

**RULES & REGULATIONS FOR
CLUBHOUSE AND POOL FACILITIES**

Governing Documents:

1. Articles of Incorporation, Article III, Purpose of Association:

"The general nature, objects and purposes of the Association shall be:

- A. To promote the health, safety and social welfare of the owners of the property described as PALAMAR OAKS VILLAGE according to the Plat thereof filed among the public records of Osceola County, Florida;
- B. To provide for the improvement, maintenance and preservation of said property."

2. Declaration of Covenants, Conditions and Restrictions: Declaration: "which are for the purpose of protecting, the value and desirability of, and which shall run with, the real property."

3. Adopted By-Laws Article VII, POWERS AND DUTIES OF THE BOARD OF DIRECTORS

"Section 1. Powers. The Board of Directors shall have to:

- (a.) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof."

The following Rules and Regulations are provided in support of our Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions; and the By-Laws: But provide the Rules and Regulations for governing the use of the Clubhouse and Pool Facilities. These Rules and Regulations are not to be considered complete or conclusive and will be updated periodically to reflect additional requirements or clarification of issues that arise:

RULES FOR USE AND RENTAL OF VILLAGE CLUBHOUSE:

- 1. The primary purpose of the clubhouse is for use by the Homeowners for Association meetings, social events and other activities, open to all Homeowners, and these functions will have priority in the scheduling of the Clubhouse.
- 2. Due to misuse and damage to the Clubhouse, the doors will be locked at all times and when anyone wishes to use the Clubhouse, they can contact the Clubhouse/Pool Chairperson, who will open the doors to the Homeowner requesting use. The restrooms in the Clubhouse are open to the users of the pool. Lights must be turned off when leaving the Restrooms.
- 3. Homeowners and tenants, when the homeowner(s) have conveyed this privilege to their tenant(s), may request rental of the Clubhouse for private/personal functions, which they are personally hosting with an identified familia and intimate interest; however, a designated Association Member must be in attendance during any rental event.
- 4. All requests to use the Village Clubhouse must be made on the "Application for Use of the POV Clubhouse" and completely filled out along with the Security Deposit Agreement. The application is to be given to the Clubhouse/Pool Committee Chairperson in order that he/she can present it to the Board of Directors for approval. (The Board meets the first (1st) Tuesday of each month, unless this falls on a holiday, then that meeting shall be on the next Tuesday, which is not a legal holiday. Board of Directors approval is required for a rental.
- 5. No tables, chairs, etc; are to be removed, at any time, from the Clubhouse.
- 6. The Village Swimming Pool will **NOT** be used, at any time, for private functions.
- 7. The Association is not responsible in any manner whatsoever for the loss or damage of any member's or guest's property.
- 8. The City of St. Cloud Fire Code prohibits more than eighty (80) people in the Clubhouse, at one time.
- 9. The HOST ("Village Homeowner" or "Tenant and designated Association Member") must be in attendance at all times and will be responsible for any and all damages caused by them or their guest users. (also see Items 12 and 13.)
- 10. Check windows, doors, inside lights and air/heat unit before leaving the premises on the closing of the building. Unnecessary running of the lights and air/heat unit, open doors and windows are cost inflating and poor security practices.

11. A rental fee is required for use of the Clubhouse for each event. A Security Deposit is also required, which will be returned if the Board of Directors determine that all rental conditions have been met. Both of these amounts must accompany the application for Use of the POV Clubhouse. Checks are to be made out to the POV Homeowners' Association. (The amount of the rental fee and security deposit shall be determined by the Association's Board of Directors and are subject to change prior to a rental. Contact the Association for current rental fee and Security Deposit.)

12. The Host will oversee delivery of catering supplies, food, etc; if delivery is made prior, and after, the time of the activity. The Host will be responsible that the Clubhouse and Clubhouse kitchen are left in the same condition and order as found. This will be determined by the Board of Directors.

13. The associated Homeowner(s) of any rental shall be "ultimately" responsible for any and all damages and other conditions of the rental requirements that are not fulfilled. An Application for Use of the Clubhouse must also, be signed by the Homeowner(s) indicating approval for any conveyance of the use of a clubhouse rental privilege to tenant(s) and that the Homeowner(s) are aware of and accept the responsibility for any and all damages associated with this conveyance. In addition, the designated Association Member in attendance shall be responsible for insuring that all rental requirements are complied with and must sign the rental agreement indicating their acceptance of this responsibility to the associated Homeowner(s) conveying a rental privilege.

14. The Security Deposit may be reduced upon approval by the Board of Directors. Considerations for this reduced Security Deposit must be submitted by letter and approved by the Board of Directors. Otherwise, the amount in item 11 applies.

Notes:

1. No commercial or special interest groups will be permitted use of the Clubhouse.
2. The Clubhouse will be made available for members usage during the times that it has not been reserved with no additional fee or forms necessary; however, the Board of Directors approval is required.
 - (a.) This usage shall be for general member gatherings and their designated appropriate and approve use. (NO CLOSED PRIVATE ACTIVITIES.)
 - (b.) The Member(s) requesting availability would be responsible for minimizing utility usage, insuring security of the facilities and leaving the facility in the manner that it was found.

POV SWIMMING POOL RULES AND REGULATIONS:

1. The pool facilities are for the use of POV residents and their guests.
2. The Homeowner or Tenant shall be present in the pool area anytime a guest is using the facility. The pool area is that area within the confines of the pool fence and the clubhouse restrooms open to pool users.
3. The pool will be open from dawn until dusk. All persons using the pool do so at their own risk.
4. All persons must shower before entering the pool.
5. No cut-off jeans are allowed. Proper attire is a bathing suit that is satisfactory to the Board of Directors.
6. Children who are not toilet trained or who are in diapers are not allowed in the pool nor even in the area unless the diaper is covered. Chemicals in the pool may be harmful to the skin and eyes of small children.
7. There shall be no horseplay, roughhousing, jumping or diving into the pool.
8. Suntan lotions, creams and oils must be completely removed before entering the pool.
9. No floating objects (other than life preservers when worn for safety) are permitted in the pool.
10. Only persons who can safely swim without assistance shall be allowed without a qualified supervising swimmer.
11. No food of any kind is permitted in the pool enclosure. No objects made wholly or in part of glass, ceramics or other breakable material are permitted in the pool area. Only paper and/or plastic drinking containers are permitted in the pool area. Trash must be placed in proper receptacles.
12. Dogs and other animals will not be allowed in the pool area, with the exception of service animals only.
13. The pool may NOT be reserved for private functions.
14. Chairs, tables or other association property shall not be marred, marked or otherwise defaced. Neither shall any such property be removed from the pool area. Members, guests or tenants responsible for damage to Association property will be held directly accountable.

15. No unseemly conduct or actions which may tend to create disharmony in the pool area shall be permitted. Screaming, boisterous conduct, running, unnecessary splashing, the throwing of a ball or other objects in the pool area will not be permitted. This item is strictly enforced.
16. All posted State and County laws and ordinances will be obeyed at all times. Non-owners refusing to abide by these rules and normal rules of acceptable conduct shall be considered trespassers and will be treated as such. The Board of Directors may, from time to time, develop, post and enforce additional pool rules and regulations.
17. The pool is not heated and caution shall be observed during cold temperature conditions.
18. The gate must be closed and locked at all times.
19. If an umbrella has been used, make sure it is lowered or closed back down.
20. No band-aids or bandages of any type are allowed in the pool.
21. No alcoholic beverages of any kind are allowed in the pool area.
22. Pool keys are NOT to be loaned to outsider nor can they be duplicated.
23. The Board of Directors may limit the number of person's in any one group.
24. Pool rules and regulations will be made available to all owners and tenants, and they will be posted in a highly visible and convenient location in the pool area.
25. The pool & pool deck shall not be used when posted as closed.
26. The pool key also provides access to the restrooms in the clubhouse. Lights must be turned off and the door locked after use of the facilities.
27. There shall be a charge for a replacement pool gate security key. Please note that the homeowner is responsible for controlling their pool gate key and maintaining control of this key if provided to a lessee/tenant.

CLUBHOUSE AND POOL PARKING FACILITIES:

1. Additional parking regulations including limiting the number of vehicles which you or your guests may park on the premises, requiring the use of parking decals on vehicles, requiring written approval/permits and/or assigned parking spaces may be imposed.
2. The clubhouse/pool parking area shall not be utilized for the parking of Homeowner vehicles (owned by or operated by the Homeowner) that exceed the Homeowners' designated parking as provided for in our governing documents except for those accommodating guest/visitor parking for usage of the Clubhouse/Pool facilities.
3. Homeowner's vehicles may be considered for parking, in the case of a reasonable special circumstance but requires prior written approval by the Association. When parking overnight, (between 12:00 a.m. and 6:00 a.m.), Guests/visitors are required to provide their vehicle license number to the Homeowner and Homeowner is to submit a completed "Request for Temporary Parking at Clubhouse/Pool" form. This information shall be deposited/dropped into the clubhouse door Drop box slot or provided to the Clubhouse/Pool Chairperson or a member of the Association's Board of Directors. Each written request shall be reviewed & determined for acceptance, based on hardships and/or extenuating circumstances that shall constitute a temporary need only. Until written approval is provided to the Homeowner, temporary parking is prohibited.

NON-COMPLIANCE

Remedies by the Association shall include "Towing", "fines & penalties", "Loss of Use Privileges, Civil Action through the Courts, if necessary and other conditions that exist in our governing documents. -These remedies are provided by our governing documents and the Florida Statutes. In addition, "All residents, tenants, occupants or guest/visitors of a unit are subject to Association regulations and the Owner(s) of the associated unit shall be held responsible for any and all infractions."

SEVERABILITY

If any provision of the Clubhouse and Pool Facilities Rules and Regulations are ruled invalid, the remainder of these rules shall remain in full force and effect.

MODIFIED, UPDATED & APPROVED ON JAN. 5, 2021

Deborah Stepp, President
DEBORAH STEPP, PRESIDENT

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Member/BOD	Member/BOD	Member/BOD
<i>Kelly...</i>	<i>Helena...</i>	<i>...</i>
Member/BOD	Member/BOD	Member/BOD
<i>Diana...</i>	<i>Dolores...</i>	
Member/BOD	Member/BOD	