

THE LAKES OF SARASOTA

Rules and Regulations for the Common Area

(Approved January 18, 2011)

The common areas are to be used in a manner to ensure equal rights, enjoyment, and safety of all members of The Lakes community. Each homeowner has made a substantial monetary investment, and we all share a common interest in seeing this investment prosper.

In order to have a congenial, functioning, attractive community, some rules and regulations are necessary. As homeowners and residents, each of us must follow and abide by these rules. As parents, each of us must ensure that our children, of all ages, understand and follow these rules.

Homeowners are financially responsible for any and all damages or expenses incurred by their guest(s), children, or pets when using the common elements.

The common areas belong to each of us. Therefore, it is the responsibility of each homeowner to help enforce all of the rules.

Use of these facilities at anytime is at your own risk.

POOLS AND HOT TUBS

The pools and hot tubs are for the private use of the residents and their guest(s) only. Anyone using them must carry **The Lakes L.D. Tag** or they will be asked to leave.

Pools and hot tubs may be used between the hours of 7:00 A.M. and 10:00 P.M.

Showering is required before entering the pools. Swimming attire must be worn.

Children **under 12** years of age **ARE NOT** permitted to use the pool facilities unless accompanied by an adult. Unsupervised children will be asked to leave. **INFANTS** are **PROHIBITED** in the hot tubs. The hot tubs **ARE NOT** a wading pool or playground for children. Pregnant women or people with health conditions are advised to consult a physician prior to hot tub usage.

At the **CLUBHOUSE POOL**, Tuesday and Thursday evenings between the hours of **7:00 P.M. and 10:00 P.M.** are designated as "**QUIET TIME/LAP SWIM HOURS**". This time is available to all residents who wish uninterrupted lap swim time. During these hours, other residents are requested to **please** use the Recreation Center pool.

Anyone with a contagious skin disease must not use the pool or hot tub.

NO rafts or inner tubes are allowed in the pools. Under parental supervision, children's swim aids are allowable (i.e. water wings, flotation rings).

NO bicycles, skateboards, roller skates, street hockey equipment, etc. are allowed in the pool areas or on the wooden deck and ramps at either facility.

NO running or horseplay in pool or deck areas allowed.

Use of **glassware and food are PROHIBITED in the pool deck areas**; plastic glasses and cans are permitted.

NO pets are allowed in the pool deck areas.

Furniture and equipment shall not be removed from the pools, recreation center, or clubhouse.

The pools **may not** be reserved for private parties.

Proper health habits should be followed regarding untrained infants in the pools. If diapers are used, disposable (fitted) diapers are recommended.

No materials or chemicals of any kind may be added to the pools or hot tubs. Tampering with the pool or hot tub equipment is prohibited. Pool and hot tub equipment rooms are "**OFF LIMITS**" to anyone except personnel authorized by the Maintenance Board of Directors.

Anyone using the pool areas and restrooms are responsible for keeping the areas clean by properly disposing of towels, cans, waste paper, cigarettes, etc. **ALL DOORS SHOULD BE LOCKED AND ELECTRIC LIGHTS TURNED OFF WHEN THE PREMISES ARE VACATED.**

TENNIS COURTS

The tennis courts are private and for the use of residents of The Lakes and their guest(s) only. Anyone using them must carry **The Lakes I.D. Tag** or they will be asked to leave. Children under 12 years of age are **not permitted** to use the tennis courts unless accompanied by an adult.

Reservations are to be made using no more than **1 hour** for singles games and **2 hours** for doubles games daily by any resident. All reservations must be made by a resident.

Sign up may be no more than **2 DAYS** in advance. If you show up 15 minutes late for your reservation, you have forfeited your time.

The use of the courts is on a sign-up basis, in advance, on sheets posted in the Weight Room at the Recreation Center. If there is no time signed for, the courts are available on a first come-first served basis. If a court is unoccupied prior to play, you must sign-up for the court time to ensure uninterrupted play. **THE SIGN-UP SHEETS WILL BE DATE STAMPED, MONITORED, AND POSTED BY A REPRESENTATIVE OF OUR MANAGEMENT COMPANY.**

No food, glassware, or smoking will be allowed in this enclosed tennis area.

The tennis courts are for the exclusive use of tennis – **No** bicycles, skateboards, roller skates, street hockey equipment, baseball equipment, etc. are allowed on the courts.

Proper hard court footwear must be worn at all times when using the tennis courts.

Proper tennis rules and etiquette apply at all times.

NO climbing on the fence surrounding the courts is allowed.

NO lawn furniture is allowed on the courts.

NO pets are allowed in the tennis area.

When courts are unoccupied, **GATES SHOULD BE LOCKED** to avoid unauthorized use.

EXERCISE ROOM

NO one under the age of 14 is allowed to use the Exercise Room in the Recreation Center under any conditions. Anyone using the Exercise Room must carry **The Lakes I.D. Tag** or they will be asked to leave.

DRIVING

The Lakes is a congested area with winding narrow streets. There are many joggers, walkers, cyclists, and occasionally small children venturing out into the street. Please adhere to the **POSTED SPEED LIMIT AND ALL STOP SIGNS** and ensure that your children and guests who drive do likewise.

BASKETBALL COURT

NO basketball play is allowed after 10:00 P.M. or before 7:00 A.M. **NO** hanging or climbing on the basketball pole/rim.

CLUBHOUSE AND RECREATION CENTER

The Clubhouse and Recreation Center are private and for the use of residents of The Lakes and their guests **ONLY**.

The Recreation Center and the pool **may not** be reserved for private parties.

Reservations may be made by homeowners for use of the Clubhouse and its upper deck area on Cottonwood Trail by contacting our management company either by phone or going to their web site to obtain the necessary forms and information. The swimming pool and lower deck area of the Clubhouse may not be reserved.

The Clubhouse may not be reserved for commercial use, by anyone under the age of 21, nor by anyone who is not a homeowner in The Lakes. The resident in whose name the reservation is made must be in attendance at all times. Unsupervised parties of people under the age of 21 are prohibited. A \$50.00 user fee will be charged, plus a refundable deposit of \$250.00. Once your reservation form and payment is received you will get the access code for the front door lock. Please do not give this code to anyone else.

If you have reserved the Clubhouse and find you won't be using it, please call the management company to cancel your reservation so that others may use it.

The Clubhouse must be cleaned and vacated by 1:00 A.M., and the pool and deck area cannot be used after 10:00 P.M. The Clubhouse facility is limited by the Sarasota County Fire Marshal to 50 people as a maximum capacity.

ALL DOORS SHOULD BE LOCKED AND ELECTRIC LIGHTS TURNED OFF WHEN THE PREMISES ARE VACATED.

PETS

For all pet owners, it is requested that you be responsible owners and neighbors. **Please** walk your dog on a leash and pick up all fecal droppings.

THANK YOU FOR YOUR COOPERATION!!!

Maintenance Board of Directors
The Lakes

