CLUBHOUSE RULES AND REGULATIONS

The association wishes to foster a safe and enjoyable atmosphere for our residents to exercise, play, and socialize. The following rules will be enforced to protect and ensure a safe environment for our residents and guests to enjoy.

- Clubhouse hours are 7am to 11pm
- Office hours are Mon-Thurs 8a-6p ; Fri-Sun 10a-6p

  Phone: 727-856-8900 Email: wedgecomhoa@gmail.com
- RESIDENTS MUST BE 14 YEARS OR OLDER TO USE CLUBHOUSE AMENITIES
- Anyone under 14 must be accompanied by an adult resident 18 years or older
- Smoking or vaping is not permitted anywhere in and around the Clubhouse. Residents and accompanied guests may use the pier located behind the pool for this purpose
- The Community Center (facility and pool) is for the use of residents and guests only.
- This is a secured facility and can only be accessed with the use of a key fob. Ownership of a key fob is the only way to ensure entry to the facility.
- Residents allowing the use of key or code access by those who are not residents or accompanied guests will forfeit their privileges for a period of one (1) quarter. Multiple offenses will warrant more substantial penalties as determined by the board on a case-by-case basis
- Residents are responsible for ensuring all Clubhouse rules and regulations will be assumed as part of a lease and lessee(s) will be subject to all provisions contained herein
- Please do not prop open doors and other access points
- Other than private headsets, personal audio equipment is not permitted

- Objectionable behavior and abusive or profane language is prohibited
- No pets of any kind are allowed in any area of the center UNLESS IT IS A SERVICE ANIMAL
- The HOA is not responsible for personal items that are left in and about the center
- Residents accept responsibility to dispose of their trash utilizing the waste receptacles furnished in and around the center
- Please exercise care when using amenities
- Please show courtesy to other residents and guests in the amenities
- Lockers are available for use while residents are using the facility. Personal items must be removed after use. Locks are permitted only during amenity use. All locks left on lockers will be removed after 24 hours
- Any resident responsible for false alarms of any kind that cause emergency personnel to respond to the Clubhouse for a non-emergency are subject to a $100 fine and removal of amenity access. In addition, any fine levied by the County responders will be paid by the responsible resident.

CLUBHOUSE GREAT ROOM RENTAL RULES AND REGULATIONS

- Private event rentals include the Great Room only. Use of the Media room, Pool, gym or Veterans Park are prohibited.
- All doors to the Great Room remain closed during private events
- Resident only/HOA activities may be scheduled for exclusive use free of charge
- Rental requires a security deposit of $300
- The room rental fee is $75/half day. Extra tables and chairs are included
- The consumption of alcohol is permitted during private events by residents and guests of legal drinking age
- Renter is responsible for guest conduct, and any damage or change in the condition of the facility including restrooms
- All private events will conclude with an inspection by the Clubhouse Manager, Weekend Attendant or Security Officer
- Any violations of these Rules will result in loss of security deposit and possible loss of all amenity usage

Waters Edge Clubhouse Pool Rules and Regulations

- The pool will be open from dawn to dusk
- No lifeguard is on duty. Please enter at your own risk. Children under 14 must be supervised by an adult resident over the age of 18
- Please shower off before entering the pool
- Up to 5 guests per residence for adults only. Residents 14-17 with no parent present are allowed 1 guest
- Guests must be always accompanied by a resident. Residents are responsible for any damage caused by guests, as well as their conduct
- Food, glass containers, alcoholic beverages, balloons, and chewing gum are prohibited in the pool area. Food and non-alcoholic beverages are permitted at tables only
- Please do not run
- Please do not dive, jump or flip into the pool
- Horseplay is prohibited (pushing, dunking, shoving, spouting or throwing water, etc)
- Family-friendly and pool-appropriate swimwear must be worn in the pool. No thongs. Sun protective shirts or white t-shirts are permitted in the pool
- Any resident or guest who requires diapers must wear swim diapers while in the pool or surrounding areas
- Those with open wounds, or wounds otherwise requiring bandages, will not be permitted to use the pool
- Please do not enter the pool if experiencing any symptoms of illness
- Please leave pool furniture in the designated areas
- Flotation devices and pool toys are permitted in the main pool area only, no devices or pool toys in the children's pool. Use of floats or other pool toys is dependent on the number of people in the pool, subject to the Clubhouse Manager's discretion.
- Misuse of children's pool or slide is prohibited. Children taller than the designated height are strictly prohibited from using the children's pool. Adults are permitted in the slide area only to assist a young child.
- Please be respectful of pool rules and Clubhouse Staff. Violations are enforced by dismissal from the pool and surrounding area, and possible suspension of all amenity usage.
- The pool and surrounding area are subject to closure due to biohazards and inclement weather threats
- Animals, other than certified service animals, are prohibited

FITNESS CENTER RULES AND REGULATIONS

- Fitness Center hours are 5 a.m. to 11 p.m.
- Waters Edge Residents use the fitness center at their own risk. It is strongly recommended that you consult your physician prior to beginning any exercise program
- No one under the age of 14 is allowed in the fitness center. Please make arrangements for young children to be supervised outside of the fitness center.
- Due to the size of the fitness center and the increased number of residents in the community, the fitness center is for resident use only. No guests are permitted in the fitness center.
- Residents are responsible for the 'wipe-down' of all equipment after each use with wipes and/or spray and paper towels provided.
- Beverages and food are not permitted. Only plastic water bottles with lids are allowed. Can and glass containers are not permitted. Absolutely NO alcoholic beverages will be permitted.
- Proper attire must be worn at all times. Individuals may wear shorts, tank tops, warm-up attire, tights or leotards. Shirts are required and proper athletic footwear must be worn at all times. No street shoes, boots or sandals are permitted. All clothing must be clean.
- Residents should notify HOA Management immediately if any equipment is found to be defective or broken

AMENITY IDENTIFICATION CARDS

To ensure that Waters Edge residents and their guests can utilize the facilities in accordance with the governing documents, rules, and regulations, the Board of Directors has directed management to institute ID cards.

These cards are for everyone 14 years of age or older and must be with that person when they come to the Clubhouse facility. Effective June 20, 2011, if someone is found at the facility without an ID card, they will be asked to leave until they can produce their card.

This rule will help identify people enjoying the clubhouse, fitness center, and pool as residents of the community. It should minimize the number of people trying to use the facilities who do not belong to Waters Edge and who do not pay for the facilities.

COMMON AREAS AND WATERS EDGE LAKE

- Only Lake Front Lot Owners (lots 5-19, 200-221 and 970-1026) will have access to the boat ramp. All other lot owners will have access to the lake through the boat ramp dock. However, no craft powered by artificial power such as combustible engines will be allowed except for Lake Front Lot Owners. Please refer to the Waters Edge Master Declaration of Covenants, Conditions and Restrictions for further information regarding use of the lake and the Association's policies.
- Use of water craft is restricted to sail, paddle, or rowing by non-lakefront owners
- By acceptance of a deed, each Owner acknowledges that the Common Areas may contain wildlife such as Alligators, Fish, Raccoons, Deer, Fox, Fowl and Snakes. The Master Association and the Neighborhood Association shall have no liability or responsibility for the monitoring of such wildlife or notifying Owners and other persons of the presence of such wildlife. Each Owner and their guests and invitees are responsible for their own safety. Please refer to the Waters Edge Master Declaration of Covenants, Conditions and restrictions for further information regarding the lake and the Association's policies.

PLEASE ACKNOWLEDGE THAT YOU HAVE READ THESE COMMUNITY CENTER RULES AND REGULATIONS AS PROMULGATED BY THE BOARD OF DIRECTORS.

X _____

Printed: _____ Lot#_____

Date: _____

THE FACILITIES ARE HERE FOR YOUR ENJOYMENT.

PLEASE BE SAFE AND HAVE FUN!!