

PRISTINE PLACE CLUBHOUSE RULES AND REGULATIONS

I Purpose

These Rules and Regulations are designed to protect the health, safety, comfort, and property owners of Pristine Place. These rules are also designed to help make this a happier and more enjoyable community. It is acknowledged that the Rules and Regulations may be considered by some to be restrictive, but to be deemed in the best interests of our community as a whole to protect our assets.

II Hours of Operation

- Main Clubhouse Facility will be accessible between the hours of **8:00 A.M** and **10:00 P.M.** daily.
- Exercise Room will be accessible between the hours of **6 A.M.** and **10:00 P.M.** daily.
- Clubhouse Swimming Pool will be accessible between **8:00 A.M.** and **SUNSET** daily for use by the property owners/tenants and guests of the community who comply with these Rules and Regulations.
- Organized functions of the community, and functions for which Clubhouse is reserved in advance, must be vacated by 1:00 A.M. and are not restricted by the 10:00 P.M. closing. (Main clubhouse only.)
- Any individual or group using the Clubhouse or exercise room, must clean up after themselves, turn off lights and make sure doors are closed before leaving facility.
- Each property owner will be given a key card that will unlock all doors at their designated times.
- This also applies to all renters. Any damage incurred must be reported to a member of the Clubhouse Committee immediately.

III Attire

Shoes and suitable attire (tops and bottoms) shall be required inside the main Clubhouse. Wet swimsuits will not be permitted inside the main Clubhouse or exercise room at any time.

IV Smoking

Smoking is prohibited in the Clubhouse, exercise room and all four restrooms. Ashtrays are provided outside the front door, the back door of the main Clubhouse room, and under the overhang by the side door.

V Alcoholic Beverages, Illegal Drugs, and Controlled Substances

- Possession or consumption of alcoholic beverages on the premises by persons less than 21 years of age is strictly prohibited as covered by Florida State Law. All alcoholic beverages must be removed from the premises immediately after each adult activity when alcohol is served/consumed. The State Law prohibits any sale of alcoholic beverages without a license.
- Illegal drugs and controlled substances are **prohibited** at all times.

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VI Pets

No pets other than service animals for the handicapped are allowed in the Clubhouse, Exercise room, restrooms, and Swimming Pool area.

VII Noise, Profanity, Firearms, and Fireworks

No person may use the entire Clubhouse facilities and grounds in such a manner as to interfere with the rights of peaceful enjoyment of the property owners/tenants of Pristine Place. Firearms and Fireworks will not be allowed at any time. No person may use the facilities in such manner that creates excessive noise, profanity, boisterous action or which violates any governmental statute.

VIII Occupancy

The Fire Marshall governs the maximum number of persons allowed to occupy the main Clubhouse as identified below:

- The Banquet room must **NOT** be occupied by more than one hundred and four (104) persons.
- A maximum of six (6) persons will be allowed to occupy the Exercise room at any time. (Food and Glass containers are not allowed in the exercise room, pool area or restrooms.)
- No children under the age of sixteen (16) years of age shall be permitted to use the exercise room at any time, unless under the supervision of a parent or guardian.

IX Parking

Parking is permitted only in areas designated for parking. The entrance to the Clubhouse is not a parking area and must remain unobstructed and accessible to all property owners/tenants as a loading and unloading area. Handicap parking spaces shall be used only as permitted by law. No loitering is allowed in the Clubhouse Parking Lot, on the Tennis Courts, or in the Clubhouse Facility.

X Clean up

Any property owner/tenant, or group using the Clubhouse Exercise Room, Restrooms, or Pool area, must clean up prior to leaving the facility. Clean up includes the cleaning of the oven, microwave, and refrigerator. Trash from the kitchen and restrooms must be taken outside and placed by the back door off the kitchen. All food and remnants from events must be removed from clubhouse.

XI Minors

Parents or guardians will be held responsible for the actions of their children and their guests. The cost of any loss or damage caused by them will be charged to the respective property owner/tenant. No children under the age of sixteen (16) years of age shall be permitted to use the exercise room at any time, unless under the supervision of a parent or guardian.

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XII Special Functions

- A. The Clubhouse is to be used for the enjoyment of Pristine Place owners/tenants. It may not be used for Commercial, Political, Religious Services, Business or profit making activities. This is interpreted as an event from which the resident or group of residents expects to receive a monetary benefit.
- B. Authorized activity groups which engage and pay instructors, speakers, musicians, or caterers, **must adhere** to the insurance coverage regulations as outlined in the rental agreement.
- C. Any Pristine Place community function shall have priority in the use of the Clubhouse. Any group scheduled to meet on a date or time needed for a community function will alter its schedule accordingly. Example: Weekly line dance yields to St. Patty's day community function.
- D. A community function is defined as a function open to all Pristine Place residents. Functions must be published in the Community Newsletter at least one (1) months in advance.
- E. Private parties with a signed Clubhouse Reservation Agreement approved by the Clubhouse Chairperson shall have priority over any later scheduled affairs.
- F. Each group using the Clubhouse is **responsible** for returning it to its condition before their use, and for the **opening and lock-up of the Clubhouse, including turning off lights**. In the event the clubhouse is not left clean, a cleaning person will be hired through the management office and actual charges will be deducted from the deposit. Minimum is \$100.00. In the event of damage, the actual charge of repair or replacement will be charged to renter.
- G. Because of Florida laws regarding alcohol, a parent or guardian must accompany persons under twenty-one (21) attending social functions where alcohol is served. In all cases, a parent or guardian is responsible for the actions of their children. Under age drinking will be reported to Police, even after the fact. Any thefts will be reported to the Police.
- H. The main clubhouse room (banquet) must not be occupied by more then one hundred and four (104) persons if tables and chairs are used and two hundred and forty (240) persons if tables are not used.

XIII Reservations

- A. Property owners/tenants planning to reserve the Clubhouse shall schedule their activity with the Clubhouse Committee Chairperson or designee.
- B. Only a property owner or owner's authorized tenant may reserve the Clubhouse. The owner's authorization for their tenant's use of the Clubhouse will be evidenced by the owner's written statement filed with the Clubhouse Committee specifying the tenant by name and agreeing to be fully liable for any damages resulting from the tenant's use of the facilities.
- C. A \$150.00 per day fee will confirm each daily reservation. In the event that a reservation is cancelled within thirty (30) days of said event, return of rental fee is subject to the discretion of the clubhouse committee.
- D. A \$200.00 deposit is required upon reservation. A Clubhouse Committee Member will return the deposit after a satisfactory inspection.

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- E. All reservations are on a first come basis.
- F. The property owner/tenant reserving the Clubhouse **must** be present in the Clubhouse during the entire period of the reservation.
- G. The property owner/tenant is responsible for leaving the Clubhouse, including Kitchen and Restrooms, clean and in the condition prior to event. This includes the cleaning of the refrigerator, stove and microwave, sweeping, vacuuming and moping of all floors. Trash from the Kitchen and Restrooms must be placed in plastic bags and placed outside of backdoor by kitchen in designated area. All food and remnants from event must be removed from the Clubhouse. In the event the Clubhouse is not left clean, a cleaning person will be hired through the management office and actual charges will be deducted from the deposit. Minimum is \$100.00.
- H. Property owners/tenants using the Clubhouse remain fully liable for any and all damage caused by their guests, families or others permitted by them to use the facilities during their reservation.
- I. A current inventory of all Clubhouse furniture and equipment will be maintained by the Clubhouse Committee. If the Clubhouse is damaged, or if furniture or other equipment is damaged or missing, the Cost of restoring the Clubhouse to its condition prior to the damage or the cost of replacing the missing equipment will be charged to the property owner/tenant who made the reservation.
- J. The Clubhouse Committee will make a post reservation inspection not later than 10:00 A.M. the day following the event and the user will be notified as soon as possible in writing of any charges resulting from their use of the premises. Photographs will be taken to document the damage.
- K. Because of liability to the Homeowners Association, **Pool Parties will not be permitted.**
- L. Only the Main Room of the Clubhouse can be rented. This excludes the Pool and Exercise room.

XIV Administration of Rules and Regulations

A Clubhouse Committee of at least five (5) property owners will be selected to administer the Rules and Regulations of the Clubhouse. Their duties will include keeping a calendar of events and inspecting the Clubhouse after functions. This committee is allowed discretion in deciding which activities are in accordance with our Rules and Regulations. If a property owner disagrees with the Rules and Regulations and/or the Committee's decisions, the procedure for an appeal shall be through the Pristine Place Homeowners Association Board of Directors.