

# **LAKE TARPON SAIL & TENNIS ASSOCIATION COMMON ELEMENTS RULES AND REGULATIONS**

**Approved June 14, 2018**

## **I. GENERAL**

In addition to these published Rules and Regulations, all residents must assume responsibility, read and obey all posted notices on bulletin boards, notices posted elsewhere on the premises as well as information contained within the Common Elements Association documents.

- A. Unit Owners should familiarize themselves with the following Rules and the Condominium Documents. It is the responsibility of each Unit Owner, Property Manager or Real Estate Agent to inform guests and Lessees of all Rules and make the Rules available to them.
- B. Revision of rules will be made if and when these current rules become obsolete, inequitable or fail to cover existing situations. Suggestions for such changes should be submitted in writing to the Board of Directors. At all times the Board of Directors is eager to reflect the wishes of the majority of the Unit Owners.
- C. The Board of Directors/Management Company is responsible for the enforcement of all Rules and Regulations, however, any Unit Owners may, as a “good neighbor gesture”, politely call attention to rule infractions, either to the person violating the rule or in writing to the Board of Directors.

## **II RULES ENFORCEMENT**

- A. The Board of Directors asks for full cooperation in the observance of these Rules developed to make Lake Tarpon Sail and Tennis Club Condominium Complex a pleasant place to live. No regimentation is intended, but the Board of Directors has the legal responsibility to administer the affairs of the corporation and the property for the benefit of the majority of the Unit Owners.
- B. Observance of these Rules and Regulations by Unit Owners, Lessees, their families, guests and the employees of the Unit Owner is the responsibility of the Unit Owner. Violations will be called to the attention of the violating party and the Unit Owner. Disagreements concerning violations will be presented to and judged by the Board of Directors for action. Should the conduct be decreed in violation of the provisions of the Declaration of Condominium or the Articles of Incorporation of the Lake Tarpon Sail and Tennis Club Common Elements Association, a nonprofit Florida Corporation, or the By-Laws of said Association, then the Board of Directors will notify the individual condominium Owners that the conduct is in violation of the Condominium Documents described above

and/or the summary of Rules. If the conduct deemed to be in violation does not cease and desist upon notification by the Board of Directors, then the Board of Directors shall have the right to enforce the provisions in a court of competent jurisdiction. **The acceptance by a purchaser from an individual condominium seller of the warranty deed conveying the title shall be considered to be notice of the enforcement provision of the Rules.**

### **III. USE OF THE FACILITIES**

Use of these facilities and other amenities are only available to those Unit Owners in good standing. Lessees will be denied use of the facilities if the Unit Owner is not in good standing.

There are no provisions for public parking at the Commodore Clubhouse. Arrangements must be made within your own Club or at times a courtesy request may be made of Clubs I and II prior to the event for use of their parking areas. Guests visiting you are your guests, not the guests of the other Associations.

#### **COMMODORE CLUBHOUSE**

**Hours of use are from 8:00 AM until 11:00 PM**

1. The Clubhouse will be locked at all times and the doors may be unlocked with a key that is furnished to all Unit Owners. The Unit Owner may transfer the key to the Lessee.
2. No one under the age of 18 is permitted in the Clubhouse without adult supervision.
3. When the Clubhouse is reserved, the pool room, the exercise room and the second floor are not available for use.
4. Dress code for the Clubhouse shall be footwear and full body cover. No wet or dry bathing suits are allowed -except for the use of the restrooms from the pool.
5. No smoking is allowed within the Clubhouse.
6. The Clubhouse may be used for the following events and by the following people:
  - a. Association Meetings
  - b. Common Elements events
  - c. Individual Club events
  - d. Unit Owners may use the Clubhouse any time it has not been reserved. Unit Owners leasing their Unit relinquish to the Lessee, for the term of the lease, all privileges he or she would normally exercise with respect to the use of the Clubhouse or the amenities.
  - e. The Unit Owner or Lessee must be in residence to have guests use the Clubhouse. The Unit Owner or Lessee's guests are described as those persons who are visiting the Unit Owner or the Lessee and staying in the Unit. (Not friends, co-workers).

- f. Reservation of the Clubhouse facilities for events is limited to Unit Owner or Lessee and their immediate family (grandparents, parents, In-Laws, brothers and sisters, children, and grandchildren) and houseguests staying in your unit when you are present.
  - g. An adult must supervise children in attendance at all times.
  - h. Reservation of the Clubhouse includes the center two rooms and the second floor. It does NOT grant you use of the Pool Room, the Exercise Room, the Tennis Court, the Swimming Pool, the Deck or the Dock.
7. No Furniture or equipment may be removed from the Clubhouse without prior approval from the Board of Directors.
8. Pets are not allowed inside the Clubhouse except Service dogs that must be on a leash.
9. The Clubhouse cannot be used for single family functions on these days: New Year's Eve, New Year's Day, President's Day, Easter, Mother's Day, Memorial Day Weekend, Father's Day, Labor Day Weekend, Thanksgiving Day, Christmas Eve, Christmas Day or any other day designated by the Board of Directors.

## **USE OF SECOND FLOOR**

- 1. The fire escape stairway is NOT to be used as an exit or entrance, and it is only to be used in an emergency.
- 2. The "NO SMOKING" rule must be observed.
- 3. Tables and chairs must be stacked in an orderly fashion and the room must be straightened and cleaned up with trash removed when function is over.

## **MEETINGS IN CLUBHOUSE**

- 1. Meetings being held in the Clubhouse by Common Elements or Club Presidents must be reserved in advance with the Board Appointed Representative. **These meetings take precedence over outside reserved events.**
- 2. All meetings are limited to conducting Club or Common Elements business.
- 3. Groups holding meetings must clean up the premises when the meeting is concluded. Garbage should be taken to outside dumpster.

## **PRIVATE EVENTS**

**Must end by 11:00 PM unless extension is approved.**

- 1. Private Events may be held in the Clubhouse subject to the following rules:
  - a. The Clubhouse may be used for private events sponsored by residents for their immediate family (as listed in Commodore Clubhouse Section #5 "f") or for house guests, but the Unit Owner or Lessee sponsoring the event MUST be in attendance

at all times. The Clubhouse may not be used for groups outside the Association. It is also the resident's responsibility to inform and enforce the Rules and Regulations with the guests.

- b. The resident sponsoring an event must obtain approval from the Board of Directors or the Board Appointed Representative. A Reservation Agreement then must be completed and signed after Rules and Regulations are explained and a \$100 deposit check from a Resident Owner or Lessee made out to LTST is received. Keys will be loaned the day before the event and must be returned the day following the event when the inspection of the premises is held. If keys are not received by this time, future use of the Clubhouse will be denied.
  - c. The Tuesday evening and Wednesday afternoon Bridge Groups will be allowed to continue weekly programs as long as at least one Association member is present at each event. A \$100 reservation deposit must be kept on deposit to be used for cleaning and repairs as needed. The Board Appointed Representative should be notified for the calendar when events are cancelled or end for the season.
  - d. The resident sponsoring an event assumes FULL responsibility for any loss or damage to Association property and for the cost of cleaning the premises after the event. A deposit of \$100 will be assessed prior to the event payable to LTST Common Elements. The sponsoring party will clean the premises by noon of the following day. The deposit of \$100 will be returned in full or in part after an inspection the following day. The amount withheld will depend on the cost of additional cleaning and /or repairs. If the cost of cleaning and/or repairs exceeds the \$100 deposit, the sponsor is responsible for the entire amount.
  - e. When the event is concluded, tables are to be cleaned and put away, trash is to be picked up and taken to the dumpster, furniture is to be returned to original position. Close and lock the sliding doors, turn off all lights and appliances and lock all doors when leaving.
2. The maximum number of guests is 60 guests. There is very little parking in the Clubhouse area. Do not assume you can use Club I and Club II parking (see Use of Facilities section- second paragraph).
  3. Prior approval must be obtained from the Common Elements Association Board of Directors for functions to exceed the closing time.
  4. No illegal activities are permitted.
  5. The Board of Directors may deny the use of the Clubhouse for any cause.

## **OFFICIAL BULLETIN BOARD**

The Common Elements is required by the State of Florida to have an official MESSAGE CENTER. It is located at the front entrance lobby and should be used for all Association Notices. Please observe and adhere to posted notices.

## **POOL ROOM**

**Hours of use are 8:00 AM until 11:00 PM**

1. Use of the pool table is restricted to residents and guests of residents.
2. NO food or drink is permitted.
3. Children under 18 years of age may use this equipment if supervised by an adult who will assume full responsibility for their actions.
4. Play is limited to 1 hour if other people are waiting to use the pool table.
5. Users are requested to clean the surface of the table and cover it when they are the last ones to use the table. Please return all equipment to its proper storage place.
6. Please remember to turn off the lights when you are leaving the room.

## **EXERCISE ROOM**

1. Use of the exercise room is restricted to residents and their guests.
2. An adult must supervise children under 16 years of age using the exercise room.
3. Please report to the President of Common Elements any machines that are not functioning correctly for repairs to be made.
4. Exercise or other equipment must not be removed from the Clubhouse.

## **KITCHEN**

1. The kitchen is kept locked at all times.
2. The stove is for warming and re-heating only. NO cooking is permitted.
3. Anyone reserving the kitchen should provide their own garbage bags, dish soap and paper towels for the group.
4. When an event is finished, the kitchen must be cleaned, your supplies removed from the refrigerator, and garbage taken to the outside dumpster to the right of the building and a bag replaced in trash can. The light should be turned out and door locked as you leave.
5. Please report any appliances that are not in working order to the Board Appointed Representative.

## **RESTROOMS**

1. Please help keep the restrooms clean.
2. Paper towels, facial tissues and other materials that are not water soluble must NOT be deposited in toilets or other drains.
3. Please turn lights out after event.

## **DECK AREA**

**Hours of use are 8:00 AM until 11:00 PM**

1. The deck area is for the use by residents and their guests only.
2. This is the only picnic area within the Common Elements grounds of Lake Tarpon Sail and Tennis Club Condominium Complex. Reservations are not required and none will be honored except for any function scheduled that is open to all residents. Other use is on a first come- first serve basis.
3. Persons using the deck area and equipment are responsible for completely cleaning the area immediately after use. Cleaning ashes from the grill may be done by noon the following day. All trash should be taken to the dumpster.
4. Prior approval must be obtained from the Common Elements Association Board of Directors for functions to exceed the closing time.
5. No docking of boats or other type of watercraft is allowed at the deck area.

## **TENNIS COURTS**

**Hours for use are 8:00 AM until 9:00 PM**

1. Use of the tennis courts is restricted to residents and their guests.
2. Persons using the tennis courts are required to wear tennis shoes and are encouraged to wear proper tennis attire. No swimming/bathing suits are permitted on the tennis courts.
3. Play is limited to 1 hour if other people are waiting for the courts.
4. Children under 18 years of age may be permitted to play tennis on the courts when supervised by a responsible adult.
5. Lights must be turned off when courts are not in use. The last person using the courts is responsible for turning off the lights and closing the gates.
6. Please remove all ball containers and trash when you are finished playing.
7. No pets, No bicycles, No scooters, No skateboards, and No roller skates are permitted on the tennis courts.

## **DOCK RULES**

1. All boat owners/Lessees using the dock and pier are liable for any damage to the dock or pier caused by them, their respective boats, their guests or their workmen.
2. The Dock Master, Board of Directors, and the Association assume NO responsibility for damage to boats docked at Lake Tarpon Sail and Tennis Condominium Complex. All boats must adequately be secured using mooring lines of at least 3/8" braided nylon or Dacron. (Polypropylene will not be allowed!)
3. During emergencies (i.e.: hurricane or windstorm) the Dock Master is given authority to make such use of the slips as may be necessary to minimize damage to the boats

and docks.

4. Dock area must be kept free from litter, gas and oil cans.
5. No cleats, nails or other fittings are to be placed on or around the docks without the express approval of the Dock Master.
6. Oil or fuel leaks must be stopped promptly.
7. No cooking equipment of any kind shall be used in the dock area.
8. Children under 18 years of age must be under the supervision of an adult while on the docks or boat.
9. Pets must be on a leash or carried while on dock area.

## **BOAT RAMP**

1. **The Board of Directors and the Dock Master assume NO responsibility involving the use of the boat ramp or dock area.** Launching of boats is limited to Unit Owners only. For others to use the boat ramp, the Unit Owner must be present.

## **RULES FOR RENTAL SLIPS**

1. Rental of Lake Tarpon Sail and Tennis Club Condominium Complex slip space is limited to Unit Owners only on an availability basis upon application to the Dock Master. Boat slip rental is on a lease basis and once a lease had been approved it shall continue in effect until lessee relinquishes the dock space or otherwise forfeits the lease. Leases are not transferable and Lessee may not sublet a slip. Proof of boat registration in the Unit Owner's name must be provided to the Dock Master prior to granting a slip assignment.
2. Leases are subject to the following conditions:
  - a. Payment of dock rental fees on a yearly basis and payable in advance of January 1 for that year. No part of the fee shall be refundable.
  - b. Applicants must accept any assigned slip, provided it is adequate for the size boat, or forfeit the position and go to the bottom of the list. Anyone refusing a second time will be eliminated from the waiting list for a period of at least 6 months.
3. The Board of Directors will determine fees as necessary to maintain dock facilities. Fees will be reviewed and revised as necessary by the Board of Directors at the start of each calendar year.
4. A slip space lease shall be terminated when a lessee is no longer a Unit Owner at Lake Tarpon Sail and Tennis Club.
5. The Dock Master must be informed when a lessee's slip space will be left vacant for more than one month. The Dock Master will reassign any slip space left vacant for 1 year by lessee. With permission of the Dock Master, any slip space to be left vacant for more than 3 months may be temporarily reassigned until the slip lessee returns.

The slip lessee's space must be made available prior to or immediately upon lessee's return.

6. No non-unit owner (renter) shall be considered for a boat slip lease. However, at the discretion of the Dock Master, a non-unit owner (renter) may be assigned a temporary slip space when available. Any rental fees collected by the Association for temporary slip rental shall become the property of the Association even though the regular lessee is paying the normal assessment for the dock slip.
7. There shall be no pro-rating of rental fee charged regardless of the day of the calendar month. The fee shall be for the entire month as assigned.

## **LAWNS AND GROUNDS**

1. Use of landscaped and grass areas for sports events, picnicking, sunbathing, etc. is NOT permitted. Please make sure that children are aware that these areas are not a playground. Also, please note that pesticides are used throughout the year to treat the landscaped areas and lawns.
2. No firearms or explosive devices are allowed.
3. Animals must be on a leash. Cleaning up after your animal is required.
4. Washing and repairing vehicles is not permitted.

## **ROADWAYS**

1. All posted speed limits must be obeyed.
2. Parking on roadways is not permitted.
3. No types of skateboards, bicycles, roller or inline skates are allowed on the roadways or elsewhere on the Common Elements Association grounds.

Please remember that roadways are not playgrounds for children's activities.