and one (1) item no larger than 3 ft. long by 2 ft. wide and no higher than 3 ft. tall. Neither plant(s)/item(s) can interfere with the access to/from the unit.

8. WINDOW DÉCOR/TREATMENTS:

- ☐ Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window coverings, which if visible from the exterior of the Dwelling Unit shall have a white or beige backing, unless otherwise approved in writing by the Board.
- ☐ No newspaper, aluminum foil, sheets or other temporary window treatments are allowed.

9. SATELLITE DISH(S) & ANTENNA:

- ☐ No television, radio or other electronic towers, aerials, antennae, or other devise of any type shall be erected, constructed, placed or permitted to remain on any portion of the Condominium Property.
- ☐ Satellite Dish(s) are allowed ONLY on the interior part of the Dwelling Unit Patio.
- ☐ No Satellite Dish(s) or wiring is allowed on any portion of the exterior of the Dwelling Unit or Building.

10. GARBAGE AND TRASH:

- ☐ All trash, garbage, refuse or rubbish shall be placed in the Compactor/Dumpster container located at the entry of this community. (DO NOT LEAVE GARBAGE ON THE GROUND OR AROUND CONTAINER.)
- ☐ Compactor/Dumpster container is for daily/regular household trash ONLY.
- ☐ No bulk items are to be left either on the Condominium Property or at the Compactor/Dumpster area. All Dwelling Unit Owners/Tenants must remove all bulk items (furniture, construction debris, etc.) themselves at their own expense.
- ☐ No trash, garbage, refuse or rubbish shall be left around Dwelling Unit (Entry area, patio, etc.) or at Doggy Poop Station or Picnic area garbage receptacles.

11. VEHICLES:

- ☐ No boats, boat trailers, recreational vehicles or commercial vehicles will be allowed to be kept on Condominium Property.
- ☐ No vehicle which does not fit within a parking space or a garage with the garage door closed shall be allowed to be kept on the Condominium Property.
- ☐ ALL vehicles (whether parked in a parking space or garage) must either have a Cypress Pointe parking sticker affixed to their vehicles windshield, passenger side, or a temporary parking pass on the dash, which is available at the management office. ANY vehicle which has not been registered and has not affixed parking pass or temporary pass on dash will be stickered and after 48 hours be towed at the vehicle owner(s) expense.

12. MOTORCYCLES:

Motorcycles are not allowed on the property. If you have registered your motorcycle with the management office prior to the January 18, 2006 Board Meeting you will be exempt from the rule for the duration of the time you have your current motorcycle. Motorcycles are to be walked into the community, not ridden, with the engine off.

13. GARAGE IS NOT TO BE USED EXCEPT FOR VEHICLE PARKING:

This is a violation of the Declaration of Condominium of Cypress Pointe at Coral Springs, Sec. 15.12, which states, "No portion of a garage originally intended for the parking of an automobile shall be converted to other use such as living area, storage area, workshop, recreation room or business use."

14. POOL RULES: (REVISED JULY 15, 2006)

Only child safety flotation devices and noodle type flotation devices are allowed in the pool.

15. MOVING TIMES: (REVISED FEBRUARY 21, 2009)

Monday - Friday	9:00 am - 7:00 pm
Saturday	10:00 am - 7:00 pm
Sunday	11:00 am - 6:00 pm

All moving trucks/PODS are only allowed to stay on property 48 hours.  
Any time after 48 hours, moving truck(s)/POD will be stickered and  
towed at the owner's expense.

16. HOUSEHOLD REMODELING HOURS:

Monday -Saturday 10:00 am - 6:00 pm

NO SUNDAYS

This is a City of Coral Springs Ordinance.

17. HURRICANE SHUTTERS:

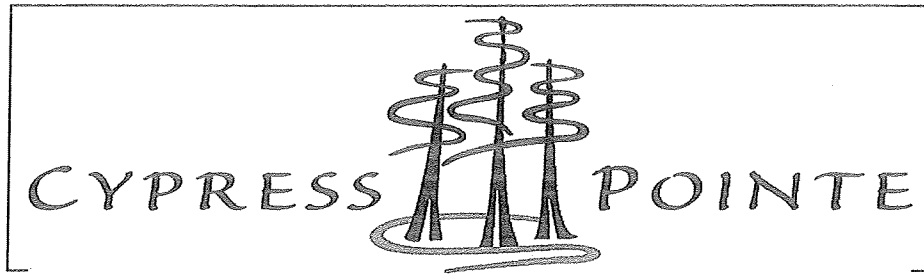
All hurricane shutters/panels must be removed within 10 days of the expiration of hurricane warning for which they were installed. As you know these panels pose a safety hazard for the resident as well as emergency response teams if it should be necessary to handle an emergency on our property.

TAILGATING ANOTHER VEHICLE THRU THE GATE(S) ONTO THE PROPERTY IS NOT ALLOWED OR TOLLERATED.

Lot monitoring occurs random nights during the week. They are allowed access to the property at all times.

TOW COMPANY INFORMATION

All County Towing  
(954)564-0486



6600 West Sample Road  
Coral Springs, Florida 33067  
(954) 227-5400 Phone      (954) 227-5460 Fax

CYPRESS POINTE CONDOMINIUM ASSOCIATION, INC.

**RULES AND REGULATIONS FOR THE EXERCISE ROOM**

1. USER ASSUMES ALL RESPONSIBILITIES. PERSONS USING THE EQUIPMENT DO SO AT THEIR OWN RISK.
2. No person under the age of eighteen (18) may use the exercise room.
3. No children are allowed in the exercise room while adult utilizes equipment.  
(Children can stay in the Kiddy room during adults work outs.)
4. Towels are required by individuals using equipment.
5. Proper exercise attire is required including: walking shoes or sneakers.
6. Exercise equipment is to be reserved for thirty (30) minute intervals.
7. Exercise clothes are to be changed in restrooms, not in exercise room.
8. Do not allow anyone access to the exercise room with your key, as you will become responsible for what happens in the room. Your key will be on the record of entrance.
9. Owner(s)/Tenant(s) are only allowed to bring two (2) guest(s) and must be present or accompany their guest(s) at all time.

## RULES AND REGULATIONS FOR BASKETBALL COURT

1. A responsible adult must accompany children under fourteen (14).
2. Do not play on wet court.
3. Proper attire shires, shoes and cover-ups are required.
4. Court must be left in clean condition.
5. Hours of operation are from dawn to dusk.
6. No bicycle riding, roller skating, roller blading or skateboarding is allowed.

## RULES AND REGULATIONS FOR THE SWIMMING POOL AND SPA

A Responsible adult must accompany children under sixteen (16).

### 1. POOL AND SPA AREA USAGE:

1. No one under the age of sixteen (16) is allowed in the spa.
2. THERE SHALL BE NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL AND SPA DO SO AT THEIR OWN RISK. The association and the Board of Directors assume no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of, or in connection with, the use of the pool/spa and/or the pool/spa deck area. Persons using the pool/spa or pool/spa deck area agree not to hold the Association or the Board liable for actions of any nature occurring within the pool/spa area.
3. Pool hours are from Dawn to Dusk.
4. ANYONE WITH HIGH BLOOD PRESSURE, HEART CONDITIONS OR OTHER SERIOUS MEDICAL PROBLEMS SHOULD NOT USE THE SPA. UNSAFE FOR INFANT(S) AND SMALL CHILDREN, SHOULD NOT USE THE SPA, SERIOUS MEDICAL PROBLEMS CAN ACCURE FROM OVER HEATING.
5. Child safety and 'noodle' type floatation devices are permitted in the pool area. Any other type floatation devices, rafts, etc., are NOT permitted in the pool/spa area.

6. Pool, Spa, Tiki Bar area(s) are first come first serve. No reservations are allowed in these area(s) for parties, diners, etc.
7. Owner(s)/Tenant(s) are only allowed twelve (12) guest(s), at any one time, at the pool/spa and/or pool/spa deck area and must be present or accompany their guest at all times.

## 2. CODE OF CONDUCT FOR THE POOL/SPA AREA:

1. No intoxicated person(s) shall be permitted in the pool/spa or pool/spa deck area.
2. Return all pool area item(s) (chairs, tables, etc.) to their proper position when exiting the pool area. Place all trash in proper receptacles. Cigarette butts and ashes must be placed in ash can(s).
3. No roller skates, skateboards, roller blades, bicycles, scooters, balls of any kind, scuba equipment, swimming fins, and other play equipment shall be permitted in the pool/spa or pool/spa deck area. No water guns or other toys are permitted in the pool/spa or on the pool/spa deck area(s).
4. No dunking, running, pushing, rough play, diving or jumping in the pool/spa and pool/spa deck area shall be permitted.
5. No profane language shall be permitted in the pool/spa area.
6. No nude swimming shall be allowed at any age.
7. No radios, tape, laptops or CD players or portable televisions shall be permitted to make noise/music in the pool/spa deck area without the use of headphones.
8. Smoking is permitted in the smoking area(s) designated within the gated pool/spa areas.
9. Stairs and ladders are to be used for entering and exiting the pool only. No sitting on stairs or ladders is permitted at any time.

## 3. HEALTH AND SAFETY CONSIDERATIONS:

1. All users shall shower before entering the pool/spa.
2. No soaps or shampoos shall be used at the pool side shower.
3. Persons wearing bandages or having colds, coughs, inflamed eyes, infections or open sores shall not be allowed to use the pool/spa.

4. No glass containers or other breakable objects shall be permitted in the gated pool/spa deck area.
5. All belongings shall be removed when the owner(s), tenant(s) or their guest(s) are leaving the pool/spa area. The Association and its Board shall not be responsible for any belongings lost or stolen.
6. All rubbish, garbage, trash, refuse or other waste materials shall be picked up and placed in containers around the pool/spa area provided for this purpose or removed from the pool/spa area.
7. A three (3') ft. walking area shall be maintained around the pool and spa at all times. Additionally, walking areas around the pool or spa shall not be otherwise blocked.
8. In accordance with health department regulations, no animals are permitted in the pool/spa or on/in the gated pool deck area.
9. Safety equipment is to be used for rescue only.
10. INCONTINENT PERSONS AND CHILDREN OF DIAPER AGE ARE NOT PERMITTED IN THE POOL/SPA. KIDDIE POOLS ARE TO BE USED. THE RESPONSIBLE PARTY WILL PAY THE EXPENSES OF DRAINING AND SANITIZING SHOULD AN ACCIDENT OCCUR. ADDITIONAL FINES MAY APPLY.
11. Eating is permitted in designated area only. Use garbage cans for trash. Keep area clean. Do not leave trash or personal effects at pool/spa area.

#### 4. USE OF POOL FURNITURE AND EQUIPMENT:

1. Pool furniture shall not be removed from the pool/spa area.
2. Chairs shall be carried and not dragged from one location to another.
3. Pool furniture shall not be reserved for anyone 'not' in the pool/spa area.
4. Pool furniture and equipment shall not be modified, altered or changed in any manner.
5. Towels shall be placed on pool furniture when in use.

Use of the pool/spa area shall be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Common Areas and Recreational Areas".