RULES AND REGULATIONS

(Revised January 2022)

Welcome to Phase "A" of Golden Lakes Village! Your decision to become part of our 55+ community can offer you the security, enjoyment and friendships that are vital to each of us in our senior years. Along with these opportunities are responsibilities that have been established to ensure enjoyment, respect, and harmony for our community as a whole.

The following rules and regulations have been created and approved by the Golden Lakes Village Board of Directors as a guide for all residents and their guests to protect our property values as well as to make this a great place to live. Please take the time to read and understand them. This is important!

We do our part by maintaining the appearance of our village…now you can do yours by being a good citizen, being neighborly and following the rules and regulations. In addition to the attached, observe the information posted in particular areas such as the pool, laundry rooms, game and exercise room, etc. Be aware that owners will be held financially responsible for any damage done to our property by them or their guests.

We are a "village" in the old fashioned sense of the word. We respect and care for each other. We take pride in our community and hope you will also. We offer you a warm welcome!

Golden Lakes Village Phase "A" Board of Directors

CONDOMINIUM RULES AND REGULATIONS

1. GENERAL RULES

1. The Board of Directors has the right to amend the Rules and Regulations within the parameters of the Declaration of Condominium (Docs) at any time.

2. The GLV "A" Board of Directors has the right, as described in the Documents, to make decisions and contract with a management company to enforce any Rules, Regulations and Documents. All complaints regarding matters relating to the condominium must be in writing to the Board of Directors and must be signed. No anonymous complaints will be considered. All decisions by the Board must be in writing.

3. Recreation facilities are for the use of unit owners, their guests and renters in residence and require GLVA ID cards. Lending or misuse of ID cards is strictly prohibited and doing so will result in the card being revoked. All persons using the facilities must conduct themselves in a courteous manner at all times, respecting the rights of others.

4. Proper attire is expected at all times throughout Golden Lakes Village. When leaving the pool area, bathers are to wear a cover-up such as a shirt, blouse or robe. Footwear is mandatory.

5. Posted rules throughout the Village must be followed!

6. The pool will be open 7 days a week between dawn and dusk. All guests must be accompanied by the unit owner. Children under the age of 12 years must be accompanied by an adult at the pool who must be present and responsible to supervise the child at all times.

7. All recreation facilities are open seven (7) days a week between the hours of 5:30 a.m. and 11:00 p.m. with the exception of the pools which are open from dawn to dusk. No one under the age of 18 years may use the game room, exercise room, shuffleboard or bocce courts without an adult present. The billiard room will not be used by anyone under the age of 18 years.

8. If you do not abide by the Association rules you may be asked to leave the recreation facility. The owner and their guest's privileges will be suspended until which time they meet with a Board representative and/or Property Manager to reconcile the matter and any and all damages are paid.

9. No advertising papers or other written matter shall be distributed in the recreation facilities without the written consent of the Board of Directors.

10. No political activity will take place in Golden Lakes Village A without consent of the Board of Directors, except that authorized by the laws of the State of Florida.

11. No signs of any sort are to be erected anywhere in Golden Lakes Village A without written consent of the Board of Directors.

12. No pets or animals except as provided for by law may be brought into the Golden Lakes Village A recreation facilities.

13. The Board of Directors may limit the number of persons using any part of the recreation facilities.

14. The recreation facilities may not be used by any group, association, society, party affiliation or the like, for any religious, political, charitable, fraternal, civic, social or any other purpose without the express written permission of the Board of Directors. Consent may be withheld solely at the discretion of the Board of Directors.

15. Use/rental of the recreation facilities is solely at the discretion of the Board of Directors. Information and policy are available in the office.

16. Consumption of alcoholic beverages in the recreation facilities is strictly prohibited except for Association-approved events.

17. No seats, benches, tables or similar furniture of any nature shall be stored within the recreation facility by any unit owner or guest.

18. Shuffleboard, corn hole, and bocce equipment shall be returned to their respective storage place after use.

19. Phase A residents who choose to use the Computer Room will need to pay a $25.00 one-time fee. Computer Room hours are 8:30 a.m. to 4:00 p.m. Monday through Friday. There is a thirty (30) minute time limit if others are waiting. Please note that you should bring your own paper if you plan to use the printer.

20. Phase A Channel 15 is officially recognized by the Board of Directors and is solely for the use of GLVA organizations. There is also a community website which contains information as well as many forms and documents.

21. Residents may advertise services for a fee in publications under the control of GLVA; however, no business activity may be conducted in a unit which causes patrons to come to the unit in connection with the business activity.

2. BUILDINGS, PARKING AREA, LAUNDRIES, STORAGE AND OTHER MISCELLANEOUS AREAS

1. Sidewalks, entrance passageways, vestibules, stairways, corridors, halls and all common elements are not to be fully or partially obstructed by carts, carriages, chairs, tables, potted plants, or other objects. Lounges and chairs are not to be left overnight on the lawns. No items of any kind are allowed to be stored under building stairs per Fire Dept. Rule 14-1.3.

2. Bicycles and tricycles are only to be stored behind the parking bumper of the unit owner's assigned automobile parking space.

3. Children may not play or loiter in corridors, stairways, or other public areas without adult supervision.

4. Personal property of all owners should be stored in their unit or in their assigned storage area if provided. Flammable, combustible, or explosive fluids, chemicals, or substances cannot be kept in any unit or storage area.

5. No garbage cans, supplies or other articles are to be placed in the hallways, on balconies, stairway landings, or in electrical closets. Linens, clothing, rugs, mops, laundry of any kind, or other articles are not to be hung from/in any of the common areas. Common areas and meter closets are to be kept free and clear of trash and debris at all times. Fire exits are not to be obstructed. No unit owner shall throw, or allow anything to fall or hang from any window, balcony or corridor of the premises.

6. All trash must be placed in tied plastic bags and deposited in the nearest container (i.e. dumpster). When disposing of large items (furniture, etc.) the unit owner is to call the Association Office at 561 689-2142 to arrange for a pick-up.

7. Recyclable items are to be deposited in the appropriate recyclable containers. Plastic bags **MUST NOT** be placed in these containers. Cardboard boxes are to be cut or "broken down" so they fit properly into the container. Please help recycle properly!

8. For safety, sidewalks on Golden Lakes Blvd. and Golden River Dr. are to be used for walking and jogging as well as riding bicycles/tricycles. **Pedestrians always have the right of way.** To ensure the safety of pedestrians on the side streets, only designated walkways are to be used. **15 MPH speed limit on side streets MUST be adhered to.**

9. Personal items for sale may be posted in the laundry room or other designated area on a dated 3x5 card including name, address and phone number for a period not to exceed 30 days. No signs may be posted on the buildings, windows, walkways or vehicles.

10. **The Clubhouse is a non-smoking facility except in the 2 designated areas.** Satellite pool areas are non-smoking.

11. Screened second floor balconies are not to be tiled, painted or carpeted with indoor or outdoor carpeting which can do structural damage to the building. Check at the office for alternatives.

3. VEHICLE PARKING

1. Only passenger automobiles, station wagons, sport utility vehicles, non-commercial pickup trucks, golf carts, scooters, motorcycles and passenger vans may park on the condominium property. No boats, trailers, RVs, campers, etc. are allowed. All vehicles must be legally registered and in drivable condition. Parked vehicles cannot extend beyond the end of the parking spot. Parking is NOT permitted in the pedestrian

walkways. Commercial and/or personal vehicles that display advertising, religious or non-personal use markings may only park on the condominium property while making deliveries and/or service calls and in no event may remain on the property overnight. **Refer to the Docs Section 16.7 (b) for the type of vehicles which WILL NOT be permitted to park overnight on the condominium property.**

2. All vehicles must display a current license plate and must be able to operate on their own power. If inoperable, the vehicle must be removed or it will be towed at the owner's expense. With the exception of changing a tire or charging a battery, NO repairs are to be done on property.

3. Pickup trucks with equipment, supplies, or personal items in an open bed are not permitted.

4. Any vehicle found to be parked illegally or improperly will be subject to being towed at the expense of the owner of the vehicle in accordance with Section 715.07, Florida Statutes. Towing is not the exclusive remedy of the Association.

5. **Only 2 cars are allowed per unit.** Each unit has one assigned parking space. Residents must park in their assigned space. Unit owners having a second car are to use a guest space but that car must be moved to a <u>different</u> guest space every 48 hours without exception. Residents should instruct visitors to use guest spaces. If leaving for more than 2 days residents must leave their car in their assigned parking space. No car is to be left in a guest spot while the primary spot is empty. No car is to be left in a guest spot longer than 48 hours without prior permission from the GLVA office.

6. Golf carts and motorized scooters with seats, whether among those for which the State of Florida requires a license to drive on public roads or not, which are used for personal transportation must be equipped with front and rear lights. Such scooters may not be used on sidewalks in the community and may only be used on roads designed for motor vehicle traffic. Golf carts may only be driven on roadways designed for motor vehicles. Notwithstanding the foregoing, Jazzy's and similar motorized wheelchairs used by handicapped individuals, for safety considerations, are not recommended for use on roads designed for motor vehicles and may be used on sidewalks. All such devices must be parked in the unit owner's/resident's assigned parking space.

7. Car covers are allowed, however they must be installed properly and in good condition. The Board reserves the right to remove and dispose of any covers found to be in disrepair (torn, untied, etc.).

4. NUISANCES

1. Quiet hours are between 10:00 p.m. and 8:00 a.m. No unit owner, tenant, or guest will make or permit any loud or disturbing noises in the unit or on the premises during these hours. This includes, but is not limited to, loud voices, television, radio, musical instruments and all other sound producing items. The exhaust/muffler noise and sound systems of all vehicles including motorcycles are also subject to this rule.

2. No sign, advertisement or notice will be exhibited, inscribed, painted or affixed in or upon any part of condominium property by any unit owner or occupant.

3. Solicitation is not permitted by any person anywhere within Phase A of Golden Lakes Village for any cause, charity or purpose whatsoever.

4. Gas and/or charcoal grills and cooking devices are not permitted and cannot be used on any porch, terrace, balcony, or lanai or on condominium property. Electric grills are permitted. Please see the office for information regarding the use of the Association's gas grills.

5. KEY INFORMATION

1. The GLVA Office will not store or keep a unit owner's keys and will not give access to service or repairmen.

2. A confidential Emergency Contact Form **must** be completed and on file in the GLVA Office. This information will include the designated key holder (an on-premises friend, neighbor, or caretaker) and name of the next of kin. Should an emergency arise and entry into the unit become necessary as per our Documents, no less than 2 persons will enter the unit, one being a Board of Directors representative. Any damage incurred will be at the expense of the owner.

3. For the protection of the owner/resident and others in the event of a hurricane, storm, or other disaster, the key holder will be responsible to check on the condition of an unoccupied unit and should be your contact to ascertain the condition of your unit after a storm.

6. STORAGE BINS

1. Numbered storage bins are assigned to unit owners residing in certain locations.

2. The following items **cannot** be stored in the bins: oil based paints, solvents, chemicals, motor oil, gasoline, propane, charcoal starter, lighter fluid, acids and corrosives, stacks of cardboard, lumber, food and other items which may be deemed to be hazardous.

3. Flammable, combustible, or explosive fluids, chemicals, or substances cannot be kept in any unit or storage area.

4. All storage bins must be maintained by the owner or tenant and are subject to routine inspection by Association personnel. Please note that storage is at your own risk. GLVA does not accept responsibility for items stored in the bins. Nothing is to be left in the aisles or outside of the bins. Items left outside of the bins or in the aisles will be immediately discarded as they present a health and safety issue. Should a storage bin not be properly maintained, the unit owner will be issued a warning. If the owner does not address the situation in a timely manner as indicated on the warning, the lock will be cut and items will be confiscated and disposed of at the discretion of the Board of Directors.

5. You are able to store hurricane shutters in your assigned storage bin at your own risk provided they do not exceed the bin size.

7. RESPONSIBILITY OF UNIT OWNERS

1. Unit owners are encouraged to attend monthly Board of Director meetings which are held on the third Monday of each month at 9:30 a.m. unless notice is posted otherwise. Meetings may be suspended during the summer months.

2. Payments of monthly maintenance are due on the 1st day of the month and must be received by the Association's management by the 10th of the month to avoid a late charge. Payments that are more than 10 days late are subject to late fee charges. Payment can be made by check, credit card, or automatic withdrawal from your bank. Automatic withdrawal is the preferred method of payment. See the GLVA office for details.

3. It is the owner's responsibility to complete a Consent to Construct form and submit it for Board of Directors approval prior to any construction, exterior painting, or alteration of the building including but not limited to antennas, satellite/cable dishes, windows, hurricane shutters, window guards, doors, and enclosure of terraces, porches or patios. Nothing is to be attached or placed upon the exterior walls or roof of the building without Board of Directors approval.

4. Water cannot be left running and all hoses are to be equipped with trigger nozzles. The watering of plant beds and the washing of vehicles is permitted on a weekly basis. Water spigots are for the shared use of residents.

5. It is the responsibility of the owner or tenant to shut off water in the unit any time the unit will be unoccupied overnight or longer. The water shut off valve is usually located below the air conditioner and near the hot water tank.

6. Should a unit owner/tenant plan to be absent from the unit during hurricane season, prior to departure you **must:**

   a) Remove all furniture, plants and other objects from outside of the unit. Designate someone to install and remove (or open and close as the case may be) hurricane shutters.
   b) Ensure that the Emergency Contact Form is complete and on file in the office. Should damage occur to the unit, the Board of Directors will contact your designated emergency person/firm.
   c) After a storm or other emergency you must contact your key holder or designated person for information about the condition of your unit.
   d) Refer to Section 22 for additional hurricane responsibilities.

7. Golden Lakes Village unit owners/residents cannot receive compensation for volunteer services performed for the Association. Unit owners/residents will not receive any

compensation for services where the service involves the use of the Association's facilities.

8. **Under NO circumstances are window or wall air conditioners permitted.**

9. There is to be **NO** feeding of any wildlife (ducks, alligators, birds, feral cats, raccoons, etc.) and no placing of food (seed, bread, apples, etc.) on the ground near the unit, the lakes, or the common areas, as this practice attracts rats, snakes, opossums, and other vermin as well as insects.

8. PETS

1. **NO PETS**, except as follows:
   a) House cats are limited to 2 and **MUST** be kept inside the unit at all times.
   b) Domesticated birds (limit of 2) may be kept within a unit. Birds shall be breeds the size of canaries and parakeets.

2. The Federal Fair Housing Act provides for accommodation for an individual with a disability to have a "service animal" or "emotional support animal". This accommodation has requirements and restrictions. The GLVA office has information with more detail. **NOTE:** It is unlawful to falsify information to meet these requirements and restrictions.

3. No pet will create a noise or become a nuisance to other residents. Any waste deposited by the support/service dog MUST be removed and disposed of. If in the opinion of the Board of Directors any pet becomes a source of unreasonable annoyance to others, or if the Owner of the pet fails or refuses to comply with these restrictions, the Owner, upon written notice, may be required to remove the pet from the Village.

9. RESALE OF UNIT

1. An "Intent to Sell" form, available in the GLVA office and on our community website must be completed and submitted to the property management company for processing when contemplating the sale of a unit. Instructions are on the forms for how and where to submit.

2. As a condition of approval of sale of a unit the Association will require that any and all violations of the governing documents and these rules be cured. Included among the issues which the Association may require to be cured are those which may not have been subject to prior enforcement because of the passage of time or because the condition may not have been a violation at the time the condition commenced (removal of window air conditioners, outdated, non-code-compliant shutters, plantings, overgrown vegetation, unauthorized patios, walkways and stonework, etc. are examples, without limitation).

3. Prospective owners are required to complete and submit an "Application for Purchase" form, available in the GLVA office and on our community website at least 30 days prior to the expected closing date (as indicated on the form). A $150 non-refundable Application Processing Fee (cashier check or money order) per single adult or married couple must be attached to the application and made payable to Golden Lakes

Condominium Association A, Inc. This $150 processing fee will NOT be waived for GLVA owners who are purchasing a second unit in Phase A.

4. A Certificate of Approval will be issued to the purchaser and/or owner upon approval by the Board of Directors.

5. A meeting with the Interview Committee and a review of the GLVA Rules and Regulations is required before closing a sale.
   There will definitely be **NO OCCUPANCY** allowed prior to closing.

6. No corporation, company, partnership, or corporate trust may purchase a unit. No unit owner may own, individually or jointly, directly or indirectly, any interest whatsoever in more than two (2) units total in Phase A (see Declaration of Condominium Section 16.9).

7. At least one resident of a unit must be 55 years of age or greater. Persons under the age of 18 cannot reside in any unit. All occupants who reside in the unit longer than 30 days in a calendar year other than the unit owner must become registered. This entails a background check, screening, and approval by the Board of Directors. These add-ons are only allowed if the owner is a full-time resident. A $150 non-refundable processing fee will be charged for each individual. Married couples are charged one fee of $150.

8. In accordance with the State of Florida Condominium Laws, the selling unit owner must provide the purchaser with a copy of the GLVA Documents and Rules and Regulations within 3 days of signing a sales contract.

9. After completion of the sale, the new unit owner will file a copy of the recorded deed with the Association office.

10. Upon closing, the selling unit owner must surrender all identification cards and passes issued to all occupants of the unit to the GLVA office.

11. Following approval by the Board of Directors and upon closing, owners and occupants will receive photo identification cards and automobile bar codes/transponders.

10. RENTAL OF UNIT

1. An "Intent to Rent" form, available in the GLVA office and on our community website must be completed and submitted to the property management company for processing when contemplating the rental of a unit. Instructions are on the forms for how and where to submit.

2. As a condition for the approval of rental of a unit, in the Association's sole discretion, the Association will require that any and all violations of the governing documents and these Rules be cured. Included among the issues which the Association may require to be cured are those which may not have been subject to prior enforcement because of the passage of time or because the condition may not have been a violation at the time the condition commenced (removal of window air conditioners, outdated non-compliant

shutters, overgrown vegetation, unauthorized patios, walkways and stonework, etc. are examples, without limitation.

3. Prospective renters are required to complete and submit an "Application for Lease" form, available in the GLVA office and on our community website at least 30 days prior to the rental date (as indicated on the form). A $150 non-refundable Application Processing Fee (cashier check or money order) per single adult or married couple must be attached to the application and made payable to Golden Lakes Condominium Association A, Inc.

4. The Board of Directors will consider and determine approval following its review of the lease agreement, prospective tenant's screening interview, and the tenant's attendance and participation in the GLVA Rules and Regulations meeting. No unit can be occupied before a written notification of approval is received.

5. A unit may be leased only once in a 12 month period for a period of not less than 90 days and not more than 365 days (1 year).

6. No unit can be leased to a corporation, company, partnership or corporate trust. Units may be used as single family residences by natural persons only. The rental of rooms or portions of units is prohibited.

7. The term "renters" includes all persons occupying the unit. A written, signed, and approved lease, containing the names of ALL occupants is required. At least one occupant must be 55 years of age or older. **Persons under the age of 18 cannot reside in any unit.** All occupants must be named on the lease. Add-ons are **NOT** permitted for leased units.

8. Sub-letting of units is <u>strictly</u> forbidden. No short term rentals are permissible and no unit owner or tenant may list their unit on a short-term rental website such as Airbnb, Home Away or other similar websites.

9. The unit owner must furnish a copy of the Rules and Regulations to the renter. It is the unit owner's responsibility to see that the renter(s) comply and adhere to the standards set forth in these documents.

10. Eviction provisions must be stated in the lease. The unit owner is responsible for all eviction costs.

11. The unit owner is responsible for all losses, damages, and violations to condo property caused by the renter, their guests, as well as all legal and other costs incurred in connection with said losses and damages. The unit owner gives up rights to their assigned parking space for that unit and use of facilities during the rental period.

12. Units may not be leased until after one year following the date of purchase. Current owners who have lived in GLVA continuously for 2 years or more and reside in their unit more than 6 consecutive months per year may purchase a second unit and rent it in the first year of ownership.

13. The owner is responsible to ensure that the account is kept current at all times. At the termination of the lease agreement, the owner will be responsible to surrender all identification cards and bar codes to the office. Payment for any damage to the common area and/or exterior of the unit is the responsibility of the owner.

14. Should the unit's maintenance or assessment accounts be delinquent, the renter will be directed to pay the Association directly until any and all arrearages are satisfied. This is stated in an addendum that was signed in the rental agreement with the lease.

15. The owner is responsible to submit lease renewal paperwork to the office 45 days before the end of a lease. Failure to submit paperwork may result in delay or denial of the renewal.

11. IDENTIFICATION CARDS, GUEST PASSES AND TRANSPONDERS

1. Upon closing, the office will issue photo identification card(s) at a cost of $10 each. There will be a $10 charge for the card for replacement of lost or damaged cards. There will be a $12 charge for each transponder or replacement transponder. These charges may be changed by the Board of Directors.

2. All identification cards and passes assigned to a unit are the property of GLVA and are to be returned when the unit is sold and/or the owner/tenant permanently vacates the residence.

3. Currently, 30 Day Guest Passes for visitors can be obtained from the office at a cost of $25.00, which is refundable if returned by the expiration date of the pass.

4. The unit owner is required to complete a "Certificate of Need" form in order to waive the monthly Guest Pass fee for a licensed health caregiver.

5. Guests other than immediate family are allowed to visit for no longer than 30 days and only while the owner(s) are in residence. If longer than 30 days, formal permanent residency procedures must be followed.

12. REMEDIES FOR VIOLATIONS

1. After Grievance/Fines Committee review, the Board of Directors can levy and assess a fine against a unit owner for failure to comply with any provision of the Declaration of Condominiums, the By-laws, or Rules and Regulations of the Association. No fine shall exceed $100.00 per day. A fine may be levied and **assessed** for every day of continued violation. The aggregate amount of fines is not to exceed $1,000.00.

2. The alleged violator will be afforded an opportunity to be heard by the Grievance/Fines Committee and can:
    - Review, challenge and/or respond to any material considered by the Association.

- Respond, present evidence, and provide written and/or oral argument on all issues involved.

3. The Grievance/Fines Committee will give 14 day's written notice of a hearing which notice will include:
    - A statement of the provisions of the Declaration, By-laws, or Association rules which have allegedly been violated.
    - A statement of the date, time and place of the hearing.
    - A statement of possible actions including fines and/or revocation of owner rights.

4. In the event of violation(s) of the rules and/or regulations, the Board of Directors has the right to revoke owner privileges.

5. In the event of violation(s) of the rules and/or regulations, the Board of Directors has the right to pursue legal action. The expense of such litigation will be borne by the unit owner.

13. GENERAL RULES FOR ALL-PURPOSE ROOM (CAFÉ) AND ARTS & CRAFTS ROOM

1. No games or classes (card, board, etc.) are permitted in the café dining room (All-Purpose Room) while the café kitchen is open.

2. Children are to be under family supervision at all times. Diapers/clothing are NOT to be changed in the rooms.

3. NO wet bathing suits are permitted in the rooms; footwear and cover-ups are required to be worn.

4. The All-Purpose Room or the Arts & Crafts Room may be rented for approved group use for a specific date and time (only after the café is closed). Rentals are for social, adult parties only based on approval by the Board of Directors. The reservation is made through the Social Director's office and a formal rental agreement is to be signed. All rentals are based on approval of the Board of Directors, which can revoke the contract at any time. When rented, the rooms are for the exclusive use of the renter and their guests.

5. Rentals are for the All-Purpose Room and/or Arts & Crafts room only. Guests are not permitted to wander or use the game room, billiards room, pool/spa, gym, barbecue grills, or any other amenity at the Clubhouse.

6. The renter will provide all food, beverages and all goods. No cooking is to be done in either the All-Purpose Room (Café) or the Arts & Crafts Room. It is the responsibility of the renter to remove all garbage and trash.

7. Room occupancy is not to exceed 48 people in the All-Purpose Room (Café) and 33 people in the Arts & Crafts Room. Noise is to be controlled.

8. Furniture in the rooms may be rearranged but is to be returned to the original position after use. There is a set-up fee of $50.00 if the furniture is to be moved by GLVA personnel. Decorating the room depends upon availability. There will be no nails, thumb tacks or tape on the walls.

9. There is a refundable set up and damage deposit determined by the Board of Directors that will be returned after the event if the room is left clean, undamaged, and in original condition. Rates for rental of the All-Purpose Room (Café) or the Arts & Crafts Room to GLV Phase A residents are available in the Office. Rental fees and all deposits are due in full at the time the reservation is made. All checks must be from the unit owner who is renting the room and are to be made payable to: Golden Lakes Village Phase A. Returned checks will be charged a fee of $30.00. There is no exception to this rule.

10. Any cancellation must be made within seven (7) days of signing the contract to receive a full refund less a processing charge of $25.00. Any cancellation after 7 days of signing the contract will result in the Association refunding only 50% of the rental fee.

11. Liability information is stated on the Rental Agreement.

14. CLUBHOUSE MAIN POOL, POOL AREA, AND SATELLITE POOLS

1. **THERE ARE NO LIFEGUARDS ON DUTY!** All pools are unsupervised areas, therefore everyone using the pools do so at their own risk. Swimmers are advised to use the "buddy" system at all times.

2. The pool is open seven (7) days a week between dawn and dusk. Entry is with the resident's approved GLV ID card. Lending or misuse of ID cards is strictly prohibited and doing so may result in the card being revoked. Residents must accompany their guests.

3. No one under the age of 16 is permitted to use the whirlpool (spa) with or without an adult due to dangerous health hazards (i.e. overheating of small bodies, etc.).

4. For safety reasons, a second adult should accompany adults using the whirlpool (spa). People with health problems should obtain approval from their physicians before using the whirlpool (spa) and should limit their use to a maximum of 5 minutes.

5. Persons of any age wearing diapers, pull-ups or similar apparel and those who are not toilet trained are permitted in the pools only when wearing proper waterproof apparel specifically designed for pools. **ONLY** approved swim diapers are permitted in the pool.

6. In accordance with State of Florida Sanitary Code, all bathers must shower before entering the pools or whirlpool (spa).

7. NO diving or jumping into the pools.

8. No free-floating inflatable objects (rafts, balls, etc.) are permitted in the pool. Swimming aids attached to a person's body are permitted as is equipment approved by the Exercise Director. All equipment belonging to the Recreation Department must be returned to the exercise room after use.

9. Food and beverages are permitted in the pool area but no closer than six (6) feet to the pool edge. The use of food and beverages is also permitted in the area adjacent to the Café, All-Purpose Room or in the Auditorium during designated hours. Alcohol beverages will be allowed only at certain events.

10. **Glass containers are <u>prohibited</u> in the pool area!**

11. **As a reminder - There is to be NO SMOKING except in the 2 designated areas as the entire Clubhouse is a non-smoking facility. There will be NO SMOKING in the satellite pool areas.**

12. Chairs and lounges are to be used for sitting or relaxing only and are not to be reserved.

13. Please spread a covering towel on the chair or lounge at all times.

14. No wet bathing suits are permitted in the Exercise Room or other indoor facilities except the bathrooms and showers. Bathing suits are not to be hung at the recreation facilities to dry.

15. During scheduled water aerobics classes (Mon, Tues, Thurs, and Fri 10:45 am to 11:45 am and Wed. 9:30 am to 10:30 am) an area of the pool will be restricted for class use. Please refrain from entering that area during class times. The times and days are subject to change.

15. EXERCISE ROOM (GYM) REGULATIONS

1. The Exercise Room (Gym) is an unsupervised area. There is NO attendant on duty. Posted gym rules MUST be adhered to. Therefore all persons using the equipment should be instructed in its use beforehand and used at their own risk. The "buddy system" should be used.

2. The Exercise Room (Gym) is open seven (7) days a week during the hours of 5:30 a.m. to 11:00 p.m. Golden Lakes ID is necessary for electronic admittance to the gym.

3. No equipment is to be removed from the Exercise Room. After using the equipment it must be returned to its original place.

4. No one under the age of 18 years is to use the Exercise Room.

5. Vandalism of the Exercise Room or its equipment will not be tolerated. The Association will ban offenders from further use and subject violators to fines and possible prosecution.

16. SAUNA REGULATIONS

1. The use of the sauna is limited to persons 18 years of age and older.

2. Those using the sauna must use the dressing area for dressing and undressing. Personal items should not be taken into the sauna.

3. The sauna is intended for use with dry heat only. **NO WATER is to be poured onto the hot rocks.**

4. Sauna benches are to be covered with a towel while a user is seated.

17. USE OF BARBEQUE GRILLS

1. Phase A residents can use one barbeque grill for a non-refundable fee of $10 plus a refundable deposit fee of $25. The $25 deposit will be returned when the key is returned and the grill is found to be clean and undamaged. Arrangements can be made at the GLVA office.

18. USE OF GENERATORS

1. Absolutely NO GENERATORS!

19. AIR CONDITIONERS

1. Absolutely NO air conditioners through the walls or windows.

20. USE OF AREA IN FRONT AND BACK OF VILLAS AND GROUND FLOOR UNITS

1. Nothing of a permanent nature can be placed in the four-foot area at the front and back of the building. The front area of use by homeowners cannot extend beyond the side panels (fire wall) of the homeowner's residence. The back (rear) of the building cannot exceed one foot beyond the rear side panel.

2. Paver stones are allowed if installed in a non-permanent manner. This space includes any gravel/rock or pavers in a non-permanent nature. You MUST have an approved Consent to Construct form to install any pavers or construct any patio/lanai/porch in the front or rear of building.

3. No fruits, vegetables, or trees are allowed to be planted in the front or rear of the building. No planting will be permitted on the sides of the building or in any common area. Reflectors are not allowed in common areas.

4. Ceramic/stone/metal objects placed in the allowed area cannot exceed two feet in height, 12 inches in length and width and must be of weight that is easily moved in the

event of a watch, advisory or warning as defined by the National Weather Service (NWS).

5. Plants and flowers cannot touch the building and cannot be higher than the bottom of the windowsill.

6. The homeowner is solely responsible for the care and maintenance of their approved plantings.

7. The Board will remove without notice any item in violation of the above rules and anything that could cause potential damage to the building.

21. SATELLITE DISHES IN FOUR-FOOT AREAS AT THE FRONT AND BACK OF THE BUILDING

1. A Consent to Construct form request (including a sketch of placement) must be submitted, reviewed, and approved by the Board of Directors. Any dish in place before these rules are approved must be moved into the approved area. **Dishes will not be attached to the building or roof.**

2. Wire connections through the wall will not be higher than 12 inches from the ground. Upstairs unit electrical connections will go through the electrical closet, up to the air space above the unit ceiling into the crawl space and then to the unit. **All work is to be done by licensed installers only.**

3. Two dishes cannot be closer than 12 inches and cannot interfere with each other.

4. Wiring going through common areas will be buried. Any damage to the common area services is the responsibility of the installing unit owner.

5. Dishes are to be surrounded by plantings to make them less visible to the eye. The Property Manager or a Board member will make the final inspection to ensure that the dish was installed in the designated area per the approved specifications.

22. HURRICANE/STORM RESPONSIBILITY

1. When a Hurricane/Storm Watch or other watch, advisory or warning as defined by the National Weather Service (NWS) is issued, residents need to bring in all loose objects from outside. This includes but is not limited to potted plants, ceramic items, chairs, tables, etc. A resident's verbal statement that they will do so is not sufficient; items must be physically moved from outside.

2. When a Hurricane/Storm Warning or other watch, advisory or warning as defined by the National Weather Service is issued, the GLVA maintenance crew will canvas the Village and will dispose of any and all items left outside.

3. Unit owners and residents must remove all items which are outside of their unit prior to any extended absence of more than 15 days during hurricane season (June 1 through November 30 of each year). They should make arrangements with their unit's caretaker to ensure the safety of their unit which includes but is not limited to installing/opening

and removing/closing hurricane shutters. In order to protect the residents, common elements and other units, if an owner has failed to remove all of their personal property which is outside of their unit after a Hurricane/Storm Warning or other watch, advisory or warning as defined by the National Weather Service has been issued for Palm Beach County by the National Oceanic and Atmospheric Administration's National Weather Service or the Governor's Office the Association will dispose of those items and shall not be responsible for the return or replacement of such items.

4. Approved Hurricane protection devices may only be used following the issuance of a storm "watch" for Palm Beach County as such is defined by the National Oceanic and Atmospheric Administration's National Weather Service (NOAA). A Watch means when the risk of a hazardous weather event has increased significantly but its occurrence, location and/or timing is still uncertain. The issuance of a Watch is intended to provide enough lead time so that those who need to set their plans in motion can do so. Hurricane/Storm Protection may only remain while a Watch or more severe condition is in effect. Hurricane/Storm Protection that is unpermitted and/or is temporary in nature **MUST** be removed no later than five (5) days after the Watch or more severe storm condition alert has been lifted for Palm Beach County. Residents may be fined if they do not comply with the guidelines in this section

5. Property owners must contact the Association within 48 hours after the storm if a hurricane has damaged their unit. Owners must allow an Association representative to enter their unit to assess damage no later than ten (10) days after a storm. Owners not on property must contact the GLVA office within 48 hours after the storm to authorize entry into the unit. They must relay the contact name of the key holder.

6. Your ability to claim damages against the Association or your insurance company may be restricted if you do not allow entry to your unit within a 10 day time period.

7. The cost of repairing damage caused by the use of unpermitted storm/hurricane material or items will be the sole responsibility of the unit owner.