

## **WINDSOR PARK CLUBHOUSE - RULES AND REGULATIONS**

The Clubhouse facilities shall be available to all homeowners in good standing with the Association and their guests, subject to the following rules:

The main building opens at 7:00 a.m. and closes at 10:00 p.m. The fitness center and exterior bathrooms open at 5:00 a.m.

- 1) Clubhouse multi-purpose room rental hours are between 7:00 a.m. until 10:00 p.m. All parties must conclude by 10 p.m.
- 2) No smoking is permitted anywhere in the clubhouse or pool area, grill or fire pit area.
- 3) No pets are permitted anywhere in the clubhouse facility, pool area, or mailroom.
- 4) Proper attire is required in the building, i.e., no swimsuits, bare feet, bare chest. Cover-ups are required.
- 5) Homeowners are responsible for their conduct as well as the conduct of their guests. Courtesy, decorum, good conduct and safe behavior must be observed. No loud or disorderly conduct.
- 6) Any persons or organizations using the clubhouse are responsible for the cost, repair or replacement of any homeowner association property that is misused, damaged or stolen while under their or the organization's care, custody or control.
- 7) Personal supplies or equipment may not be stored at the clubhouse or pool area. Personal supplies or equipment will not confer any responsibility to the Association for any loss or damage sustained by such property.
- 8) The authorized resident using the clubhouse kitchen facilities is responsible for the care and cleaning up thereof. Urns, coffee canisters, counters, etc. shall be thoroughly washed. Garbage must be removed from the premises. Furniture and equipment must be returned to its proper locations.
- 9) No equipment, furniture, notices or photos on association property may be removed from the clubhouse or its surrounding areas.
- 10) The Rental agreement is only for use of the clubhouse multi-purpose room and excludes the fitness center, TV room and pool. There are Non-Refundable Use Fees and a Refundable Security Deposit required with the application to reserve a date for a clubhouse rental. *There are no fees for use of the room for board-sanctioned activities. The furniture in the room must be rearranged to its regular position after the event.* Residents are to call Management, Capital Realty Advisors, at 561-624-5888 to reserve the facilities.
- 11) *The TV room/lounge is for personal use by residents only and may not be reserved or used for parties, presentations, meetings, etc.*
- 12) No children under the age of 16 are permitted to use the fitness equipment.
- 13) No one under the age of 18 is permitted to use the grill or fire pit equipment.

By: \_\_\_\_\_

Resident

Date

- 14) Homeowners are not permitted to have pool parties. No decorations are allowed in pool area. No glass is allowed within the pool fence. In the event of broken glass inside the pool fences, the resident responsible for pool entry will bear the cost of pool and deck clean-up including draining and refilling pool if necessary. All food and drink must be a minimum of 4 feet from the pool. Only personal safety flotation devices and noodles are allowed in the pool. Items such as kayaks, and surfboards are not permitted due to safety concerns. Children who are not potty-trained are required to wear appropriate water tight attire at all times while in the pool and pool area.

Residents are to call Capital Realty Advisors at 561-624-5888 to report any pool incidents.

- 15) Homeowners will observe a 10:00 p.m. noise ordinance. No outside noise is allowed after 10:00 p.m. in outside areas. Pool area closes at sunset, in accordance with County regulations.
- 16) The posting of signs, notices or photos on any common area or clubhouse surface or clubhouse property is prohibited, any other use of the clubhouse facility or property must be approved by Management.
- 17) Reservations for the use of the clubhouse facilities must be approved and scheduled by the management office no earlier than 60 days prior to the event. A refundable damage deposit and a non-refundable cleaning fee will be collected from residents at time of reservation.
- 18) Failure to abide by any of the terms of the rental agreement or clubhouse rules will result in the forfeiture of the security deposit. The HOA may then impose additional fees to pay for any damages or loss that would have been covered by the forfeited security deposit.

I acknowledge that I have read and agreed to the Terms and Conditions of the Windsor Park Clubhouse Rules. I agree to indemnify and hold harmless the Windsor Park HOA, its officers, employees and agents from and against any accident or injury that might be sustained from the use of the clubhouse. I will assume full responsibility for the actions of my guests and be personally liable for any claims that may arise as result of their actions while using this facility.

By: \_\_\_\_\_  
Resident Signature Date