

1. All residents must be registered with the Springs of Suntree Property Owners Association office.

2. Owners choosing to lease their Springs of Suntree homes must provide the following in addition to adhering to the requirements of the Declaration of Covenants and Bylaws of your chosen community:

- All intended occupants 18 years of age or older shall be listed on the lease agreement and all vehicles registered to tenants shall be listed by make, model and tag. The lease shall include a provision that all occupants must abide by the Association's governing documents, including its use restrictions. A copy of the written and executed lease agreement along with a criminal background check on all prospective tenants over the age of 18 must be provided to the Association's manager prior to the tenant taking possession of the residence or else the proposed will not be registered in the Association's directory as a valid, current occupant and shall be subject to eviction by the Association.
- Lease must be for no less than six (6) consecutive months.

3. Parking –

- 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 ticketable offense enforceable by the Brevard County Sheriff.
- "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 their being there. Overnight parking of these vehicles is not allowed.
- 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.
- Clubhouse parking lot is for resident/guest short term use of facilities only. Do not use for car pool or vehicle storage.

4. No swimming is allowed in any lake, canal or ditch within the community properties.  
There will be no exceptions to this rule.

5. Gas powered boats are not permitted in any lake, canal or ditch without consent of the approving authorities. All Coast Guard Rules apply. Use of any nonmotorized boat is at your own risk.

6. No Fishing unless from your own property. All fishing is catch and release and done at your owner risk.

7. Maintenance of residential lots, properties and homes are to be maintained in compliance with the governing documents and the Architectural Standards Manual.

SPRINGS OF SUNTREE POA, INC.  
COMMUNITY CENTER AND FACILITY USEAGE  
RULES AND REGULATIONS

No liability whatsoever is assumed by the POA for individuals utilizing the community center, recreation facilities and equipment. Residents and their guests use the community center and common areas of the Springs of Suntree at their owner risk.

1. Every homeowner or tenant of homeowner in good standing will be issued an access card the home owners and tenants will 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.-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. 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, gym facility and pool area as well as to enter the outdoor restrooms in pool area.
2. Use of the community and recreational facilities is restricted to lot owners, tenants and their guests. Facilities may be used only during posted hours. Children under the age of 13 will **not be** allowed in the recreational hall without their parent or legal guardian. Children under the age of 16 will not be permitted to use the gym unless accompanied by a registered resident adult. Approved tenants and their guests may also use the facility.\_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 pool, recreation hall, exercise equipment, tennis courts, shuffleboard, pool table, ping-pong table, playground, basketball court and any future activities and equipment. Property owners or tenants of property owners that are delinquent in ~~monthly~~ assessment fees and/or charged with violation fines 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. Further suspension and fines may be applicable if necessary, once due process is provided in accordance to Florida Statute 720 and the governing documents.
5. Community Center hours are posted on the facility notice board.
6. **No animals allowed on the community center property. (Except Documented Service Animals)**
7. The wooded preserve and drainage areas within the preserve are restricted to authorized personnel only. Any unauthorized persons in the preserve area are trespassing. This is including owners and residents of the Springs of Suntree.

**POOL RULES:**

1. 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.
2. Pool hours, rules and regulations are posted at the Community Center facility.
3. Facilities may be used only during posted hours. (Swimming is allowed anytime between DAWN TIL DUSK) An access card may be obtained for the swimming pools, gym 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. No lifeguard is on duty.
5. Residents, tenants and guests swim at their own risk. **Resident's children and /or guests under the age of 13 will not be allowed in the pool without supervision of a parent or legal guardian age 18 years or older.**
6. **GUESTS ARE LIMITED TO FOUR (4) PER HOUSEHOLD.**-Registered residents or owners must be eighteen (18) years of age to bring guests to the pool area.-If you have a guest who will be using the facilities without you escorting them, they must be registered with the clubhouse office. Guest may use the facility un accompanied Only if the guest registration forms have been filled out and they meet the age requirements.

7. WET BATHING SUITS AND BARE FEET ARE PROHIBITED IN THE COMMUNITY CENTER.

**Shirts / Cover-Ups and shoes are required by all while in the clubhouse.**

8. INDIVIDUALS IN NEED OF THE REST ROOMS MUST ENTER FROM THE POOL AREA USING THEIR POOL ACCESS CARD.

9. Showers are required before each entry into the pool per Florida State Law.

10. A FIVE (5') FOOT CLEARANCE FROM THE EDGE OF THE POOL OUTWARD ON THE DECK MUST BE CLEAR AT ALL TIMES. (NO CHAIRS, TABLES, PERSONAL ITEMS OR DRINKS MAY BE WITH IN THE AREA) PER FLORIDA STATUTE. Food is only allowed in the picnic table area in the pool enclosure area.

11. Games will not be allowed if the pool is being used by 10 or more people. 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.

12. Boats, large floats and other cumbersome float materials are not permitted when others are in the pool. Swimming aids for children and adults such as floaties, noodles, or kick boards are permitted. The office will determine if an item is unsafe and may have the item removed from the pool.

13. Glass containers are not permitted. Non-Alcoholic Drinks of any kind are allowed on Community property. Drinks are allowed in the pool area but must remain five (5) feet from the pool edge including pool furniture and any other personal items not part of the pool structure. Drinks must be kept in Styrofoam, plastic, or aluminum containers. Chewing gum is strictly prohibited. **Food is not allowed on the pool deck per Florida State Law.** Food is permitted only in picnic area located on the pool deck.

14. 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 are allowed. Covered dishes or potluck are allowed under the pavilion only. You must clean up and remove any food/trash from the pool area. **DO NOT FILL THE COMMUNITY CENTER TRASH CANS THAT ARE LOCATED IN THE POOL AREA, PLAYGROUND AREA, TENNIS COURT OR BASKETBALL COURT WITH FOOD SCRAPS!** It will draw rodents.

15. Regular swimwear (no cut off shorts) are required in the pool. Children and those who have urinary incontinence must wear a swim garment designed for use in the pool (swim diaper) When the Recreational pool's temperature is below 80 degrees the Exercise pool becomes an all swim pool however, rules on toys and games set forth for the Exercise pool are posted on the adjacent wall and still apply.

16. The State Board of Health classified the pools as no diving pools and set the capacity at 32 for Recreational pool and 63 for Exercise pool.

17. 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.

18. Jumping the pool fence and loitering in the pool area is not permitted and can result in the suspension of Community Center privileges and fines. Please always keep gate closed and locked.  
(Note: Don't hold gate open for others who are without an access card.)

19. **ALCOHOLIC BEVERAGES ARE STRICTLY PROHIBITED!** No Alcohol of any kind is allowed.

20. Rules specifically established for the Exercise Pool and those specially established for the Recreational Pool are posted on the walls of the Community Center building directly adjacent to the individual pools.

21. No Smoking is allowed in the POOL AREA. There are designated smoking areas near the parking lot at the entrance to the building and a bench near the entrance to the parking area

## **GYM AND EXERCISE ROOM**

All residents **must use access card to enter and utilize the gym equipment.** Gym hours are strictly 5am – 9pm Sunday – Saturday. (the gym is the only area of the community center that is open after dusk)

1. Children under the age of sixteen (16) **will not** be allowed in the gym unsupervised unless their legal guardian registers them to do so. No more than 4 minors allowed in the gym at any time. Residents under the age of 16 or non-gym registered resident 16-year-old may enter the gym with their legal guardian only. No guests under the age of 18 are allowed in the gym.
2. Access to the restrooms when the lobby is closed is through the pool restroom doors. You must have your access card to enter the pool area and restrooms.
3. Wipe down the machines after use, returning all weights to the storage rack. Report to the office if any machines need repair
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. Weights must be returned to the floor in a smooth manner. Releasing weight in any other manner to fall to the floor may result in damage to flooring/foundation.
6. Boisterous or destructive behavior will not be tolerated.
7. No food or sugar/ drinks in gym. Water and sports drinks are allowed but must be in a spill proof container and taken with you when you leave.

## **TENNIS COURT RULES**

1. The Tennis Court is to be used for tennis or pickle ball only.
2. Proper footwear is required on the tennis court.
3. Access Cards are necessary for entry or leaving the court. Blocking open the gate is never authorized. (Important to note #7 regarding auto locking of the system.)
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.
8. Tennis court hours are DAWN Until DUSK. Gate auto locks at 9pm. You will need to call for assistance if you are in the court area after 9pm. Fees may be charged if assistance is required based on failure to adhere to the rules and hours.

## **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.
4. The Shuffleboard court hours are Dawn until Dusk.

## **BASKETBALL COURT RULES**

1. No hanging on rim, net, or backboard is permitted.
2. The basketball court is to be used for basketball only.

3. Basketball court hours are from Dawn until Dusk.

**HALL ROOM - POOL TABLE**

1. Pool Table play is only available during office hours. 9-5 Monday thru Friday.
2. Anyone under the age of thirteen (13) must be accompanied by their parent or legal guardian.
3. Food, beverages, wet bathing suits, and bare feet are not permitted while playing pool.
4. Sitting on the table is not allowed.
5. Boisterous or destructive behavior will not be tolerated!
6. Please put the playing equipment away properly and replace the pool table cover when you are done.

**PLAYGROUND**

4. 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)
5. No child should be in the playground area unaccompanied by an adult or guardian.
6. Playground hours are from Dawn until Dusk.
7. Gates are always to remain closed unless ingress or egressing the park.
8. After hours entry to the park will be considered trespassing.
9. Pets are not allowed in the Community Center area. (exception for certified service animals)

**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. Suspension of access and fines may also be applicable based on the results of due process in accordance with Florida Statute 720 and the governing documents. Failure of homeowners and approved tenants to comply with these rules and regulations, and covenants, Articles of Incorporation, and By-Laws in addition 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.**

President Peter Sacco Date 2-14-19 Secretary Evelyn B. Brown Date 2/14/19

Printed: PETER SACCO Printed Evelyn B Brown

In the County of Brevard, State of Florida On this 14 day of 2019 before me the undersigned Notary

Public personally appeared Peter Sacco, Evelyn B Brown Personally, known to me, proved to be through documentary evidence To be the person named in the foregoing and executed the same.

Notary Signature: Angie L Hernandez

Notary Printed Name: Angie L Hernandez

Commission Number: 220514

My Commission expires on May 21 2022

