

**EAST HOMESTEAD  
COMMUNITY DEVELOPMENT DISTRICT**

**CLUB OASIS  
RULES AND REGULATIONS**

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# EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT

## CLUB OASIS RULES AND REGULATIONS

East Homestead Community Development District (“District”) adopts these Club Oasis Rules and Regulations (the “Club Rules and Regulations”, “Club Rules”, or “Rules and Regulations”). The rights and obligations of each user of Club Oasis (the “Club”), which Club includes all property, recreational facilities, improvements, amenities, and facilities of the Club (collectively, the “Club Facilities”), are set forth in the Amended and Restated Club Oasis Club Plan, as amended from time to time (the “Club Plan”), and in these Rules and Regulations. All initially capitalized terms shall have the meanings set forth in the Club Plan.

### 1. Membership.

1.1 Members. Every Owner (other than an Owner who has leased his Home to a Lessee) and every Lessee shall be a Member; provided, however, for the purposes of Membership, there shall be only one Owner or Lessee per Home. A person shall continue to be a Member until he or she ceases to be an Owner, or ceases to be a Lessee legally entitled to possession of a rental Home. Once an Owner leases a Home, only the Lessee shall be entitled to exercise the privileges of a Member with respect to such Home, unless Owner otherwise notifies the Club Manager in writing; however, the Owner and Lessee shall be jointly and severally liable for all Club fees and charges.

1.2 Lessees. “Lessee” shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any rental Home within the Community and who has obtained the prior approval of the Association. If there is more than one (1) Lessee of a Home, only one (1) of the persons occupying the Home shall be considered a Member. A Lessee may not exercise his or her rights as a Member until such Lessee’s lease of a Home has been submitted to District Manager. An Owner who has leased his or her Home remains liable for Club Assessments but will not have membership rights at any time his or her Home is leased, unless Owner has notified the Club Manager pursuant to Section 1.1. A Lessee, for purposes of these Rules and Regulations, shall be a person or persons who obtained the prior approval of the respective homeowners or property owners association to lease a Home within the boundaries of the District pursuant to the rules, regulations, or covenants of said association entity having jurisdiction thereof.

1.2.1 Application. Each Lessee must submit an application to District Manager along with a copy of his or her lease, and Lease Certificate of Approval from the neighborhood community and obtain a membership card or FOB as the case may be (“Membership Card”) before his or her membership rights will be recognized. Each Lessee shall notify the Club of any changes in the terms of such lease.

1.2.2 Administrative Charges. The District may, from time to time, establish the amount to be charged for processing of the application of a Lessee to exercise his or her membership rights.

1.2.3 Expiration of Lease. A Lessee's status as a Member will terminate upon the earlier of the expiration of the lease or termination of Lessee's rights of occupancy under such lease. The Owner shall notify the District Manager in writing of the expiration of the lease or termination of Lessee's rights of occupancy under such lease, absent which the Owner shall not be deemed a Member.

2.2.4 Privileges of Lessee.

2.2.4.1 A Member who rents or leases a residential unit(s) in Isles at Oasis shall have the right to designate the Lessee of their residential unit(s) as the beneficial users of the Member's Club Facilities' privileges.

2.2.4.2 In order for the Lessee to be entitled to use the Club Facilities, the Lessee must complete the user application, present the required additional documentation, and sign the accompanying agreement (if implemented by the District). The Annual Membership Fee will then be waived for the Lessee. A Lessee who is designated as the beneficial user of the Member's membership rights shall be entitled to the same rights and privileges to use the Club Facilities as a Member.

2.2.4.3 During the period when a Lessee is designated as the beneficial user of the Member's privilege to use the Club Facilities, the Member shall not be entitled to use the Club Facilities with respect to that property.

2.2.4.4 Member shall be responsible, to the extent permitted by Florida law, for all charges incurred by their Lessee which remain unpaid after the customary billing and collection procedure established by the District. Members are responsible for the behavior of their respective Lessee.

2.2.4.5 If a Lessee resides in the same home or unit as the Member and the Member chooses to allow their Lessee the rights to use the Club Facilities, the Member shall be required to add to the Amenity Center Registration Form, the names of all individuals who reside in the Member's home, whether as a result of a rental agreement, lease, or any other agreement, and the Member shall be held financially responsible for any and all damage to District property caused by any of the individuals who reside in the Member's home.

1.3 Annual Members. Annual Memberships shall run from the date of acceptance of an application for membership by the District Manager until the end of the Club fiscal year, September 30. Annual Membership renewals shall run from the beginning of the renewal Club fiscal year, October 1, to September 30 of the succeeding year. Annual Dues shall be payable by the Annual Member in advance of the Club fiscal year, along with any prorated amount of dues owed for applications accepted during any portion of the current fiscal year. The Annual User Fee for membership is to be determined annually by the East Homestead Community Development District Board of Supervisors. This fee will permit the use of all Club Facilities for the portion of the fiscal year based on the payment and membership acceptance date. Each subsequent renewal shall be paid in full by October 1<sup>st</sup> of each year. Such fee may be increased, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. The use of the Amenity Facility is not available for commercial purposes.

1.4 Corporate and Partnership Members. When a Member or Annual Member is a corporation, partnership or other legal entity (“Entity”), the Entity must notify the District Manager in writing of the one (1) person to be designated to exercise the rights of the Entity with respect to the membership (“Designees”). Only the one (1) person designated will be considered as the Member.

1.4.1 Application. Each Designee must submit an application to the District Manager and obtain a Membership Card before his or her membership rights will be recognized.

1.4.2 Administrative Charges. The District Manager may, from time to time, establish the amount to be charged for processing of the application of a Designee to exercise his or her membership rights.

1.5 Immediate Family Members. Immediate Family Members shall mean the spouse, significant other, or domestic partner of the Member or Annual Member, and all unmarried children of either under the age of twenty-two (22) years of age and up to two (2) family members related to a Member by birth, adoption or marriage and who reside at the same Home as the Member. If a Member or Annual Member is unmarried, he or she may designate up to two (2) persons related by birth or adoption who are living with such Member or Annual Member as Immediate Family Members. By way of example, if a Member is single and her twelve year old daughter and her mother live with such Member, the Member may designate her mother and daughter as Immediate Family Members. If a Member is single and lives with his son and his father and mother in a Home, the Member may designate his son and his father as an Immediate Family Member, and his mother as a Supplemental Member (hereinafter defined) (upon payment of all applicable fees). Notwithstanding the foregoing, a minor or person shall not qualify as an Immediate Family Member unless such person is living with the Member or Annual Member. Notwithstanding the foregoing, a minor who only lives with an adult parent Member during part of the year as a result of divorce, or a child of a Member or Annual Member who is serving in the Armed Services, or is currently pursuing educational opportunities at an institution of higher learning (e.g. college, university or technical school) may be deemed an Immediate Family Member. No person may claim the status of Immediate Family Member until designated by the Member or Annual Member in writing to District Manager.

1.6 Supplemental Members. A Member or Annual Member may have persons other than Immediate Family Members living with such Member or Annual Member designated as a supplemental member (“**Supplemental Member**”). A Supplemental Member may be designated by the payment of an annual fee to the District.

1.7 Guests. A person shall be deemed a guest (“**Guest**”) if he or she enters the Club Facilities at the invitation of a Member, Annual Member, Immediate Family Member or Supplemental Member or the District. Upon application to the District Manager or his or her designee, each Member and each Annual Member shall be entitled to receive, at no additional charge, six (6) non-transferable guest passes per Home for each calendar month (“**Monthly Guest Pass**”). Additional Monthly Guest Passes may be purchased by the Member or Annual Member at the rate set forth in the current fee schedule. All other Guests must purchase a guest pass (“**Guest Pass**”) and sign a waiver form before using the Club Facilities. All Guests must be sixteen (16) years of age or older, or be accompanied by a Member, Annual Member, Supplemental Member and Immediate Family Member who is sixteen (16) years of age or older.

All Guests must be accompanied by a Member, Annual Member, Immediate Family Member or Supplemental Member when using the Club Facilities. A Guest Pass is nontransferable. GUEST PRIVILEGES FOR A GUEST MAY BE CHANGED AT ANY TIME BY THE DISTRICT MANAGER. Nothing herein shall prohibit the District Board of Supervisors from implementing (1) a temporary guest policy by resolution to address long-term guests of Members or (2) a policy limiting the number of Guests per Home on a specified day, time of year, or time of day.

1.7.1 Caregiver Pass. A caregiver or other person who provides medical, nursing or child care to a Member, Annual Member, Immediate Family Member or Supplemental Member while within the Club Facilities is deemed to be a Guest; however, there will be no additional fee or charge provided that the caregiver accompanies and remains in the company of the Member, Annual Member, Intermediate Family Member, or Supplemental Member, as the case may be, providing caregiver services while that person is using the Club Facilities.. A Member must obtain a caregiver pass (“**Caregiver Pass**”) from Club staff for use of the Club Facilities. Only one Caregiver Pass is permitted per household. Persons utilizing such Caregiver Passes are not permitted to utilize the Club Facilities other than to accompany the persons under their care. The Caregiver Pass is non-transferable. Only one Caregiver Pass is permitted per Home.

1.7.2 Guest Passes. Guest Passes and Monthly Guest Passes give Guests access to the Club Facilities. Guest Passes and Monthly Guest Passes may be purchased at the Club’s office. A person may be a Guest for no more than thirty (30) days in a calendar year.

1.7.3 Personal Trainer. A Member, Annual Member, Immediate Family Member, or Supplemental Member may be accompanied in the Exercise Room or Pool by a personal trainer, who is retained for the purpose of providing physical fitness or exercise training, education or guidance to the Member, Annual Member, Immediate Family Member, or Supplemental Member (“**Personal Trainer**”). The Personal Trainer shall be required to pay a fee of \$10.00 for each training session, which training session shall be no more than three (3) hours in duration. A training session is defined as the providing of training to one (1) individual. Personal Trainers shall not solicit business within the Clubhouse or on the grounds of the Clubhouse, shall leave the Clubhouse when the training session is completed, and shall not utilize the Clubhouse facilities for personal business use.

1.7.4 Damages. Members and Annual Members shall be responsible for any damages caused to the Club Facilities or incurred by the District as a result of the acts, omissions or negligence of the Member or Annual Member, or any Immediate Family Member, Supplemental Member, Guest, Caregiver, or Personal Trainer, or minors thereof.

1.8 Membership Cards. A maximum of two (2) Membership Cards will be issued to each Home or Annual Membership at no additional charge. Membership Cards shall only be issued to Members, Annual Members, Supplemental Members and Immediate Family Members who are sixteen (16) years of age or older. Additional Membership Cards may be purchased for a fee.

1.8.1 Requirement to Present Card. Membership Cards, Caregiver Passes, and Guest Passes must be presented when requested by Club staff. Club staff may also require the presentation of a valid photo or picture identification for verification purposes.

1.8.2 Transfer of Membership Cards. Membership Cards are not transferable. A Membership Card may not be used by any person other than the person to whom it is issued. Membership Cards are the property of the Club.

1.8.3 Lost Cards. You must immediately notify the Club in writing of a lost or stolen Membership Card. The replacement fee for a Membership Card shall be established from time to time by the District. If an unauthorized person uses the Membership Card, the Member or Annual Member shall be liable for any loss, damage, or expense resulting from such unauthorized use.

## 2. The Club Facilities.

2.1 Supplemental Rules. Before using the various Club Facilities, users are responsible for knowing and understanding these Club Rules, any amendments to these Club Rules, and any other policies governing the use of the Club Facilities, as promulgated or implemented by the District Board of Supervisors. The Club Rules and any adopted policies, as the same are amended from time to time, will be posted on the District's website and copies will be made available for inspection upon request. The District Manager shall have reasonable discretion to police the Club Facilities to maintain proper order and the safe and healthy use of the Club Facilities.

2.2 The Clubhouse. The Clubhouse shall be open on the days and during the hours established by the District, provided the District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time.

2.3 Special Functions and Parties. Certain Club Facilities may be used for private functions, subject to availability, only with the prior consent of District Manager, upon execution of a license agreement and upon payment of all applicable fees, deposits and costs therefor. The sponsor of the private party shall be responsible for any damage to the Club Facilities and for the payment of any charges not paid by individuals attending the private party.

2.4 Alcoholic Beverages. No person may enter or leave the Club Facilities with any alcoholic beverage or possess any alcoholic beverage while utilizing or on the grounds of the Club Facilities. It is the intent of these Rules that the possession or consumption of alcoholic beverages at or within the Club Facilities is prohibited unless previously approved by the Club Manager in connection with an approved (in accordance with Section 2.3 above and Section 4.8 below) event, function or party.

2.5 Smoking. Smoking, including cigar and pipe smoking, electrical smoking devices, vaping, and similar devices, and the use of smokeless tobacco, is not permitted within any of the Club Facilities including, but not limited to, the pool or playground areas.

2.6 Attire. Shirts and shoes must be worn at all times when on the Club Facilities, except in the pools and adjacent patio areas.

2.7 Minors. Minors sixteen (16) years and older are permitted to use the Club Facilities (other than the fitness center) without adult supervision. Minors sixteen (16) years of age and older may use the fitness center either with adult supervision or without adult supervision if such minor's parent or legal guardian releases the District from liability for such



use pursuant to consent form(s) provided by the District from time to time. Minors under sixteen (16) years of age are not permitted to use the fitness center. Minors under sixteen (16) years of age are not permitted to use the pools without adult supervision, which supervisions shall be from either the pool deck or from within the pool. Notwithstanding the foregoing, if minors use the Club Facilities without the proper execution of a consent form or without adult supervision, the District is not liable for the actions of such minors. The District does not provide childcare services. Parents or legal guardians of a minor are responsible for the actions and safety of such minor and for any damages to any Club Facilities caused by or in connection with the acts or omissions of such minor.

2.8 Hours of Operation. The District shall set the scheduled hours of operation for the Club Facilities. The District Manager shall have reasonable discretion to temporarily vary such hours as necessary from time to time. No person shall be permitted to use the Club Facilities other than during such hours of operation.

3. **General Rules.**

3.1 Advertisements and Pamphlets. Commercial advertisements, private announcements, pamphlets, and solicitations shall not be posted or circulated in the Club without the prior written approval of District Manager.

3.2 Bikes and Skates. Skates, in-line skates, skateboards, and bikes may be used on paved driveways and sidewalks only for access to the entrances to the Club Facilities. None of the foregoing may be used in Club Facilities at any time. All bikes must be stored in bike storage areas. Bike racks must be used if provided by The District. Notwithstanding the foregoing, bikes left within the Club Facilities, bike storage areas and/or bike racks (if provided) are stored at such person's own risk.

3.3 Club Employees. Persons using the Club Facilities may not abuse any of the employees of the Club, verbally or otherwise. All service employees are under the supervision of the District Manager and no person shall reprimand or discipline any employee or send any employee outside of the Club for any reason.

3.4 Pets and Animals. No pets or other animals (with the exception of "service animals" as that term is defined in Section 413.08, Florida Statutes) are permitted on any portion of the Club Property including, without limitation, the pool area and any other areas of the Club Facilities. Service animals must be properly leashed and under the full control of the owner at all times. The service animal owner is responsible to pick up and properly dispose of any waste left by that service animal.

3.5 Parking Areas. Self-parking is permitted in Parking Areas identified as such. No parking will be allowed on grassed areas or along, over, or beyond curbed areas. "**No Parking**" signs must be observed. Overnight parking in the Parking Areas is prohibited. Overnight Parking is defined as the parking of a vehicle or trailer in the Parking Areas at any time the Club Facilities are closed or when a Parking Area is identified as closed or the access to the Parking area is restricted by a chain, rope, or other access restriction device. Any vehicles parked in violation of this section are subject to being towed without notice or warning. By resolution, the District Board of Supervisors may authorize overnight parking in a Parking Area setting forth the time period when overnight parking is permitted, the reasons for permitting

overnight parking, and the conditions under which overnight parking is permitted. By resolution, the District Manager may delegate to the Club Manager the conditions under which the Club Manager may allow overnight parking on a temporary basis.

3.6 Guns. Firearms and other weapons of any kind are not permitted on the Club Property at any time, except as expressly provided in any applicable Florida Statutes.

3.7 Coolers. Any coolers or similar forms or food or beverage storage brought to the Club Facilities are subject to inspection by the district manager, club manager or club staff at anytime.

3.8 Alcoholic beverages shall not be served, sold, possessed or consumed at the Club Facilities, except at special events pre-approved by the Club Manager in accordance with District policies regarding the same. Alcoholic beverage service, if approved by the Club Manager, shall only be obtained through an insured bartending or catering service licensed to serve alcoholic beverages. Such authorization may only be granted by the Club Manager and will, at a minimum, be contingent upon providing proof of insurance with the District being named an additional insured. Nothing herein shall be construed to limit the ability of the Club Manager to impose additional conditions on any authorization contemplated herein.

3.9 The use of fireworks of any kind are not permitted at the Club Facilities or at any property owned by the District.

3.10 Only Club and District staff is permitted in the service areas of the Club Facilities.

3.11 The District Manager, the Club Manager, and Club personnel possess the authority to enforce The Club Rules and any policies pertaining to the use and operation of the Club Facilities.

3.12 All persons utilizing the Club Facilities are required to treat Club staff members and others utilizing the Club Facilities with courtesy and respect. Fighting, roughhousing, profanity, and disruptive behavior are prohibited.

3.13 The District does not provide childcare services to Patrons or Guests at any of the Amenity Facilities.

3.14 Grills, smokers, and similar devices shall not be brought to, utilized, or brought to the Club Facilities or by District-owned property, except in connection with and as specifically approved for a special event authorized or sponsored by the District Board of Supervisors.

3.15 Notwithstanding that which may appear elsewhere in these Club Rules, persons utilizing the Club Facilities shall clean up and properly dispose of all food, beverages, trash and debris brought to any portion of the Club Facilities.

4. **Responsibility for Personal Property and Persons**. Each person using the Club Facilities assumes sole responsibility for the health, safety and welfare of such person, his or her Immediate Family Members, Supplemental Members and Guests, and the personal property of all of the foregoing.

4.1 Cars and Personal Property. The Club is not responsible for any loss or damage to any private property used or stored on the Club Facilities. Without limiting the foregoing, any person parking a car within the Parking Areas assumes all risk of loss with respect to (i) his or her car in the Parking Areas or Common Areas of the Association, and (ii) equipment, wallets, bags, jewelry, clothing, books, personal items or other possessions stored in lockers (if lockers are provided by the District), on bicycles, within cars, or left in the pool and recreation areas.

4.2 Activities. Any person who, in any manner, makes use of, or accepts the use of, any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Club, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Club, either on or off the Club Property, shall do so at their own risk. Every person shall be liable for any property damage and/or personal injury at the Club, or at any activity or function operated, organized, arranged or sponsored by the Club, caused by such person. All Members, Annual Members, Immediate Family Members and Supplemental Members shall be jointly and severally liable to the District in connection with the foregoing.

4.3 Property Belonging to the Club. Property, furniture and equipment belonging to the Club shall not be removed from the room or area in which it is located or from the Club Facilities.

5. Obligation to Pay Club Assessments and Dues. Each Member shall pay Club Assessments when due in accordance with law. Each Annual Member shall pay Annual Club Dues in advance to the District.

5.1 Grace Period and Late Fee. Non- payment of Club Dues and Fees shall be deemed past due if received 15 days after the day payment is due. A late fee of a maximum of \$25.00 per month shall be payable for each past due payment in order to cover the administrative costs of the Club in processing such late payment.

5.2 Suspension. Notwithstanding any suspension of Membership, an Owner shall remain liable for Club Assessments or Club Dues, as the case may be. A Member's use of the Club Facilities shall be suspended in the event Club Assessments and Club Fees are not paid when due and shall remain suspended until such time as the Club Assessments and Club Fees are paid in full. An Annual Member's use of the Club Facilities shall be suspended in the event Club Dues and Club Fees are not paid when due and shall remain suspended until such time as the Club Dues and Club Fees are paid in full.

6. Pools.

6.1 Presentation of Membership Cards. Everyone must register and present Membership Cards and/or Guest Passes or Monthly Guest Passes to Club attendants prior to entering the pools and the adjacent patio areas. For purposes of these Club Rules and unless otherwise specified, all references to "pool" or "pools" shall include the swimming pool, the spa, splash pad, and any other recreational water facility or feature intended for use by patrons. Users of Club Facilities shall keep Membership Cards, Guest Passes or Monthly Guest Passes with them and present the Membership Card, Guest Pass or Monthly Guest Pass to any staff member upon request. There shall be **NO EXCEPTIONS** to this rule.

6.2 Risk of Use. Use of the pools is at the swimmer's own risk. THERE ARE NO LIFEGUARDS ON DUTY. Without limiting any other provision of these Rules and Regulations, each person is personally liable for any injury to his or her Immediate Family Members, Supplemental Members and Guests using the pools.

6.3 Equipment and Towels.

6.3.1 Towels. Users of the Club Facilities are required to bring their own towels.

6.3.2 Equipment and Furniture. All equipment used for water classes (if provided) is the property of the Club and shall not be removed. Chaise lounges are available for use at no charge. All persons using pool furniture must cover the furniture with a towel when using suntan lotions. The use of these lotions could stain or damage the furniture. Damage caused by such products must be repaired by the responsible user.

6.4 Hours of Use. Swimming is permitted only during published open hours of the pools, which are subject to change. The pools are also officially closed when a "Closed" sign is posted; however, the absence of a posted "Closed" sign does not authorize use of the pools after hours. Any person swimming or using the pools facility outside of the published open hours of the pools may be suspended from using the facility.

6.5 Showers. Showers are required prior to entering the pools to remove all suntan oils and lotions.

6.6 Aqua Classes. From time to time, classes (including, without limitation, so called "Aqua Classes") may be offered by the Club or upon payment of a fee for participation. When participating in scheduled classes, please check in on time, follow the directions of the instructor, and stay for the entire class.

6.7 Swimming Instructors. Persons may not bring an independent swimming instructor into the pools as a Guest or otherwise, except as a Personal Trainer under the provisions set forth in Section 1.7.3 of these Club Rules.

6.8 Restrictions.

6.8.1 Glass objects, glass containers and sharp objects are not permitted in the pool area.

6.8.2 Food or beverages may be brought into the pool areas, however, any foods or snacks shall be eaten, distributed, or consumed only in those food areas so designated by the district manager or the club manager. Such food, beverages, and any garbage or trash resulting therefrom shall be properly removed or disposed of after use. Alcoholic beverages are **not** permitted in any pool or pool area at any time. No chewing gum is permitted in the pools, on the pool deck areas, or in or around the splash pad. Under no circumstances, shall any food or beverages be possessed or consumed in pool or within ten (10') feet of the water's edge of the pool.

6.8.3 Running, ball playing and noisy or hazardous activity will not be permitted in the pool areas. Pushing, dunking, and dangerous games are not permitted.

6.8.4 Only floats or rafts smaller than eighteen (18) square feet, snorkels, dive sticks, flotation devices, and toys (collectively, "Pool Toys") designed for use in swimming areas may be utilized in District pools. The use of such Pool Toys may be suspended at the club manager's discretion when there are more than fifty (50) persons at the pool, during weekends and holidays, or during other heavy use of the pools and pool areas. Where the use of Pool Toys is suspended, the club manager will post a sign at the club entrance informing members and the public of the restriction. The use of masks, goggles, or certified personal flotation devices (PFDs) is permitted. Radio-controlled watercraft or other similar devices are not permitted in the Pools at any time. Diving equipment such as scuba tanks, are not to be used in the pools except as part of an organized course of instruction permitted by the club manager.

6.8.5 No diving, jumping, pushing, running, roughhousing, horseplay, or other disruptive behavior is allowed in any of the pools or pool deck areas.

6.8.6 Persons using the splash pad or other recreational water facility or feature at the Club Facilities are prohibited from hanging from, pulling, pushing, or moving any of the features or equipment in a manner which could potentially cause or causes damage or injury to the Club Facilities or other persons.

6.9 Attire. All swimmers must wear appropriate swimming attire. Thong swimsuit bottoms, cut-offs and shorts are not considered appropriate swimwear. Long hair should be tied up or placed in a bathing cap. Children under three (3) years of age, and those individuals who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swimsuit over the swim diaper, to reduce health risks associated with human waste in the pools and adjacent deck areas. For the comfort of others utilizing the Club Facilities, the changing of diapers or clothes is not allowed in the pool deck areas or anywhere other than the rest room facilities within the Clubhouse. Chemicals used in the pool and spa may affect certain hair or fabrics, for which the District is not responsible.

6.10 Radios and Other Devices. Radios, televisions, iPods, MP3 Players, compact disk players, tape players and similar audio or video devices may only be used with earphones. Electrical equipment is not allowed around the pools, spa, and water features.

6.11 Trash. All persons using the pool areas are urged to cooperate in keeping the pool areas clean by properly disposing of towels, cans and all other trash. Notwithstanding the foregoing, all cigarettes must be extinguished and properly disposed of prior to entering the Club Facilities.

6.12 Pollution of Pools. Should the pools spa, or water features become polluted with human waste or other potentially hazardous substance, staff should immediately be notified, and the area will be closed for proper cleaning and treatment.

6.13 Minors. Minors under sixteen (16) years of age are not permitted to use the pools or splash pad without adult supervision, which supervision shall be from either the pool

or splash pad deck or from within the pool or splash pad, respectively. Persons under the age of sixteen (16) years of age are prohibited from entering the spa with any part of their body and from otherwise using the spa.

6.14 Weather-Related Closings. The Club staff has the full discretion to close the pool areas when the area is threatened with and during thunderstorms, lightning, heavy rain or winds, or other inclement weather. Everyone in or in the vicinity of the pool areas shall be required to exit the pool areas at the first sound of thunder or the first sighting of lightning or when so ordered by Club staff until Club Staff determines it is safe to reopen the pool areas for use.

## 7. Exercise Room.

7.1 Hours of Operation. The hours of operation of the exercise room located at the Club ("Exercise Room") will be established from time to time by the District.

7.2 Membership Cards. Membership Cards and Guest Passes must be presented before any person will be given access to the Exercise Room. Guests, when accompanied by a Member, Immediate Family Member or Supplemental Family Member, are only permitted to use the Exercise Room on weekends and between the non-peak hours of 10:00 a.m. and 6:00 p.m. on weekdays.

7.3 Equipment and Towels. When others are waiting to use equipment, use of cardio equipment is limited to thirty (30) minutes per person. Use of all equipment is at your own risk. Persons using the Exercise Room must bring their own towels and wipe down equipment after use. Persons using attachments for certain gym and fitness equipment or other items made available in the Exercise Room may be required to leave their Membership Card or Driver's License with the front desk of the Club until such attachment, equipment or device is returned.

7.4 Attire. Proper attire is required; shirts or tank tops shall be worn at all times. Those utilizing the Exercise Room equipment and facilities shall not wear sandals or open-toed shoes. Jeans and cargo pants are not considered proper attire.

7.5 Minors. Persons under sixteen (16) years of age are not permitted in the Exercise Room under any circumstances. Minors sixteen (16) years of age and older may use the fitness center either with adult supervision or without adult supervision if such minor's parent or legal guardian releases Club Owner from liability for such use pursuant to consent form(s) provided by Club Owner from time to time; provided, however, parents are responsible for the actions and safety of such minors and any damages to the equipment in the fitness center caused by such minors. Each adult utilizing the Exercise Room is fully responsible for supervising each minor child under his or her care, when such minor child is utilizing the adjacent child room. No food or beverage shall be permitted in the adjacent child room.

7.6 Personal Trainers. Except as provided in Section 1.7.3 above, persons using the Exercise Room may not train another person in the Exercise Room. Personal trainers may be made available through the Club upon prior reservation and at charges to be set by the District Manager.

7.7 Cancellation Policy. Persons using the Exercise Room must cancel appointments for special services at least 12 hours prior to the scheduled appointment or the responsible user will be charged the full amount of the service. If a person has prepaid for the services, and properly cancels, that person may reschedule within the same month an additional charge for the cancellation

7.8 Conduct. All persons using the Exercise Room are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all Club Rules, including those specifically applicable to the Exercise Room. Any disregard or violation of the Club Rules or District's policies, as well as any misuse or destruction of equipment or facilities may result in the suspension or termination of Exercise Room privileges.

7.9 Use at Own Risk. The Exercise Room is an unattended facility and persons using this facility do so at their own risk. Persons interested in using the Exercise Room are encouraged to consult with a physician prior to commencing a fitness program.

7.10 Miscellaneous.

*Emergencies:* All emergencies and injuries must be reported to 911 and the Club Manager.

*Food and Beverage:* Food (including chewing gum) is not permitted within the Exercise room. Beverages, however, are permitted in the Exercise Room if contained in non-glass, non-breakable containers with screw top or sealed lids.

*General Policies:*

- Each individual is responsible for wiping off fitness equipment after use.
  - Hand chalk is not permitted to be used in the Fitness Center.
  - Radios, iPods, phones, MP3 players, tape players, and CD players are not permitted unless they are personal units equipped with headphones.
  - Weights or other fitness equipment may not be removed from the Exercise Room.
  - Please replace weights to their proper location after use.
  - Free weights shall not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
  - Wet bathing suits are not allowed in the Exercise Room.
  - Strollers and infant carry seats are not allowed in the Exercise Room, unless and only while accessing the adjacent child room.

8. Violation of Club Rules.

8.1 Basis For Suspension. Membership rights and Club Facilities use rights of any person (and the benefits for their Guests) may be suspended by Club Manager if, in the sole judgment of Club Manager:

8.1.1 a person submits false information on the Application for Membership;

- 8.1.2 the person violates one or more of these Rules and Regulations;
- 8.1.3 the person has injured or harmed or threatened to injure or harm any other person within the Club Facilities, or harmed, destroyed or stolen any personal property on the Club Property or within the Club Facilities, whether belonging to a third party or to Club Owner;
- 8.1.4 Permitted the unauthorized use of a Membership Card or Guest pass;
- 8.1.5 Treated the Club Manager, club staff, personnel, employees, other patrons of the Club Facilities in an unreasonable or abusive manner; or
- 8.1.7 Engaged in conduct that is improper or likely to endanger the welfare, safety or reputation of the Club Facilities, its management personnel, or other patrons of the Club Facilities.

8.2 Types of Suspension. Club Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person (adult or minor) to use any or all of the Club Facilities, for such period of time as reasonably determined by Club Manager. In addition, Club Manager may suspend some membership rights while allowing a Member to continue to exercise other membership rights. For example, Club Manager may suspend the rights of a particular Member (and/or Immediate Family Member), or Club Manager may prohibit a Member (and/or Immediate Family Member) from using the pools or other Club Facilities. No person whose Membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments, Club Dues, Club Fees or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues and Club Fees shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Club are paid in full. Notwithstanding the foregoing, at any time a minor is arrested for an act committed, or allegedly committed, while at the Club Facilities, including the Club Oasis, that minor shall have all amenity privileges suspended until the next meeting of the District Board of Supervisors. At the Board meeting, the Board of Supervisors will be presented with the available facts surrounding the arrest and the Board may make a recommendation of termination of the minor's privileges for up to one calendar year in the Board's discretion.

8.3 Appeal of Suspension. Any person suspended by the Club Manager or District Manager pursuant to this Section may appeal such suspension to the District Board of Supervisors. Appeals must be in writing and shall be filed with the District Manager within forty-five (45) days of the date of the suspension letter. The Board of Supervisors will then schedule the appeal to be heard during the next regularly scheduled public meeting of the Board of Supervisors. However, appeals filed within five (5) business days of the next regularly scheduled Board meeting will be heard at the Board meeting following the next regularly scheduled Board meeting. During the meeting of the Board of Supervisors in which the appeal is to be heard, the person or persons suspended shall appear before the Board. The Board of Supervisors shall have the power to reduce, remove, or impose conditions related thereto, but not increase the length of the suspension.

8.4 Effective Date. Prior to the effective date of a suspension, the District Manager shall provide notice and an opportunity to be heard to the person proposed to be



suspended. If the person does not submit a request to be heard in writing within the time frame set forth in the notice, the suspension shall become effective immediately upon the date provided in the notice for submitting a request to be heard; otherwise, the suspension, as may be adjusted by the District Manager after hearing, shall become effective as of the end of business on the date of the hearing.

9. **Authority to Promulgate and Amend Rules.** THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE AT ANY TIME. ALL USERS OF THE CLUB FACILITIES ARE SUBJECT TO THE RULES AND REGULATIONS OF THE CLUB AS PROMULGATED BY THE DISTRICT. These Rules and Regulations may be amended from time to time by the District without the joinder or consent of any other person or entity. All changes to these Rules and Regulations shall be available at the Club Facilities. All Rules and Regulations promulgated by the District shall become effective on the date determined by the District.

10. **Application of Rules and Regulations.** All of these Rules and Regulations shall apply to all persons on or about the Club Property even if not specifically stated in portions hereof. The District Manager, in its reasonable discretion, shall be permitted, but not required, to grant relief to one or more persons from specific Rules and Regulations upon a written request and a showing of good cause that shall be determined in the sole discretion of the District Manager.

11. **Club Dues, Fees, and Charges.** The Club dues, fees, and charges, including but not limited to fees for Annual Members, Supplemental Members, Caregivers, Personal Trainers, and Guests, and for card replacement, rentals and deposits shall be established by Resolution of the District Board of Supervisors in accordance with Section 190.035, Florida Statutes.