



## **CLUBHOUSE RULES**

In an effort to maintain the Serenoa Clubhouse so that it may be enjoyed by all Serenoa residents, their guests and lessees, the Board of Directors has adopted the below rules.

1. Maximum occupancy of the Clubhouse is 70 as per the Indian River Fire Code.
2. The Clubhouse is designated as a non-smoking and non-vapor area. A designated smoking area outside the Clubhouse has been provided.
3. Anyone under the age of 18 years old may not use the Clubhouse unless directly supervised by a responsible resident adult.
4. The Clubhouse is available for use from 5:00 AM to 10:00 PM (including the fitness room).
5. "Renting" the clubhouse for private parties is not permitted (as per voter proposition on March 30, 2023).
6. Private parties (2 or more people) are not permitted at any time. Exclusive rights to the clubhouse will not be given.
7. Residents (lessees), their families, guests are responsible for the following upon leaving:
  - a. Turning off all lights (by front door, kitchen, and by sliding glass doors)
  - b. Turning off fans (by front door, and sliding glass doors)
  - c. Leaving the air conditioning at 80 degrees
  - d. Ensuring the exterior sliding glass doors are all locked
  - e. Ensuring the exterior main door is closed properly
8. If the kitchen is used, please be sure it is left clean and orderly. Do not leave food in the kitchen – either take it with you, put it in the refrigerator or be sure it is disposed of properly.
9. Do not sit on the Clubhouse furniture with a wet bathing suit and/or towel.
10. Do not use tape or glue to hang decorations, signs, pictures, flyers or banners on the walls.
11. Residents are responsible for their own use of access control device (key fob). Transfer of an access control device to a non-resident is not permitted.
12. As the property owner, you will be responsible for the actions within the Clubhouse of your family members and guests. If any damage should occur, the responsible property owner(s) will be held accountable for the costs incurred for repair and restoration.

13. When a resident witnesses any infraction of the above rules, they should contact the Property Manager to inform them of the incident, parties involved, date and time of incident.
14. Outside lawn areas of the Clubhouse may be used with all Clubhouse rules applying. If folding chairs and folding tables are used outdoors, they must be clean and dry prior to their return in the Clubhouse storage room.

The Board of Directors hopes that all Serenoa residents will take pride in the Clubhouse and do everything possible to maintain it in an appropriate way.

### **CALENDAR SCHEDULING:**

15. Private parties are not permitted at any time, including but not limited, to personal celebrations such as birthdays, anniversaries, bridal / baby showers, wedding receptions, graduations and the like. Exclusive rights to the clubhouse will not be given.
16. Functions may not be held for commercial, profit making, advertising or political purposes.
17. A community function at the Clubhouse may be requested to be scheduled (added to the calendar) by any resident(s) / lessee(s), but not for a function in which exclusive rights to the Clubhouse are sought.
18. Requests to schedule a community function at the Clubhouse cannot conflict with a function previously scheduled (on the calendar), unless arrangements have been made with the first scheduled function.
19. If a community function is scheduled at the Clubhouse, and another resident(s) wishes to use the Clubhouse during said scheduled time, the room dividers may be used to separate the two (2) functions. It is requested that the two (2) groups be considerate and respectful of each other. Exclusive rights to the clubhouse will not be given.
20. Scheduled community functions may not be "open to the public," however non-residents / guests are welcome if they are accompanied by a Serenoa resident.
21. To schedule a function at the Clubhouse and to be added to the calendar, said event must first obtain Board approval at [www.serenoa.org](http://www.serenoa.org) (Contact Us tab at the top)
22. To request Board approval, please email the Board with the following information:
  - a. Date and time of function
  - b. Brief description of function
  - c. Estimated expected number of people (maximum of 70 as per local building and fire codes)

## **SWIMMING POOL RULES**

In an effort to maintain the Serenoa Swimming Pool so that it may be enjoyed by all Serenoa residents, their guests and lessees, the Board of Directors has adopted the below rules.

1. Maximum capacity of the Swimming Pool is 44 as per the Indian River County Dept. of Health.
2. The Swimming Pool is designated as a non-smoking and non-vapor area. A designated smoking area outside the Clubhouse has been provided.
3. Anyone under the age of 18 years old may not use the Swimming Pool unless directly supervised by a responsible resident adult at least 18 years old.
4. Guests and non-residents must be accompanied by a resident.
5. The Swimming Pool is available for use from dawn to dusk.
6. Pool parties are not permitted. Exclusive rights to the clubhouse will not be given.
7. The pool may not be reserved or rented for a private or public event; exclusive rights to the pool on any given date / time is not permitted.
8. Running in the swimming pool area is not permitted.
9. Diving into the swimming pool is not permitted.
10. Glass containers of any kind are prohibited within the fenced Swimming Pool area.
11. Food consumption is limited to the clubhouse or under the covered area of the Swimming Pool deck.
12. Swimming pool gates and access doors are to be kept closed at all times.
13. Homeowners are responsible for their own use of access control device (key fob). Transfer of an access control device to a non-resident is not permitted.
14. Residents (lessees), their families, guests are responsible for the following upon leaving:
  - a. Chairs / tables must be left in the location where they were originally found.
  - b. Umbrellas must be closed.
  - c. All debris / food must be taken with you or disposed of properly.
15. As the property owner, you will be responsible for the actions within the Swimming Pool area of your family members and guests. If any damage should occur, the responsible property owner(s) will be held accountable for the costs incurred for repair and restoration.
16. When a resident witnesses any infraction of the above rules, they should contact the Property Manager to inform them of the incident, parties involved, date and time of incident.

Revised and Adopted: September 12, 2024