

Lago Del Rey

Central Maintenance Committee, Inc.

Pool & Facilities

Rules & Regulations

June 1, 1982

Amended

February 26, 1991

February 29, 2002

July 15, 2010

April XX, 2014

Introduction

In accordance with the Declarations of Condominiums for all the condominiums and Associations in Lago Del Rey, the Central Maintenance Committee (LDRCMC) has the responsibility and obligation to determine the assessments for the “Pool and Facilities” (including Tennis Courts), determine the budget therefore and for the rules and regulations as to the use of these facilities.

Additionally, in accordance with the declarations, each unit owner covenants and agrees to be bound by all such rules and regulations and said parties shall obey these rules and be responsible for their being obeyed by the said unit owners, their families, guests, invitees, lessees, servants, etc. The declarations also give the LDRCMC the right to suspend any unit owner and/or other authorized user of said facilities for the use of same for a period not to exceed thirty (30) days for any infraction of the rules then in effect. This does not preclude the LDRCMC from imposing other penalties or fines or proceeding with court action if necessary, all at the unit owners’ expense. This in no way reduces the assessments due and payable by the unit owner or authorized user.

In compliance with the responsibilities and obligations stated above, the LDRCMC through each Association President acting on behalf of his or her Association Board of Directors, has signed an agreement which in pertinent part reads as follows:

#7. The Committee is authorized to promulgate a code of rules and regulations which upon ratification by the Board of Directors of each Association shall be binding on all Unit Owners with respect to the use of the recreational facilities, common and limited common elements as per the survey in the Association documents pertaining to the Pool and Recreational Facilities area property.

It must be understood by all that any damages caused by a unit owner, his family, guests, lessees, invitees, servants, etc., must be paid for by the unit owner; should the unit owner refuse to do so a lien will be placed against his property and properly enforced.

Our documents also provide that at some times, because of safety or fire regulations, attendance and use of the facilities must be restricted; the documents further provide that when these restrictions are imposed the unit owner or other authorized user, has not been discriminated against and no cause of action against the LDRCMC can be sustained.

Dogs or pets are not allowed at the pool or in the recreation areas. Ball playing, skateboards or golf practice is also not permitted in the vicinity of the recreation areas. Children under 16 years of age shall be supervised by an adult (age 21 or over) whenever they are in the recreation areas.

It is the sincere desire of the LDRCMC that these revised and clarified rules and regulations will provide the greatest enjoyment of the facilities involved for all who are authorized to use them.

I

Homeowner’s Initials: _____
Date: ____

Date: ____

Renter’s Initials: _____

USE OF THE POOL & DECK AREA**GENERAL:**

1. The pool is for the private use of the residents and their guests only. Anyone using the pool **MUST CARRY IDENTIFICATION THAT THEY MUST SHOW UPON REQUEST** along with their Association and Unit number or they will be required to leave the pool.
2. Regular recreation hours are from 7:00 a.m. to 9:00 p.m. Summer recreation hours (June 1 to September 30) are from 7:00 a.m. to 10 p.m. Pool swimming hours are from sunrise to sunset.
3. **THERE IS NO LIFEGUARD ON DUTY.** Persons using the pool do so **AT THEIR OWN RISK.**
4. LDRCMC or Management may close the pool at any time if judged necessary.
5. All guests must be accompanied by a resident.
6. Children under 16 years of age must be supervised by an adult (age 21 or over).
7. No alcoholic beverages are permitted within the pool or deck area.
8. Florida State Law prohibits food or glass in the pool. No glass or breakable containers are permitted in the pool or on the deck area. Food and beverages should be in plastic containers or cans and kept at least 10 feet away from the pool.
9. Florida State Law requires all persons to shower before entering the pool. Those people using suntan lotion must shower again before entering the pool.
10. Florida State Law prohibits children in diapers, and/or who are not toilet trained, from being in the pool at any time. Adults wearing special undergarments for incontinence are not allowed in the pool. The pool can be closed by the Health Department for these violations.
11. No pets permitted on the pool deck or in the pool.

RECREATIONAL EQUIPMENT:

12. Proper swimsuits or bathing attire must be worn. Street clothes or cut-offs are not allowed in the pool.
13. Styrofoam noodles and facemasks are permitted for use in the pool. Small children may use water wings or similar devices for safety purposes, if accompanied in the pool by an adult (age 21 or over).
14. Wading pools, play pens, or other large equipment, are not permitted on the pool deck.
15. Frisbees, balls, skateboards, toys, rafts, tubes, scuba gear, fins, or other inappropriate equipment are not permitted in the pool or on the pool deck.
16. All persons using suntan lotions and oils shall protect the furniture and the deck area with towels. Chairs or lounges may not be reserved or removed from the pool area. Return pool chairs and lounges to original position and place at pool deck after use. All umbrellas must be closed after use.

CONDUCT:

17. No diving permitted in the pool.
18. Running, jumping, excessive splashing, rough playing activities, or other disturbances are not permitted in the pool or deck area.

Homeowner's Initials: _____ Date: __ Renter's Initials: _____
Date: __

19. Radios at poolside must be played at a low level so as not to cause annoyance to others.
20. Smokers must provide their own ashtrays at the pool area, and must cleanup after themselves. Do not drop cigarette butts on cement or lawns.
21. All personal items must be removed from the premises or they will be disposed of.
22. Do not dispose of trash (cups, cans, etc.) in the bathrooms. Unit owners and their guests should dispose of trash in available and appropriate garage receptacles.
23. The shuffleboard is for shuffleboard play only.
24. Residents and guests who are observed to be violating pool regulations will be required to leave the pool area immediately. Violations may also result in a fine and/or a revocation of pool privileges.
25. Any person responsible for any property damage or loss will be responsible for the cost thereof. Owners and residents are responsible for all actions of their children and guests.

II USE OF CLUBHOUSE FACILITIES

GENERAL:

1. The clubhouse is for the private use of the residents and their guests only. Anyone using the clubhouse **MUST CARRY IDENTIFICATION THAT THEY MUST SHOW UPON REQUEST** along with their Association and Unit number or they will be required to leave the premises.
2. Generally the clubhouse is for the use of all the unit owners and their invited guests.
3. Use of the clubhouse for private functions does not preclude other homeowners' access to the clubhouse.
4. The LDRCMC must approve all functions to be held in the clubhouse. Reservations of the clubhouse may be made by calling the LDRCMC Property Manager.
 - A. The appropriate Clubhouse Rental Application Form must be completed and submitted to LDRCMC for approval. In order to be approved, applications must be signed by Unit Owners.
 - B. Clubhouse Key access may be attained by individual residents from their appropriate association board. The Clubhouse Key Request Form does not take the place of the Clubhouse Rental Application Form.
5. All Association Board Meetings or Annual Meetings have preference over all other functions for the use of the clubhouse. The Associations shall have exclusive use of the room they are using for their meeting being held.
6. The clubhouse is not available for use or rental to any owner, or their tenants, if the owner assessments and other sums due the Association by the owner are not current.
7. Owners or tenants may not reserve the clubhouse on behalf of a third party, or for any type of commercial purpose.
8. No public use of the clubhouse is permitted.
9. Any resident who has reserved the clubhouse must be in attendance at all times while it is in use.
10. Children under 16 years of age must be supervised by an adult (age 21 or over). Unsupervised parties of people under 21 years of age are prohibited.

Homeowner's Initials: _____ Date: __ Renter's Initials: _____
Date: __

11. The owners and/or tenants who rent the clubhouse will be responsible for cleaning the clubhouse and any other area used, including all equipment and furniture, immediately after the function ends. The clubhouse must be restored to normal appearance and all debris disposed of in plastic bags and placed in available garbage receptacles immediately after the conclusion of all functions.
12. The owner and/or tenant will assume full responsibility for any and all accidents or claims that may arise as a result of any accident or for any other reason in connection with the function or lease of the clubhouse. Owner shall agree to the Hold Harmless and Indemnity provisions contained in the Rental Agreement to which these rules are attached.
13. The owner and/or tenant will be responsible for the repair or replacement of any damage done to the clubhouse, or its furniture and equipment.
14. Violations of any rules will be determined by the LDRCMC Board in their sole discretion. Violations will subject the owner and/or tenant to any corrective or enforcement action authorized by the Association's governing documents or by law, and penalties may include without limitation the loss of use rights for the recreational facilities for 30 days.
15. The Fire Code permits a maximum of 102 people at any function in the clubhouse.
16. The pool area may not be rented. It is for the use of all owners and guests and has its own hours of operation.
17. All notices posted on the clubhouse Bulletin Board must be approved by LDRCMC.

CONDUCT:

18. All guests must be accompanied by a resident.
19. Bathing attire and bare feet are not permitted in the clubhouse. Shirts must be worn in the clubhouse.
20. Smoking is prohibited in the clubhouse by Florida State Law.
21. Music, and/or any other noise, must be kept at a level that it cannot be heard in the surrounding homes in the area.
22. All functions and activities must end by 10:00 p.m. on weeknights and by 12:00 a.m. on Friday or Saturday nights.
23. The heat and/or air conditioning and lights are to be turned off, and the doors locked when the function is over.

POOL ROOM AND TABLES:

24. Players are requested to limit their use of the table to half an hour when other residents are waiting to play.
25. At the conclusion of play the table must be brushed.
26. Children under 16 years of age are not allowed to use the pool table under any circumstances, without adult (age 21 or over) supervision.
27. No food or glassware is permitted in the pool room.
28. No alcohol or smoking is permitted in the pool room.

Homeowner's Initials: _____ Date: __ Renter's Initials: _____
Date: __

CLUBHOUSE PARKING LOT:

29. Parking allowed: Sundays through Thursdays from 7:00 a.m. to 10:00 p.m.; AND Fridays and Saturdays from 7:00 a.m. to 12:00 midnight. Parking outside these hours is allowed ONLY with written permission obtained by the CMA.
30. No parking allowed on grass.
31. No commercial vehicles allowed overnight, only during working hours (8:00 a.m. to 5:00 p.m.).
32. Vehicle repairs and washing of vehicles is not permitted in the clubhouse parking lot.
33. Violators will be towed at their own expense.

III USE OF TENNIS COURTS**GENERAL:**

1. The tennis courts are for the private use of the residents and their guests only. Anyone using the tennis courts MUST CARRY IDENTIFICATION THAT THEY MUST SHOW UPON REQUEST along with their Association and Unit number or they will be required to leave the courts.
2. Tennis court hours are from dawn to dusk.
3. All guests must be accompanied by a resident.
4. All children under 16 must be accompanied by an adult (age 21 or over).
5. The tennis courts may not be used for any commercial purposes. Classes by professionals are not permitted.
6. Proper tennis attire must be worn at all times by anyone inside the tennis court area. Tennis shoes or sneakers are required on the courts at all times. No street shoes are allowed on courts.
7. No pets allowed in the tennis court area.

CONDUCT:

8. Proper tennis rules and etiquette apply at all times.
9. One-hour limit of court time when others are waiting.
10. Sitting, pushing or pulling on tennis nets is prohibited.
11. Courts must be completely dry prior to playing tennis, for safety reasons.
12. No food, glass or breakable containers are permitted in the tennis area.
13. Courts are to be used for tennis only. No roller blades, skateboards, or bicycles permitted on them.
14. No lawn or pool furniture is allowed on the tennis courts.
15. Climbing on, hitting or kicking balls into, or running into the court fences is prohibited.

Homeowner's Initials: _____ Date: __ Renter's Initials: _____
Date: __

IV USE OF GYM WORKOUT ROOM

1. The gym is for the private use of the residents and their guests only. Anyone using the gym **MUST CARRY IDENTIFICATION THAT THEY MUST SHOW UPON REQUEST** along with their Association and Unit number or they will be required to leave the gym.
2. Gym hours are from 7 a.m. to 10 p.m.
3. All guests must be accompanied by a resident.
4. All children under 16 must be accompanied by an adult (age 21 or over).
5. A towel must be used to wipe down the equipment after each use.
6. All weights must be returned to the floor area after use.
7. Turn off fans and lights, and make sure door is locked when leaving the gym.
8. No food, glass or breakable containers are permitted in the gym area.
9. Radios shall be played at a low level so as not to cause annoyance to others.

Agreement to the LDRCMC Code of Rules and Regulations

We, the undersigned owner and tenant of Lago Del Rey, have received, read and agreed to the attached Rules and Regulations.

Tenant's Name (print): _____

Tenant's Name (sign): _____

Address: _____

Association number and Unit number: _____

Homeowner's Name (print): _____

Homeowner's Name (sign): _____

Address: _____

Association Board Officer: _____

Association Board Title: _____

Date: _____

Homeowner's Initials: _____ Date: __ Renter's Initials: _____
Date: __