

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, individuals 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/family members may have small pets on the premises and they shall be on a hand held leash at all times. However, pets may be tethered outside as long as the owner/family member is outside with the pet at all times.¹ The owner is responsible for picking up after their pets on common grounds.
4. Pet doors are permitted on the upper deck as long as the pet(s) are not a nuisance to any neighbors.² No openings are allowed through exterior block walls. ACC approval is needed prior to installation of a pet door.
5. Quiet hours will be observed between the hours of 10:00pm and 8:00am.
6. Garbage must be put in plastic bags before placing in the dumpster.
7. 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 personnel.
8. Outside contractors must remove their debris from the premises.
9. Recycle bins for newspapers, plastic and cans are located by each dumpster area, please use appropriately.
10. Regarding rental unit properties, no items such as furniture, dishes, linens, etc. shall be removed from the unit.
11. Nothing is to be hung from unit balcony railings with the exception of the American flag and holiday/seasonal decorations.
12. 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.
13. 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.
14. 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.
15. Open fires are prohibited on all Bahamian Club property/grounds, this includes but not limited to burning of leaves, garbage, debris and fire pits.

¹ Modifies 3/24/2010 Pet Policy

² Modifies 3/24/2010 Pet Policy

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16. The speed limit is 15mph and needs to be adhered to.
17. Fireworks of any kind are prohibited on Bahamian Club property/grounds.
18. 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.
19. 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.
20. 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.
21. A bicycle rack is provided for all bicycles including electric bicycles. No bicycles of any kind are allowed in the cabana, pool area, shuffleboard courts or tennis/pickle ball courts.

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. No food or drink is allowed in the physical pool or placed on the rim of the pool. However, food/drinks are allowed at the tables and chairs around 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. 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.

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14. No wet attire is permitted in the Cabana.
15. No floats, tubes, boogie boards, surfboards and beach balls or similar flotation devices are allowed in the pool except specifically noodles, exercise weights, and infant floats are permitted.
16. No sitting or hanging on the pool rope is allowed.
17. During the winter season (January – April) only owners and renters can participate in the water aerobic classes offered Tuesday, Thursday and Saturday from 10:00am – 11:00am.

C. TENNIS / PICKLEBALL COURT:

1. Playing hours are from 8:00am until dusk.
2. All persons using the tennis/pickleball court do so at their own risk. The Association is not responsible for any accident or injury in connection with use of the tennis/pickle ball court.
3. The Association is not responsible for any loss or damage to personal property.
4. Proper foot attire must be worn when on the tennis/pickleball court.
5. Children under the age of 12 are not permitted on the tennis/pickleball court unless under the direct care and supervision of a parent or responsible adult.
6. No undue disturbance in or around the tennis/pickleball court will be permitted.
7. Plastic chairs are permitted in the tennis/pickleball court as long as they are neatly stacked when play is over.
8. Court may be closed as necessary for maintenance or special events as approved by the Board.
9. Pets are not permitted inside the tennis/pickleball court area at any time.
10. Bicycles, scooters and similar type items are not permitted in the tennis/pickleball court area at any time.

D. SHUFFLEBOARD COURTS:

1. Do not walk on the shuffleboard court surface at any time.
2. Children under the age of 12 are not permitted on the shuffleboard courts unless under direct care and supervision of a parent or responsible adult.
3. Repair of any damage to the shuffleboard courts or equipment will be charged accordingly.

E. KAYAK STORAGE:

1. Kayak racks are at the exclusive use of owners and are used at owner's own risk. Reserving a kayak rack is done through the office.

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 ten (10) feet from the building mansards to avoid fire per local fire ordinances.

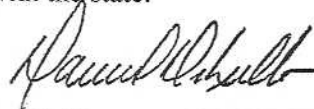
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G. VEHICLE PARKING:

1. Each unit has a designated parking space clearly marked with the letter of the assigned unit. Unmarked spaces are to be used for visitor parking. All owners must park in their assigned parking space at all times and not park in a guest or other owner's spot because it is more convenient or because you do not want to park under trees. The above especially applies during the winter season (January – April) and all holidays.
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, and must park in the unit owners designated space. The Bahamian Club will charge a one-time flat fee of \$25.00 per car per rental for the additional car(s) permit requested by the renter.
5. Vehicle parking permits for owners, renters and guests must be displayed at all times and will be provided to renters at check-in. Any car without a parking permit will be given a "Notice of Parking Violation" and the car will be towed if parking permit is not properly displayed within twenty-four hours of the Notice.
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. Vehicles will be towed if not properly registered with the state.

Board Approved Date: 9/23/2023



Dan DiLullo - President

Owner/Guest Signature _____ Unit No. _____
Date _____

Printed Name of Owner/Guest _____
Date _____