

BEACON WOODS EAST HOMEOWNERS' ASSN., INC.

RULES AND REGULATIONS

REVISED AND APPROVED SEPTEMBER 2020

ARTICLE I

PREFACE

All policies and procedures contained herein have been formally adopted by the Board of Directors of the Beacon Woods East Homeowners' Assn., Inc. (BWEHA). These policies and procedures together with the Articles, the Declarations, and the By-laws of the Association constitute the rules for governing and operating the Clubhouse, the Common Areas and the Recreational Facilities of BWEHA. The policies and procedures stated herein are subject to amendment by action of the Board of Directors.

ARTICLE II

PURPOSE

The purpose of these rules and regulations is to promote the health, safety, welfare and recreation of the Association members and the financial integrity of the Association while abiding by Federal, State and local regulations.

ARTICLE III

USE RESTRICTIONS

OPERATIONS

The Clubhouse and its recreational facilities are operated in the best interests of BWEHA members. The operation of the Clubhouse and its recreational facilities shall be such as to comply with existing insurance regulations. BWEHA shall not sponsor any religious, commercial or political events. Nothing contained herein shall be deemed to prohibit a member's sponsoring such events. No event shall be permitted which impacts upon insurance liability.

AGE LIMITATIONS

Children ages twelve (12) years and younger must be accompanied and supervised by an adult eighteen (18) years or older while in fenced areas that enclose the swimming pool, shuffleboard courts and tennis courts.

LAWFUL USE

Unlawful use of the Clubhouse or recreational facilities is prohibited. All zoning ordinances, Federal, State and County laws and rules and regulations having jurisdiction are strictly observed.

Upon request by a Director, Staff or other authorized person (such as Greeter or Law Enforcement Officer), a member or guest on common areas must present a valid BWEHA photo ID card or guest card.

NUISANCES

No nuisance shall be allowed upon the Clubhouse property or the recreational facilities. Only battery operated devices WITH HEADPHONES will be permitted in the fenced area enclosing the swimming pool and shuffleboard courts.

HEALTH AND SAFETY

All parts of the clubhouse and its recreational facilities shall be kept in a clean and sanitary condition and shall conform to Florida State and Federal regulations. There shall be:

No smoking in the Clubhouse.

No skateboards or roller blades permitted on Clubhouse property except inside the All Purpose Court and then ONLY if no one is playing basketball or handball at the time.

No bicycles or motorized scooters (except those in use by a certifiably disabled person) are to be ridden on the parking lot, sidewalk or lawn adjacent to the Clubhouse, and they shall be parked only in the designated area.

No member or guest shall be permitted to make use of the common property in such a way as to increase the cost of insurance upon the Clubhouse property or its recreational facilities.

PETS

Except for service animals, no pet or animal is allowed in the Clubhouse or on any portion of the Clubhouse grounds or enclosed by the perimeter of sidewalks.

NEGLIGENCE AND LIABILITY

Members and their guests are jointly and separately liable for all repair and replacements as a result of their negligence or deliberate destruction. Caterers or other hired service groups are required to provide a Certificate of Insurance for liability coverage in an amount no less than Three Hundred Thousand (\$300,000) Dollars.

PROPERTY

No property of the Association may be taken from the premises or its recreational facility for personal use by members or non-members, such as guests of members, caterers, etc.

FACILITIES UTILIZATION

The use of the Clubhouse and recreation facilities is limited to BWEHA members in good standing, as defined in Florida Statutes.

CLUBHOUSE

Any qualified member who wishes to host a function in our Association's Clubhouse shall make arrangement with the Property Manager by completing a Facilities Utilization Request form complying with requirements listed in the form and paying the required rental, cleaning fee deposit and damage deposit. A non-association member who resides in our community is not eligible to rent the Clubhouse.

Qualified members of BWEHA and the members of their family in legal residence may rent the Clubhouse for lawful meetings and events. The rental fee is \$300. In addition, the qualified member(s) renting the Clubhouse must submit a cleaning deposit of \$100 and a damage deposit of \$100 (total \$500). After the event, an Association representative will inspect the premises, and the cleaning and/or damage deposits shall be refunded to the qualified member(s) renting the Clubhouse, less any amount charged for cleaning the facility and/or less any amount paid by the Association for repair of damage or replacement of damaged property. Any costs for cleaning, damage, or replacement in excess of the deposit is the sole responsibility of the qualified member(s) renting the Clubhouse.

Qualified members may use the Clubhouse without charge for an after-funeral gathering for a deceased member by contacting the Property Manager to reserve the facilities.

OUTDOOR AMENITIES

All outdoor amenities, including the barbecue area, tennis court(s), all-purpose court and playground area, are available to Members and the members of their family in legal residence and their registered guests on a first-come, first-serve basis, unless the amenity or amenities is/are being used for an Association-sponsored event to which all Members, members of their family in legal residence and their registered guests are invited, or the amenity has been reserved in accordance with the following paragraph:

Qualified members of BWEHA and the members of the family in legal residence may reserve the barbecue area, one tennis court, all-purpose court, or playground equipment for private use for up to six (6) hours by completing a Facilities Utilization Request form and paying a rental fee of \$25 per amenity.

USE BY LESSEE/RENTAL OCCUPANTS

The owner of a member property is entitled to delegate certain privileges to the Lessee/Renter tenants as enumerated in the Relinquishment of Rights to the Lessee/Renter signed by the Owner and submitted to the Association Office. The property owner then forfeits his/her right to use the facilities for so long as the Relinquishment of Rights remains on record. This delegation relates to club social activities and recreational activities and does not include the BWEHA official business responsibilities and interest of the property owner, such as voting and holding office as a member of the Board of Directors. A non-association member who resides in our community is not eligible to rent the Clubhouse. The owner must remain in good standing and tenant must continue to reside in the house.

DRESS CODE

Members and guests are not permitted in the Clubhouse unless properly dressed. The Dress code for the clubhouse and recreational facilities is set forth to sustain an atmosphere of respectability and dignity. In the Clubhouse, there will be:

1. No bare feet
2. No swimsuits
3. Shirt must be worn

GAMBLING

Gambling is prohibited in and on all premises of the Association under the provisions of Florida Statutes.

ALCOHOLIC BEVERAGES

The sale of alcoholic beverages is prohibited in and on all premises and the dispensing and consumption of alcoholic beverages will be governed by the provisions of Florida Statute 562.12. In addition, the dispensing and consumption of alcoholic beverages is prohibited on all BWEHA property except spaces of the Clubhouse approved by the Board of Directors. Persons under legal age shall not be served alcoholic beverages even though parental permission may have been given. Any person violating this rule is subject to disciplinary action by the Board of Directors and/or local law officials.

ARTICLE IV

OPERATING REGULATIONS

USE OF FACILITIES

Members and members of their family in legal residence using the facilities shall have a valid Keycard when using the pool, shuffleboard or tennis courts. Members and members of their family in legal residence may bring guests, provided he/she pays a guest fee at the Association Office or put the money in the Guest Fee dropbox located in the pool area for each guest. There are two types of guests:

- Type 1: A person who is an overnight guest of a BWEHA member.
- Type 2: A person who is not an overnight guest of a BWEHA member.

PERSONS WHO ARE NOT MEMBERS OF BWEHA AND LIVE IN BEACON WOODS EAST CANNOT BE A GUEST.

A guest must be accompanied by a member, or must present a valid guest card to the Association Office, pool attendant or event coordinator.

A guest may not bring a guest.

GUEST FEES

Type 1: One dollar (\$1.00) per DAY for adults and fifty cents (\$.50) for ages twelve (12) and younger.

ROUTINE HOURS OF OPERATION

Clubhouse and Association Office: Monday through Friday, 9 a.m. to 5 p.m. except certain legal holidays

Swimming Pool: Open daily 9 a.m. to 9 p.m., unless otherwise stated in *The Beacon*.

All-Purpose Courts: Open daily sunrise to sunset

Shuffleboard Courts: Open daily during swimming pool hours

Tennis court: Open daily

HOURS SUBJECT TO SEASONAL CHANGE AND WEATHER CONDITIONS

When storms or hurricanes threaten our area, social events and pool hours scheduled to take place before or after the threatening weather may be canceled to give Association personnel a chance to protect the Clubhouse and related facilities.

ARTICLE V

CLUBHOUSE ACTIVITIES

A group of BWEHA members may sponsor an activity such as bingo, line dancing, exercise classes, etc., with Board approval. Scheduling of these and other interior Clubhouse activities, such as cards, dances, Women's Club, Craft Group, etc. shall be approved by majority vote of the Board of Directors and scheduled with the Property Manager.

ARTICLE VI

SWIMMING POOL

BWEHA, Inc. is NOT responsible for enforcing any Federal, State or County Codes or Ordinances. Swimmers and those occupying the pool perimeter do so AT THEIR OWN RISK. BWEHA, Inc. is NOT responsible for anyone who is injured through the actions of other swimmers or pool area occupants.

BWEHA members and members of their family in legal residence MUST have a Keycard to enter the pool enclosures AND acknowledge and agree to the above statement.

1. No food, glass or animals are allowed in the pool or on the pool deck. Food may be consumed in the picnic area next to pool.
2. No more than Thirty-Nine (39) people may be in the pool at one time.
3. No more than a total of Sixty (60) people may be inside the pool enclosure (pool and deck) at one time.
4. Everyone must shower before entering the pool.
5. NO DIVING!!!!

FOR SAFETY'S SAKE...

Children age twelve (12) and younger must be accompanied and supervised by an adult age eighteen (18) or older.

TO PROTECT OUR FILTERING SYSTEM...

Please wear standard swimming attire - no thread-shedding materials, such as cut-off jeans.

If your hair is longer than six (6) inches, please either bind it up with a rubber band or wear a swim cap.

FOR HEALTH'S SAKE...

Those age two (2) and younger and those who are incontinent should wear plastic or rubber protective panties which are tightly fitted at the legs and waist with elastic, such as Little Swimmers brand. Disposable diapers or Depends would NOT fit this description.

If you have questions concerning the interpretation of the above items, please ask the Property Manager.

ARTICLE VII

SHUFFLEBOARD COURTS

Members and the members of their family in legal residence shall register for use of courts and equipment at the Pool Attendant counter or Association office. A valid BWEHA ID must be submitted upon request.

ARTICLE VIII

TENNIS COURTS

The tennis courts are for the use of BWEHA members and the members of their family in legal residence and their registered guests only (See Article IV) on a first-come, first-serve basis, unless the court is or courts are reserved in accordance with ARTICLE III, FACILITIES UTILIZATION, OUTDOOR AMENITIES and the reservation fee paid in full.

TENNIS BALL SHOOTER

The club's tennis ball shooter is available for rental to BWEHA members and their registered guests. The shooter shall be promptly returned to the Clubhouse after use and shall not be removed from Clubhouse property.

RULES OF PLAY

Courts shall not be used when the nets are lowered or for purposes other than tennis. U.S. T.A. rules shall apply to all play.

SAFETY REGULATIONS

No person shall cross another court while it is in play or distract players while a match is in progress. There shall be no rough-housing or climbing on the screening around the courts. No food or drink (except drinks in a non-breakable container) is allowed within the court enclosure.

PROPER DRESS

Players shall wear clothing appropriate for tennis. Players must wear shirts or tops and under no circumstances will bathing suits be permitted. Tennis shoes are to be worn on the courts.

ENFORCEMENT

Questions concerning the interpretation of these rules and regulations or other matters pertaining to tennis court operations shall be referred to the Property manager. Rules and regulations must be obeyed or the offender shall be denied court privileges.

ARTICLE IX

ALL PURPOSE COURTS

The courts are for the use of BWEHA members and family members in legal residence and their registered guests (See Article IV) on a first-come, first-serve basis, unless the court is or courts are reserved in accordance with ARTICLE III, FACILITIES UTILIZATION and the reservation paid in full.

ARTICLE X

PLAYGROUND AND EQUIPMENT

The playground equipment is for the exclusive use of the members of the Association, their children and guests on a first-come, first-serve basis, unless the area is reserved in accordance with ARTICLE III, FACILITIES UTILIZATION and the reservation paid in full.

Rough-housing or horseplay will not be tolerated. Any person caught deliberately destroying or damaging any playground equipment shall be suspended from the facilities for a period of sixty (60) days. The All Purpose play set is limited to those children who weigh no more than one hundred (100) pounds and do not exceed ten (10) years of age.

Any person or persons who damage or deface BWEHA property will be held totally responsible for the cost of repair or replacement, including legal fees incurred to recover those damages. parents and/or legal guardians will be held responsible for persons under the legal age of responsibility.

ARTICLE XI

ENFORCEMENT OF RULES AND REGULATIONS

(See AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BEACON WOODS EAST, Article II, Section B.)

Persons using abusive language, threats, intimidation, creating a nuisance and/or showing discourteous conduct to our staff, volunteers, members and/or their guests, and/or a disregard for the proper use and care of the BWEHA property and equipment may be restricted or barred from the Clubhouse and its properties by the Property Manager, as deemed necessary and appropriate.

Such actions taken by the Property Manager shall be reviewed by the Board of Directors within 30 days, in accordance with Florida Statutes.

Rules and Regulations shall be enforced in the following manner:

1. (a) Upon the occurrence of a violation, the staff member, volunteer, member or guest may advise the alleged violator of violation and request compliance. If the violation is of a serious nature, is willful, endangers people or property or severely inhibits the peaceful enjoyment of Clubhouse and recreational areas by other members/guests, the alleged violator will be informed that staff members have authority to contact sheriff's office to assist in removing the violator.

(b) The alleged violator will be sent a 14-day notice for a hearing to be conducted in accordance with Florida Statute 720.305(2)(a) for proposed suspension of thirty (30) days from Clubhouse and recreational areas.
2. Second infraction by same person, same procedure (1)(b) for a proposed suspension of sixty (60) days.
3. Deliberate destruction of property, same procedure ⁶as (1) (a) and (1)(b). Violators will be sent a bill for the

cost of repair or replacement. if a child is a violator, notice and bill will be sent to parent or guardian.

Suspensions will be effected in accordance with Florida Statute 720.305(2)(a), which states in pertinent part:

"....A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the Board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, sister of an officer, director or employee. if the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed."