BELLASERA CLUB LLC
RULES AND REGULATIONS

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INTRODUCTION / GENERAL RULES & REGULATIONS

The purpose of these rules and regulations are to ensure the enjoyment of the Bellasera Clubhouse and amenities by residents and their guests.

The Clubhouse shall include, but not be limited to: The Clubhouse building, tennis courts, parking lot, pool and spa, fitness center and poolside patio area, which may hereinafter be referred to in this manual as the Clubhouse and/or Clubhouse Complex.

Wherever the term residents and guests appear in this manual, it shall also include “invitees”.

Wherever the term person(s) appears in this manual, it shall include residents, guests, and invitees.

All references to the Property Manager herein include the Clubhouse administrative staff and/or designee.

All persons using the Clubhouse Complex facilities shall conduct themselves in a courteous manner with due regard for the rights of others to use and enjoy the Clubhouse Complex. All persons will follow and comply with the Clubhouse Complex Rules and Regulations, and with the instructions and decisions of the Property Manager and/or members of the Clubhouse staff regarding use of the facilities, including but not limited to priority of use, and the length of time of use.

All persons shall abide by all rules and regulations promulgated by the Homeowners Association, as amended from time to time. To encourage compliance with the Clubhouse Complex Rules and Regulations, residents, who violate said Rules and Regulations, will be subject to fines or other penalties. Suspension of Clubhouse Complex use and/or other penalties, include, but are not limited to, fines up to $1,000. Homeowners will relinquish their Clubhouse resident privileges to the lessees if their unit is leased.

CLUBHOUSE COMPLEX

1. Only approved clubs and sanctioned committees may reserve space on a regularly scheduled basis in the Clubhouse Complex for meetings and/or events. Other residents may request space in the Clubhouse, subject to availability. All room reservations shall be assigned by the Property Manager or the Social Director.

2. The Clubhouse Complex may not be reserved for private parties, with the exemption of the dining room/kitchen area, which can be reserved with an approved form and payment of fees.

3. The Property Manager may post temporary rules in specific areas as needed from time to time. If these rules are to be made permanent, they must be submitted to the Board of Directors for approval.

4. In accordance with Florida law, smoking is NOT permitted inside the Clubhouse Complex at any time. The Association may, but is not required to, designate an exterior area for smoking.

5. Thermostats are not to be touched or tampered with by any unauthorized persons, as they have been locked and programmed to maximize comfort and efficiency.

6. Casual attire is permitted in the Clubhouse Complex buildings. All persons are required to wear shoes, shirts, or other covering garments over their DRY bathing suits in the Clubhouse Complex building at all times. For a specific event, the event sponsor may specify and define proper attire. Wet bathing suits, covered or uncovered, are NOT permitted in the Clubhouse Complex buildings at any time, except for the restrooms that are directly accessible from the pool area.

7. For all evening events with entertainment attendees are required to wear appropriate or specified attire requested by the event sponsor.

8. Appropriate footwear will also be required to participate in activities, which include but are not limited to tennis, basketball, and exercise. When playing tennis and/or basketball, proper attire is required on the courts.

9. No eating or drinking of any kind except for bottles of water within the clubhouse, or in designated areas, such as Gym and Kitchen area. No glass of any type is allowed on the pool patio area. Persons shall be responsible for their own clean up.

10. Persons who are under 16 years of age are not permitted to use the pool or other Clubhouse facility (including the fitness and exercise room) without the immediate supervision of a responsible adult (age 21 and up). Residents shall be responsible, at all times, for their guests and/or invitees (including minors).

11. Only residents will be able to purchase tickets for guests to attend events or shows.

12. HOA sponsored events will be open to all residents of Bellasera HOA. A single resident may bring a guest who may be a non-resident. If anticipated demand is expected to exceed capacity, a random drawing system will be used to determine both attendance and seating location.

13. The last person leaving an activity room shall turn off the lights.

14. All furniture and equipment should be returned to its normal location after use.

15. The Clubhouse may not be decorated without prior approval by the Property Manager.

16. Bellasera HOA and Management are not responsible for any items left in the Clubhouse facilities.

17. All persons who use the Clubhouse Complex facilities must comply with the Association and Property Manager's safety and sanitary requirements.

18. Residents, guests, or invitees shall not destroy, harm, or steal property belonging to the HOA or Homeowners.

SAFETY

1. For safety reasons, the number of persons using any or all of the recreational or other facilities at a given time may be limited as determined by the Property Manager, or designee. If deemed necessary, the Property Manager, or designee, may resolve the issue by requiring that an appropriate number of persons leave the particular facility.

2. All Clubhouse facilities are used at the person's own risk.

CARD GAMES

1 No one under 18 years of age can participate in gambling activities.

2. Gambling of any type, conducted in the Clubhouse facilities, must comply with Florida State Law.

3. No eating or drinking of any kind except for bottles of water, no exceptions. Failure to comply will result in being asked to leave the Clubhouse.

KITCHEN

1. The Property Manager or designee's permission is required for use of the kitchen facilities.

2. Kitchen area may be rented for events during the hours of 8AM to 9 PM seven days a week. See Property Manager for reservation form. Clean up charges may be assessed to residents making use of this facility. Prior to the event, the Property Manager will notify the residents of applicable cleanup fees.

FITNESS AND EXERCISE ROOM

1. Time on each piece of equipment is limited to a total of 30 minutes (including cool-down time) when others are waiting.

2 Proper attire is required when using any equipment in the room. (Shoes/Shirts/etc.)

3. Individuals must wait for use of the facilities when authorized classes are in progress.

4. An individual must wipe down any equipment after using it. Disinfectant and paper towels are available in the Fitness Center.

5. Persons using the treadmills MUST always wear the safety clip, a/k/a tag, that is attached to the treadmill, while in use. Failure to do so may cause the violator to be injured, suspended, and/or fined.

6 Wet swimsuits are not permitted when using the equipment.

7. No one under the age of 14 shall be allowed in the fitness center. Between the ages of 14 and 18 must be accompanied by a responsible adult, age 21 and up.

8. No eating or drinking of any kind in the fitness center except for plastic bottles of water and sport water bottles, no exceptions.

9. Cell phones should operate in vibrate mode only, and all calls are to be taken outside of the fitness center.

SWIMMING POOL AND SPA

1 POOL AND SPA HOURS DAWN TO DUSK.

2 NO LIFEGUARD. USE POOL AT YOUR OWN RISK.

3 SHOWER BEFORE ENTERING THE POOL.

4. NO FOOD OR BEVERAGES IN THE POOL, SPA OR ON POOL WET DECK. COMMERCIALLY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION.

5. NO GLASS OR ANIMALS IN THE FENCED POOL AREA (OR 50 FEET FROM THE POOL).

6 DO NOT SWALLOW THE POOL WATER.

7. MAXIMUM BATHING LOAD FOR THE POOL IS LIMITED TO 58 PERSONS. MAXIMUM BATHING LOAD FOR THE SPA IS 8 PERSONS. POOL MAXIMUM DEPTH: 5FT. NO DIVING. DO NOT PLACE FURNITURE IN POOL

8 Smoking is not permitted in the pool, on the pool deck, or in surrounding areas.

9. Children under age 16 must always be accompanied and supervised by a responsible adult. Supervising adult is responsible for their actions including any damages caused by the child.

10 No running, horseplay or ball playing in pool or on pool deck.

11 No diving or jumping into the pool. Enter from the step areas or ladders.

12. Persons with infections or contagious health conditions are not permitted in the water.

13. Unless approved by management, no foreign or floating objects, other than life preservers when worn for safety are permitted in the pool.

14. No bikes, tricycles, skates, scooters, skateboards, or hover boards in pool or on the pool deck.

15 Persons in diaper stage must wear approved swim pants.

16. Furniture (pool chairs, tables, lounges, etc.) should be returned to its original location if moved.

17. Personal music and noise must be kept at a level that is not disturbing to others. Earphones are recommended.

18 Safety equipment may be used for its intended purposes only.

19. Residents are responsible for their own as well as their guests' compliance with these and all other rules governing the use of the recreation facilities.

20. This area may at any time be under surveillance. This is to curb vandalism and disruptive behavior and should in no manner be considered security.

21. Report vandalism or rules violations immediately. Provide a description of the perpetrator(s) if possible.

TENNIS AND BASKEBALL COURTS

1. The determination of the playability of the courts is responsibility of the Property Manager or designee.

2. All players and spectators must abide by all relevant codes of conduct and the Governing Documents of the Association.

3. The courts are open 8:00 A.M until 8:00 P.M. Monday through Sunday.

4. Only players will be allowed on the courts during their allotted time. No children under 16 years of age are allowed in the courts or in the canopied areas at any time. Pets are not allowed on the courts.

5. Proper etiquette must be adhered to at all times. Loud, abusive, or profane language will not be tolerated either from players or spectators and may lead to disciplinary action.

6. Proper attire is always required on the courts. Only flat soled tennis shoes will be deemed proper and allowed on the courts.

7. No one may organize or conduct any court activities or events without the authorization of the Property Manager or designee.

8. Private lessons, teaching, or coaching on the courts by a tennis/basketball pro are permitted upon receiving advance permission from the Property Manager or designee.

9. Reserved courts cannot be held longer than 10 minutes from their assigned start time when full parties are waiting.

10. Should the courts become unplayable during a reservation period, playing time cannot be extended.

11. Court can be used on a first come first service basis if open or unassigned.

12. Once play has commenced on an open or unassigned court the players have possession of the court for a period of 1.5 hours for tennis, 1 hour for basketball or until the next reservation.

13. There must be one resident involved in active play on any given court at any time. Anyone under the age of 16 must be accompanied by a responsible adult. (Age 21 and up).

THESE RULES AND REGULATIONS WILL BE ENFORCED AND MAY BE

ADDED TO, AMENDED, OR REPLACED AT ANY TIME BY THE BOARD OF DIRECTORS