

THE LAKES OF JACARANDA HOA, INC.

Clubhouse and Outdoor Recreation Area Rules-Revised June 2021

Article XVI, Section 1. The Lakes of Jacaranda (hereinafter referred to as LOJ) Covenants stipulate that the Recreation Facilities (Clubhouse, Swimming Pool and Tennis and Pickleball Courts) shall be for the sole and exclusive use of the members, tenants and residents of LOJ and their guests. Guest policies are included under each specific area below.

1. The following **General Rules** apply to all persons using the Recreational Facilities:

All persons using the Pool, Pool area, Tennis Courts, Pickleball Courts and Clubhouse:

- Do so at their own risk. The LOJ Homeowners Association will not be responsible for any loss of property or personal injury sustained by residents, their family members or guests.
- Must comply with all posted rules under penalty of loss of privileges.
- Must properly dispose of his or her own refuse or pay cleanup expenses.

2. The gate access keycard must remain on your person at all times to gain access to the Pool area and the Tennis and Pickleball Courts. Keycards are for the use of resident occupants including renters and their residing family members. Otherwise keycards may not be loaned to anyone.

3. The Pool, Pool area and Tennis and Pickleball Courts may not be reserved.

4. Smoking is prohibited anywhere on the grounds of the Recreation Facilities and the interior of the Clubhouse. With the exception of service or support animals, no pets are allowed in the Clubhouse, or anywhere on the grounds of the Recreation Facilities.

5. No Clubhouse, Pool property or Tennis and Pickleball property shall be removed from their respective areas. The Clubhouse, Pool and Tennis and Pickleball Courts must not be abused or treated in any manner that diminishes their serviceability or appearance. The Courts are to be used ONLY for tennis and pickleball.

6. If a member or family member makes use of the facilities for any activity that he or she charges for or receives compensation of any kind for, will be considered a violation of the LOJ HOA Rules, and the member will no longer be considered in good standing. The member and family members may forfeit Recreation Facilities privileges for up to a year.

Clubhouse

7. The LOJ Clubhouse is for the use of members (residents of LOJ and Grassy Oaks special assessment members and their guests). For example, the Clubhouse may be used for private parties such as birthday, anniversary, and wedding parties and other gatherings too large for the home. It is not for use by any organizations or by the general public for any purposes regardless of sponsorship. Only members in good standing may use the Clubhouse and its facilities. Clubhouse party attendees may not use the Pool, Lanai, Pool Deck or Tennis and Pickleball Courts. Contact the property manager, Keys-Caldwell, Inc., 1162 Indian Hills Blvd., 408-8293 for private party reservations. Reservation requests must be submitted not less than five (5) working days before the scheduled function.

8. A damage deposit of \$500 is required to reserve the Clubhouse as well as a non refundable fee of \$50. The damage deposit as well as the fee must be made by separate checks and payable to The Lakes of Jacaranda Homeowners Association, Inc. The checks must accompany the reservation application.

In submitting a reservation request the member agrees to reimburse the Association for any and all damages incurred during the period of the reservation. The deposit shall be returned to the member following timely return of the key and inspection of the Clubhouse by an appointed inspector to confirm that:

- The furniture is returned to its original location.
- The carpet is vacuumed and tables wiped clean.
- Kitchen is left clean and debris free.
- There is no damage to the common property.
- All food and trash are gathered in plastic bags and placed in trash receptacles OUT SIDE THE BUILDING on the side toward the tennis courts.
- The thermostat is adjusted per the directions posted on the wall above it.
- All fans and lights are turned off.
- With the exception of the refrigerator, all appliances are turned off.
- All doors and windows including those inside and outside of the bathrooms are locked.
- The alarm is set upon exiting the building.
- The key is returned to the designated inspector.

The member(s), with the designated inspector, should inspect the facility including the bathrooms on the day of the event prior to the attendees arrival to insure the Clubhouse is not damaged or in disarray. Unreported damage may result in the reserving member(s) being held responsible for remediation. If there is damage to the facility, its contents or the common property, including but not limited to, appliances, furniture, fixtures, building, equipment and landscaping, the cost of replacement or repair shall be deducted from the deposit. Should damage or loss exceed the deposit, the reserving member shall forfeit the damage deposit and must reimburse the LOJ Homeowners Association within 30 days of the receipt of the bill. **If not received within the 30 days, items damaged or removed from the clubhouse will be replaced or repaired by the HOA, and the reserving member will be billed for the repairs and/or the replacement costs.**

Damage deposits are not required for:

- LOJ community-wide social events, such as a holiday party or any other such gatherings where the attendees consist primarily of LOJ members.
- Special Social Events arranged by the LOJ Social Committee must be approved by the Board of Directors at least 30 days in advance.
- Meetings of Board approved committees
- Recurring meetings, gatherings, activities or events consisting primarily of LOJ members

9. The LOJ Clubhouse may be used for Board of Directors meetings and meetings of Board approved committees that pertain to the operation and administration of The LOJ Homeowners Association, the Master Association and Grassy Oaks II and Grassy Oaks III Maintenance Free Association. Priority will be given to regularly scheduled Board of Directors meetings and meetings of Board approved committees. Clubhouse committee members and their chairperson must be members of LOJ. The Clubhouse may be used for meetings of clubs or groups consisting principally of LOJ members and Grassy Oaks special assessment members. An LOJ member cannot hold outside clubs in the Clubhouse.

Three guests per LOJ household are permitted to attend these functions as long as there is room in the Clubhouse, and it is not to the exclusion of any other LOJ homeowner. The member chairperson of the activity will be issued a Clubhouse key and is responsible for safeguarding the key at all times. Such keys may not be reproduced under penalty of loss of privileges. There will be a \$25 replacement charge for lost or damaged keycard.

10. Clubhouse hours are from 7:00 AM until midnight.

Swimming Pool

- **The Pool and Pool area may not be reserved. No private parties are allowed.**
- Glass or any kind of sharp objects are not allowed in the pool or wet deck or pool **wet deck**.
- Alcohol, other beverages as well as food are not permitted at any time in the Pool or on Pool **wet deck**.
- No tampering with Pool or on-site surveillance equipment.
- Proper swimming attire must be worn in the Pool. **Diapered individuals must wear swim-safe diapers.** Swimmers with open wounds, infectious sores or cuts are not permitted in the Pool.
- No spitting, urinating or nasal secretions allowed in the Pool. Swimmers are not permitted in the Clubhouse and should not disturb any functions in the Clubhouse.
- Children 12 years of age and under as well as non-swimmers **MUST** be accompanied by a proficient adult swimmer (21 years or older) at all times when in the Pool.
Normal operating hours for the Pool are from dawn until dusk.

GUEST POLICY AT THE POOL

Five (5) guests per LOJ household are allowed at the Pool. Requests for a one-time exception to the guest policy must be in writing and presented to the LOJ Board for consideration not less than 5 days prior to the event.

Tennis and Pickleball Courts

RULES OF PLAY

- Hours of Play: 8:00 AM-Dusk
- Play at your own risk.
- Play one game to 11 then restack your paddle (Pickleball only)
- All LOJ residents are welcome.
- Individuals/groups may not reserve court time.
- Proper attire, Tennis Shoes only
- Do not adjust nets or abuse nets or sunshades.
- No food, glass or alcohol beverages allowed on courts.
- Children under twelve must be accompanied by an adult.
- The courts are restricted to Tennis and Pickleball **ONLY**. No other activities or sports are allowed on the courts.
- Use large trash containers for litter and recycling.

GUEST POLICY AT THE COURTS (PICKLEBALL ONLY)

Guests may not use the Pickleball Courts from 8:00 AM until Noon depending on availability.

Three (3) guests are allowed per LOJ household during afternoon hours—noon until dusk only. Requests for a one-time exception to the guest policy must be in writing and presented to the LOJ Board for consideration not less than 5 days before the date needed.