

Pristine Place Homeowners Association, Inc.

APPROVED CLUBHOUSE RULES & REGULATIONS

Outlined below are the proposed Rules and Regulations relating to the Clubhouse, including the Banquet Room, Exercise Room, Pool and Tennis Courts. The Rules and Regulations are divided into the sections (Clubhouse-General, Exercise Room, Pool and Tennis Courts):

I. Purpose

These Rules and Regulations are designed to protect the health, safety, comfort and property values of the property owners of Pristine Place Homeowners Association, Inc. (“Pristine Place”). They are also designed to help make this community a happier and more enjoyable community. It is acknowledge that the Rules and Regulations may be considered by some to be restrictive, but to be deemed in the best interest of the community as a whole to protect the assets of the community.

II. Clubhouse and General Rules/Regulations:

- **The Clubhouse Hours of Operation shall be between the hours of 8:00 AM and 10:00 PM daily;**
- **Each new property owner shall be entitled to one (1) key card for the clubhouse. This key card will unlock the doors to the Clubhouse during the designated hours of operation. Each new property owner is entitled to one (1) card only. Any additional cards and/or FOBs may be purchased from the Access Control Committee. Please call the Management Office for further information.**
- **Organized functions of the community and functions for which the Clubhouse is reserved in advance by residents must be vacated no later than 1:00 AM and are not restricted by the 10:00 PM closing as referenced above. This applies to the Clubhouse only.**
- **Any resident or group using the Clubhouse must clean up after themselves, turn off lights and make sure all doors are closed before leaving the facility.**
- **Attire: Shoes and suitable attire shall be required inside the clubhouse and Fitness Center. Wet swimsuits will not be permitted inside the main Clubhouse or the Fitness Center.**
- **Smoking is prohibited in the Clubhouse, Fitness Center, and all four (4) restrooms. Ashtrays are provided outside the back door of the main clubhouse room and under the overhang by the side door;**
- **Alcoholic Beverages, Illegal Drugs and Controlled Substance: Possession or consumption of alcoholic beverages on the premises by persons less than 21 years of age is strictly prohibited as covered under the Florida State Law. Illegal drugs and controlled substances are prohibited at all times.**

- **Pets:** No pets other than service animals for the handicap are allowed in the Clubhouse or restrooms;
- **Noise, Profanity, Firearms, and Fireworks:** No person may use the entire Clubhouse facilities and grounds in such a manner as to interfere with the rights of peaceful enjoyment of the property owners/tenants of Pristine Place. Firearms and Fireworks will not be permitted at any time. No person may use the facilities in such manner that creates excessive noise, profanity, boisterous action or which violates any governmental statute.
- **Occupancy:** The Fire Marshall governs the maximum number of persons allowed occupying the main Clubhouse as posted. The Banquet Room must not be occupied by more than one hundred four (104) persons with tables and chairs, two hundred forty (240) if tables are not used.
- **Parking:** Parking is permitted only in areas designed for parking. The entrance to the Clubhouse is not a parking area and must remain unobstructed and accessible to all property owners/tenants as a loading and unloading area. Handicap parking spaces shall be used only as permitted by law. No loitering in Clubhouse Parking Lot, on the Tennis Courts and/or Clubhouse Facility.
- **Clean Up:** Any property owner/tenant or group using the Clubhouse and Restrooms must clean up prior to leaving the facility. Clean up includes the cleaning of the oven, microwave and refrigerator. Trash from the kitchen and restrooms must be removed from the property and disposed by the owner/group using the facility. All food and remnants from events must be removed from clubhouse. If the property owner fails to properly remove the trash, a \$50 administrative fee will be applied.
- **Minors:** Parents or guardians shall be held responsible for the actions of their children and their guests. The costs of any loss or damage caused by them will be charged to the respective property owner/tenant. A “Minor” is defined as any person sixteen (16) years and under in age.
- **Special Functions:**
 - A. The Clubhouse is to be used for the enjoyment of Pristine Place owners/tenants. It may not be used for commercial, political, religious services, business or profit making activities. This is interpreted as an event from which the resident or group of residents expects to receive a monetary benefit.
 - B. Authorized activity groups may engage and pay instructors, speakers, musicians, and caterers, who must adhere to the insurance coverage regulations as outlined in the Rental Agreement. The aforementioned are not in violation of the Rules and Regulations. This paragraph would only apply to social functions.

- C. Any Pristine Place community function shall have priority in the use of the Clubhouse. Any group scheduled to meet on a date or time needed for a community function will alter its schedule accordingly. Example: Weekly line dance yields to St. Patrick's Day community function.
 - D. A community function is defined as a function open to all Pristine Place residents. Functions must be published in the community newsletter at least two (2) months in advance.
 - E. Private parties with a signed Clubhouse Reservation Agreement approved by the Clubhouse Chairperson shall have priority over any later scheduled affairs.
 - F. Each group using the Clubhouse is responsible for returning it to its condition before use, and for the opening and lock-up of the Clubhouse including turning off lights. All trash must be removed from the premises by the owner/group using the facility or an administrative fee may be charged by the Board of Directors. In the event the clubhouse is not left clean, a cleaning person will be hired through the management office and actual charges shall be deducted from the deposit. Minimum amount of charges shall be \$100.00 in the event of damage, and the actual charge of repair or replacement shall be charged to the renter.
 - G. Due to Florida laws governing alcohol, a parent or guardian must accompany persons under twenty-one (21) attending social functions where alcohol is served. In all cases, a parent or guardian is responsible for the actions of their children. Any underage drinking will be immediately reported to the Police, even if discovered after the event. Any thefts will also be reported immediately to the Police. No alcohol may be used by any person under the age of 21.
- **RESERVATIONS:**
 - A. Property owners/tenants planning to reserve the Clubhouse shall schedule their activity with the Clubhouse Committee Chairperson or representative.
 - B. Only a property owner or owner's authorized tenant may reserve the Clubhouse. The owner's authorization for their tenant's use of the Clubhouse will be evidenced by the owner's written statement filed with the Clubhouse Committee specifying the tenant by name and agreeing to be fully liable for any damages resulting from the tenant's use of the facilities.
 - C. A \$150.00 per day fee will confirm each daily reservation. In the event that a reservation is cancelled within thirty (30) days of said event, return of rental fee is subject to the discretion of the Clubhouse Committee. A \$200 deposit is required upon reservation. A

Clubhouse Committee Member will return the deposit upon an inspection of the Clubhouse after the event.

- D. All reservations are on a first come basis.
- E. The property owner/tenant reserving the Clubhouse must be present in the Clubhouse during the entire period of the reservation.
- F. **The property owner/tenant is responsible for leaving the Clubhouse, including kitchen and restrooms, clean and in the condition prior to the event. This includes the cleaning of the freezer, refrigerator, stove, and microwave, sweeping, vacuuming and moping of all floors. Trash from the Kitchen and Restrooms must be placed in plastic bags and removed from the premises. All food and remnants from event must be removed from the Clubhouse. In the event the Clubhouse is not left in a clean condition, a cleaning person shall be hired through the Management Office and actual charges shall then be deducted from the deposit. The minimum charge for damages is \$100. An administrative fee of \$50 may be imposed by the Board of Directors for not removing the trash from the facility.**
- G. Property owners/tenants using the Clubhouse remain fully liable for any and all damage caused by their guests, families or others permitted by them to use the facilities during their reservation.
- H. A current inventory of all Clubhouse furniture and equipment will be maintained by the Clubhouse Committee. If the Clubhouse is damaged, or if furniture or other equipment is damaged or missing, the cost of restoring the Clubhouse to its condition prior to the damage or the cost of replacing the missing equipment shall be charged to the property owner/tenants who made the reservation.
- I. The Clubhouse Committee shall make a post reservation inspection no later than 10:00 AM the day following the event and the user will be notified as soon as possible in writing of any charge resulting from the damages. Photographs will be taken to document any damage.

J. Due to liability to the Association, pool parties will not be permitted.

K. Only the Main Room of the Clubhouse can be rented. This excludes the pool and exercise room.

III. Exercise Room Rules & Regulations:

- **The Exercise Room Hours of Operation shall be between the hours of 5:00 AM and 10:00 PM Daily;**
- Proper Exercise Attire only is permitted in the Exercise Room; No shoes, flip flops, wet bathing suits are permitted to be used on any exercise equipment;
- Smoking is prohibited in the Exercise Room;
- No pets other than service animals for the handicap are permitted in the Exercise Room;
- No children under the age of thirteen (13) are permitted in the Exercise Room. Children between the ages of thirteen (13) and sixteen (16) are permitted in the Exercise Room with the supervision of an adult only.
- Any property owner/tenant using the Exercise Room must clean up prior to leaving the facility.
- All fitness equipment shall be used with caution and care.

IV. Pool and Pool Deck Rules & Regulations:

- **Due to liability to the association, pool parties will not be permitted. *Definition of a Party – a social gathering for pleasure often as a celebration;***
- The pool and pool area are ***not*** available for rental.
- The pool and Pool Deck Hours of Operation are between the hours of 8:00 AM and 9:00 PM.
- An adult resident must be present if children are under 16 years of age or younger. An adult resident must be present while their guest(s) are using the pool or pool area. Access to pool area is available to Pristine Place residents and their guests only.
- Appropriate swimwear at all times is required.
- Infants must wear swim diapers;
- No running or hazardous activity allowed in pool area;

- All persons using the pool area are required to keep it clean and deposit all trash in trash cans prior to leaving the facility;
- No pets other than service animals for the handicap are allowed in the pool area;
- Doors, gates, and walkways may not be blocked at any time;
- Radios, boom boxes, and other sound producing devices require the use of headphones or similar devices. Community sponsored events or activities such as Water Acrobatics and Exercise Group may use these devices as part of their program(s) during their scheduled times. **No live entertainment is permitted at any time.**
- Alcohol is not permitted in the pool area;
- No glass of any kind is allowed in POOL area;
- The Board of Directors may suspend or modify any of these regulations for community events;
- The Clubhouse Manager or designee and/or Crime Watch Member on duty is (are) empowered to enforce these and all other pool and Club House regulations. They may request residents or their guests to leave the Clubhouse or pool area;

V. **Tennis Court Rules & Regulations:**

- **Tennis Courts are to be used for Tennis only;**
- All players must wear appropriate attire;
- All players must be suitable for court wear;
- Proper court demeanor is expected from all players at all times;
- Tennis play is limited to one hour when people are waiting for the court;
- No food or beverages permitted in court area;
- No animals, bicycles, skateboards, roller skates or roller blades or similar type equipment is permitted on the tennis court;
- Players shall remove trash and clean up after themselves; and otherwise leave the area in clean condition.

VI. **Administration of Rules and Regulations:**

A Clubhouse Committee of at least five (5) property owners will be appointed by the Board of Directors to administer the Rules and Regulations of the Clubhouse. Their duties shall include keeping a calendar of events and inspecting the Clubhouse after functions. This committee is permitted discretion in deciding which activities are in accordance with the Rules and Regulations. If a property owner disagrees with the Rules and Regulations and/or the Committee's decision, the procedure for an appeal shall be through the Pristine Place Homeowners Association, Inc.'s Board of Directors.

**REVISED AND APPROVED BY THE PRISTINE PLACE HOMEOWNERS
ASSOCIATION, INC. BOARD OF DIRECTORS ON
JANUARY 17, 2013**