

RULES AND REGULATION
THE SPRINGS OF SUNTREE POA

No liability whatsoever is assumed by the POA for individuals utilizing the community center, recreation facilities and equipment.

1. Every homeowner or tenant of homeowner in good standing can be issued an access card and wrist bands by the office. A deposit is required for each access card. In additions to the deposit, the home owners or tenants is required to provide the office with a copy of the deed or lease agreement reflecting that they are legal residents in the community before receiving access card and/or wrist band. When the access card is issued, the lot owner or tenant will be required to sign an agreement with the POA accepting responsibility for their actions and knowledge of the restrictions and requirements of their chosen community, the Springs of Suntree POA. All agreements will remain on file in the POA's Office at the Community Center. The access card is required to enter and exit the tennis courts, pool area, and gym as well as to enter the outdoor restrooms in pool area. Wrist bands must be worn by all members/tenants 13 years of age and up for each property when utilizing any recreational facilities. All homeowner's family members 13 years of age and over need a wrist band.
2. Use of the community and recreational facilities is restricted to lot owners or registered tenants and their guests. Facilities may be used only during posted hours. All children under the age of 13 must be accompanied by a parent or legal guardian at all times. Children under the age of 16 will not be permitted to use the gym. The Maximum number of guests allowed is Four (4) per homeowner (unless the number of guests exceeding the 4 are immediate family members such as children and grandchildren) who may use any of the facilities at the community center. This is including the pools, recreation hall, exercise equipment, tennis courts, shuffleboard, pool table, ping-pong table, playground, basketball court and any future activities and equipment. Property owners or their tenants of properties delinquent in assessment fees by 90 days and/or violation fines and or suspension will not be entitled to utilize the recreation facilities.
3. While utilizing any of the recreation facilities, guests must be sponsored and accompanied by a resident member. A resident member desiring a guest to utilize recreational facilities when the member is not present must fill out a guest registration form. The form will be valid for a period up to, but not to exceed seven (7) days. These forms are available in the POA's office in the Community Center.
4. Individuals who violate the established rules and regulations in the Community center facilities will be asked to leave immediately by the management or board director and may be subject to suspension based on Florida Statute 720.305 2(b)
5. Community Center hours are posted on the facility and listed in "The Spring Time's" newsletter.
6. **WET BATHING SUITS AND BARE FEET ARE PROHIBITED IN THE COMMUNITY CENTER.**
 - i. **Shirts / Cover-Ups and shoes are required by all while in the clubhouse**
7. **INDIVIDUALS IN NEED OF THE REST ROOMS MUST ENTER FROM THE POOL AREA USING THEIR POOL ACCESS CARD.**
8. No animals allowed on the community center property. (Except documented Service/Support Animal.)
9. No swimming is allowed in any lake, canal or ditch within the community properties. There will be no exceptions to this rule.
10. **NO SMOKING** in or on the Recreational Facilities (i.e. pool enclosure, tennis court, playground, shuffle board/bike rack area, or the basket ball court) Ash towers are located at the front entry area and the bench near the north entrance,.
11. **Gas powered boats** are not permitted in any lake, canal or ditch without consent of the approving authorities. All Coast Guard Rules apply.

12. **Parking** -

- a. Parking is not allowed on **any** grass area or sidewalk at any time, this includes private and community property. Grass parking per Governing Documents of your chosen Community, Sidewalks Per Florida Statute 316.1945 this is a ticket able offence enforceable by the Brevard County Sherriff.
- b. "No Parking" on any street in The Springs between midnight and 7 am is posted and enforced by .The Sheriff's Dept. Commercial vehicles including all private vehicles with signs are not allowed to be parked anywhere except inside a garage unless work is being done that necessitates there being there. Overnight parking of these vehicles is not allowed.
- c. Overnight parking is allowed in the over-flow parking lot only. Any vehicles parked in the overflow parking area (near the Tennis court) must have a registered parking decal or guest pass hang tag. Vehicles without are at risk of tow. Cars that need to be parked longer than overnight must notify the office prior. Commercial vehicles are not allowed in this area. The Springs of Suntree has the right and authority to tow any vehicle that is parked in the over flow parking area without proper parking permit displayed.
- d. Clubhouse parking lot is for resident/guest short term use of facilities only. Do not use for car pool or vehicle storage.

POOL RULES:

1. There are two pools in the pool enclosure area the Exercise /Lap Pool and the Recreational Pool. (there are some specific guidelines that pertain to each pool.
2. Pool hours, rules and regulations are posted at the Community Center facility. Hours are Dawn till Dusk (Sunup no earlier than 7am and Sundown no later than 8:30pm). We do not have night swimming permits or lighting required so if the security lights come on please leave the pool area.
3. Facilities may be used only during posted hours. Every resident (13 years of age or over) must have a wrist band with them at all times. An entrance access card device may be obtained for the swimming pools, pool area restrooms and tennis court. A deposit will be required for the access card and the office will explain the procedures for utilization of this device.
4. Guests must be escorted by a resident over the age of 18 or be over the age of 18 and registered as a guest with the office to use the pool or other amenities of the community. If you have a guest who will be using the facilities without you escorting them, they must be registered with the clubhouse office. **GUESTS ARE LIMITED TO FOUR (4) PER HOUSEHOLD.**
5. No lifeguard is on duty. Residents, tenants and guests swim at their own risk.
6. **A FIVE (5') FEET CLEARANCE FROM THE EDGE OF THE POOL OUTWORD ON THE DECK MUST BE CLEAR AT ALL TIMES. (NO CHAIRS, TABLES, PERSONAL ITEMS OR DRINKS MAY BE WITH IN THIS AREA) PER FLORIDA STATUTE.** Food is only allowed in the picnic table area.
7. Resident's children under the age of 13 will not be allowed in the pool without supervision of a parent or legal guardian.
8. Registered residents or owners must be eighteen (18) years of age to bring guests to the pool area. Only if the guest registration forms is filled out.
9. Showers are required before each time entering the pool per Florida State Law. (if you apply sunscreen you must rinse off before entering the pool)
10. Games are not allowed in the Exercise /Lap pool. Boats, large floats and other cumbersome floating material are not permitted in the Exercise/Lap pool. No Floating devices other than those to assist with swimming or designed for water exercise are allowed in the Exercise/Lap Pool. Running, diving, or boisterous behavior is not tolerated. Members of the POA and tenants are responsible for their guests and children. Unnecessary splashing or horseplay will not be tolerated.

11. Games and small floating devices can be used in the Recreational Pool when there are less than 10 or more people in the pool who are not participating in the game. Boats, large floats and other cumbersome floating material are not permitted in the Recreational Pool if others are using the pool. Swimming aids for children and adults such as floaties, noodles, or kick boards are permitted as needed.
12. Running, diving, or boisterous behavior is not tolerated. Members of the POA and tenants are responsible for their guests and children. Unnecessary splashing or horseplay will not be tolerated.
13. **NO SMOKING IN THE POOL FENCED AREA OR ANY RECREATIONAL FACILITY AMINITIES** (see rule)
14. Glass containers of any kind are not permitted.
15. **ALCOHOL OF ANY KIND IS STRICTLY PROHIBITED. NO ALCOHOL** of any kind is allowed on Community property.
16. Drinks are allowed in the pool area, but must remain FIVE (5) feet from the pool. Drinks must be kept in Styrofoam, plastic, or aluminum containers.
17. Chewing gum is strictly prohibited from the pool deck. (NO GUM)
18. Food is not allowed on the pool deck per Florida State Law. Food is permitted only in picnic area located on the pool deck. (NO FOOD ON DECK)
19. Cooking is not permitted within any fenced area. This fenced area includes the pool, playground and tennis court. No resident use of gas or charcoal grills is allowed. Covered dishes or potluck are allowed under the pavilion only.
20. Regular swimwear (no cut off shorts) is required in the pool. Thong bathing suits are strictly prohibited. Children not yet toilet trained must wear a disposable swim diaper at all times.
21. Exercise/lap pool to be used for exercise/lap swimming. Children must be physically accompanied by an adult while in the Exercise /lap pool for exercise /lap swimming. Recreational Pool is to be used for Recreational swimming activities within the guidelines established by the rules and regulations of the association and according to state regulations and laws. IF/when the Recreational Pool is below 80° degrees the Exercise/lap pool can be used to accommodate recreational use with the limitations that no games or floating devices are allowed. Lap lane is requested to remain unobstructed and open for lap swimming
22. Any individual using the pool will do so at his/her own risk. The Association will not be responsible for anyone's injury and/or the loss and/or damage to any individual and/or property of any kind. The association assumes no liability whatsoever.
23. The State Board of Health classified the pools as no diving pools and set the capacity at 32 for the Recreational pool and 63 for Exercise/lap pool.
24. Waste cans are provided in pool area. No littering, please. Please return all pool furniture to the original locations and close all the table umbrellas upon leaving. There is not a pool attendant.
25. Jumping the pool fence and loitering in the pool area is not permitted and can result in the suspension of Community Center privileges. Please keep gate closed and locked at all times. (Note: Don't hold gate open for others who are without an access card.)
26. Any resident or guest of resident who is caught violating the rules may be instructed to leave the facilities by a member of administrative/management staff or board of director in refusing to comply. Privileges to use the facilities may be suspended for a month enforceable based on the community documents and Florida State Statute 720 as advised by the community's attorney.

GYM AND EXERCISE ROOM

1. All residents use access card to enter and utilize the gym equipment. All guests must sign in before accessing the gym.
2. Children under the age of sixteen (16) **will not** be allowed in the gym. Approved tenants and their guests may also use the facility. Any resident between the ages of 16 and 18 years of age are required to be registered by their legal guardian and resident of the Springs of Suntree.
3. Wipe down the machines after their use and report to the office if any machines are in need of repair.
Return weights to the storage rack.
4. Any individual using the gym will do so at his/her own risk. The association will not be responsible for injury, loss and/or damage to any individual and/or property of any kind. No liability whatsoever is assumed by the association.
5. Boisterous or destructive behavior will not be tolerated
6. Any resident or guest of resident who is caught violating the rules may be instructed to leave the facilities by a member of administrative/management staff or board of director in refusing to comply. Privileges to use the facilities may be suspended for a month enforceable based on the community documents and Florida State Statute 720 as advised by the community's attorney

TENNIS COURT RULES

1. The Tennis Court is to be used for tennis only.
2. Proper footwear is required on the tennis court.
3. Access Card and wrist bands are necessary to enter and use the court. Secure the gate to closed and locked position upon leaving.
4. When other players are waiting to use the court, there will be a time limit of one hour or 3 sets, whichever comes first.
5. **Pets are not allowed on the tennis court.**
6. Skateboards, shoe-skates, bicycles, tricycles or the like are not allowed on the tennis court at any time.

SHUFFLEBOARD COURT RULES

1. Shuffleboard equipment must be checked out at the POA's office.
2. No more than four (4) players are permitted on any one court at the same time. Children under 13 years of age must be accompanied by an adult POA member or their parent or legal guardian.
3. These courts are to be used only for Shuffleboard. Skateboards and shoe-skates are not allowed.

BASKETBALL COURT RULES

1. A basketball may be checked out at the POA's office.
2. No hanging on rim, net, or backboard is permitted.
3. The basketball court is to be used for basketball only.

PING PONG TABLES

1. Ping Pong rules must be honored. Sitting on the ping-pong table is not allowed.
2. Ping-pong equipment must be checked out from the POA's office and returned in the condition it was found.
3. Only use the paddles and balls on the table surface, not on the floor or the walls.

PLAYGROUND

1. The playground is for the use of homeowners / tenants and their guests. (Playground equipment is designed for children between the ages of 2-12 with climbing systems for ages 5-12)
2. Pets are not allowed in the playground area.

HALL ROOM - POOL TABLE

1. Anyone under the age of thirteen (13) must be accompanied by their parent or legal guardian.
2. Food, beverages, wet bathing suits, and bare feet are not permitted while playing pool.
3. Sitting on the table is not allowed.
4. All residents **must sign in** for any equipment they would like to use. (The equipment sign in/out log is located in the business office of the Community Center) This log must be filled out in order to use the equipment. Log must contain the following information: Name, address, name of parent or legal guardian, time equipment checked out, time checked in, and equipment utilized.
5. Boisterous or destructive behavior will not be tolerated!
6. Individuals, who violate the established rules and regulations of the Community Center facilities, continued destructive behavior will result in a suspension of rights to the Community Center. Any resident or guest of resident who is caught violating the rules may be instructed to leave the facilities by a member of administrative/management staff or board of director in refusing to comply. Privileges to use the facilities may be suspended for a month enforceable based on the community documents and Florida State Statute 720 as advised by the community's attorney
7. All residents **must sign out** all equipment utilized. Equipment is to be left in the condition it was found. Billiard balls should be placed back in their box. Billiard balls, rakes & pool table brush must be returned to the business office in the same condition they were in when signed. If any damage to equipment occurs, it will be the responsibility of the individual (tenant, parent or legal guardian) who signed it out to replace it. Please replace the pool table cover when you are done.

RULES ENFORCEMENT

1. All rules in the Community Center will be enforced by the office as directed by the Board of Directors of the POA. Individuals are responsible for reporting all violations to the office for action. All individuals violating the community center rules will be asked to leave the facilities immediately, and could be subject to suspension of Community Center privileges in accordance with community documents and Florida state statute 720.
2. Only written and signed complaints will be acted upon by management. All complaints will be kept confidential and a written response or phone call will be forwarded to the complainants.
3. Failure of homeowners and approved tenants to comply with these rules and regulations, and covenants, Articles of Incorporation, and By-Laws in additions to state and local government regulations, will result in the POA taking appropriate action by way of liens, restraining orders, injunctions, fines, or other legal devices. In any such legal proceedings, the prevailing party will be entitled to recover costs of action and reasonable attorney's fees.

THESE RULES AND REGULATIONS ARE SUPPLEMENT TO AND DO NOT SUPERCEDE THE REVISED AND AMENDED ARTICLES OF INCORPORATION, BY LAWS AND DECLARATION OF COVENANT AND RESTRICTIONS OF THE SPRINGS OF SUNTREE PROPERTY OWNERS ASSOCIATION, INC. WHICH STILL REMAIN IN EFFECT.

Approved on: May 19, 2014

Peter Sacco
President BOD

Evelyn Brown
Secretary BOD