

BAHAMIAN CLUB

RULES AND REGULATIONS

The following Rules & Regulations are applicable to all persons (including owners, renters, family members of owners or renters and friends of same) using the Bahamian Club facilities even if you have not signed this document as required by the rental agreement. Nothing in these Rules and Regulations are intended to supersede the Association's governing documents. Some regulations have been condensed and/or re-worded from the Association's Bylaws. Failure to comply with these Rules and Regulations could result in a monetary fine.

A. GENERAL:

1. All owners/renters including their family members and friends are responsible for reviewing and complying with these Rules & Regulations.
2. In order to ensure their health and safety, children under the age of 25 are not allowed to stay overnight in a rental unit without the supervision of a parent or responsible adult.
3. Only the owner may have small pets on the premises and they shall be on a leash at all times. The owner is responsible for picking up after their pets on common grounds.
4. Quiet hours will be observed between the hours of 10:00pm and 8:00am.
5. Garbage must be put in plastic bags before placing in the dumpster.
6. Renovation materials, furniture, appliances, BBQs or the like are not to be placed in or left next to the dumpsters. These items should be neatly placed in the designated area next to the maintenance shed. It is the owners/renter's responsibility to dispose of large items, not the Bahamian Club maintenance men.
7. Outside contractors must remove their debris from the premises.
8. Recycle bins for newspapers, glass, plastic and cans are located by each dumpster area, please use appropriately.
9. Regarding rental unit properties, no items such as furniture, dishes, linens, etc. shall be removed from the unit.
10. Nothing is to be hung from unit balcony railings with the exception of the American flag and holiday/seasonal decorations.
11. Skateboarding, rollerblading, scooters, hoverboards and the like are not allowed on common property including the tennis/pickleball court. Children under the age of 8 must be accompanied by an adult when riding bicycles on property.
12. Should an owner request any personal work to be performed by our maintenance staff while on Bahamian Club time, there will be a charge of \$25 per hour with a minimum of one hour.
13. Maintenance staff may contract with owners for work to be performed after hours. If a permit is required, then a commercial contractor must be hired.
14. Open fires are prohibited on all Bahamian Club property/grounds, this includes but not limited to burning of leaves, garbage, debris and fire pits.
15. The speed limit is 15mph and needs to be adhered to.
16. Fireworks of any kind are prohibited to be used on Bahamian Club property/grounds.

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17. No changes, alterations, additions, reconstruction, replacements, or attachments of any nature whatsoever shall be made to the exterior of any unit, until the plans and specifications showing the nature, kind shape and height, materials, locations, color and approximate cost of the same shall have been submitted to and approved by the Architectural Control Committee (“ACC”) in writing.
18. In order to preserve and protect our “hammock”, all landscaping alterations to a unit’s deeded area as well as contiguous common ground must be approved in advance by the Grounds Committee and the Board. This will ensure that all improvements are Florida Friendly and beneficial to our beautiful hammock. The appropriate form can be found at the office or on the website (bahamianclubowners.com). Any maintenance for the modifications becomes the responsibility of the owner as well as future owners. Please refer to the landscaping tab for further information.
19. A smoke free zone which includes smoking and/or vaping has been established at the Bahamian Club in the following common areas: cabana, pool, shuffleboard courts, barbecue grill area, tennis/pickleball court and surrounding areas.

B. POOL AREA:

1. Use the pool at your own risk. Lifeguards are not provided. Please comply with the posted rules. The Association is not responsible for any accident or injury in connection with use of the pool.
2. Children under the age of 12 years must be accompanied by an adult.
3. The pool area is open from 8:00am to 10:00pm. No one is permitted in the pool area when the pool is closed for maintenance and repair.
4. Proper swimming attire must be worn when in the pool. Children under the age of 3 must wear disposable swim pants.
5. Always shower before entering the pool.
6. Do not dive into the pool.
7. Food or drink is not allowed within four (4) feet of the pool.
8. No glass is allowed in the pool area.
9. Reserving seats is not allowed. Cover chairs with towels when using tanning lotion or sunblock. You must furnish your own towels.
10. Furniture is not to be removed from the pool area.
11. Show consideration to others, do not play loud music, wear earphones.
12. Running, pushing or horseplay in the pool area is prohibited.
13. Leave bicycles outside the pool area, a bike rack is provided.
14. Pets including emotional support pets are not permitted inside the pool gates at any time or in the cabana. The exception is a qualified service animal per Florida Department of Health regarding swimming pools.
15. No wet attire is permitted in the Cabana.

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F. BBQ GRILLS:

1. Owners and renters are free to use the community grill at their own risk. As a courtesy to the next guest, clean the grill after using.
2. Personal barbeque grills such as gas, charcoal or electric are prohibited to be placed on the sun decks of the buildings. When using personal barbeques, they must be placed a minimum of three (3) feet from the building mansards to avoid fire.

G. VEHICLE PARKING:

1. Each unit has a designated parking space clearly marked with the letter of the assigned unit. Unmarked spaces are to be available for visitor parking.
2. Owners may only park up to a maximum of two (2) passenger vehicles (cars, light pick-up trucks, motorcycles and SUV's) overnight on the premises, with the following exceptions: contractor vehicles including trailers and temporary storage units may be parked in the assigned owner's parking spot for a maximum of three (3) days without prior approval from the Manager or the Board of Directors.
3. Parking on the main roads is not allowed. Roads are to be kept passable for emergency vehicles at all times.
4. Renters are limited to one (1) passenger vehicle per unit, unless prior arrangements have been made in writing to the office.
5. Vehicle parking permits for owners, renters and guests must be displayed at all times and will be provided to renters at check-in.
6. There is limited parking for the office and the two spaces provided should be used for a maximum of thirty (30) minutes during office hours; Monday through Friday, 9:00am – 5:00pm.
7. Golf carts and all-terrain vehicles (ATV's) are not permitted at the Bahamian Club.
8. Cars, light pick-up trucks, motorcycles and SUV's are subject to be towed if not properly registered with the state.

Board Approved Date: 3/12/22



Dan DiLullo - President

Owner/Guest Signature _____ Unit No. _____
Date _____

Printed Name of Owner/Guest _____
Date _____