

COMPASS LANDING MASTER ASSOCIATION, INC.
MASTER ASSOCIATION MEMBERSHIP GUIDE
RULES AND REGULATIONS

FORWARD

The following Rules and Regulations have been adopted, and will be administered by the Warm Springs - Compass Landing Community Association, Inc. Board of Directors and may be changed at any time by the Board. It is the intent of the officers and directors to limit these Rules and Regulations so that everyone will obtain maximum use and enjoyment of the facilities. Although they place some restrictions on members and guest activities, they are intended to respect the rights of the membership. Enforcement of the Rules and Regulations will primarily be placed in the hands of a carefully selected staff. It is the duty of those using the facilities to know these Rules and Regulations, and to cooperate in the enforcement thereof.

HOUSE RULES

HOURS OF OPERATION

The Board of Directors set the hours of operation and these hours may change without notice. The hours of operation are:

Fitness Room:	Monday-Sunday	5:00 am- 10:00 pm
Community Center:	Monday-Friday	6:00 am -10:00pm
	Saturday	6:00am – 10:00pm
	Sunday	10:00am -6:00pm
Pool:	Monday-Sunday	Daylight – Dusk
Playground	Monday – Sunday	Daylight- Dusk

All equipment borrowed from the Community Center must be returned one half-hour prior to closing. Left clean and tidy.

MEMBER PRIVILEGES

Membership is for all owners of record legal title and their residing children.

All membership transferees, and applicable members of their families, shall be issued membership key fobs. These fobs are to be carried always while on Community property. A valid fob must be displayed upon request. Loss of the fob should be reported to Community office or manager, at which time a replacement fob will be issued for a fee. Members shall not lend or give their fobs to others for any reason, and to do so will result in suspension of privileges. Membership fob and Guest Passes must be presented when entering or using the Amenity Center or any of the facilities at the Amenity Grounds.

GUEST & RELATIVES OF OWNERS OR TRANSFEREES

Adult owners and transferees must register and receive a guest pass for their non-member guests or relatives, prior to their using the facilities. Guest passes do not exceed a two-week period.

Members may register two guests per permanent membership, or a total of no more than four guests per day per unit, unless approved by Community Association Manager or the Board of Directors.

Privileges as a member or guest may be revoked immediately for: (1) defacing, marring, or otherwise causing destruction of property. (2) Violation of the regulations of the Community or any state and federal law. A suspension of member or guest privileges could be enacted in regards to a minor or an adult.

TRANSFER OF MEMBERSHIP

Any owner may transfer his right of enjoyment to the Common Area and facilities to his tenants providing a complete transfer form is signed by the owner and submitted to the Management office. A non-refundable transfer fee of \$100.00 will be paid, and the transfer will be in accordance with the policies set by the Board of Directors. The owner's privileges are rescinded during the period specified on the transfer form. The transferee must be renting and residing in the unit for which the privileges are transferred.

PRIVATE PARTIES

The Community Center may be rented for private parties upon approval by the Association Manager or Board of Directors. See Manager for a Rental Agreement contract and applicable fees. There is a refundable damage deposit required with an hourly fee for rental. There will be certain days that are unavailable for rental. The deposit is \$250.00 and the rental fee is \$25.00 per hour for the rental fee. Rental fee is non-refundable.

COMMUNITY CENTER

Members, transferees and guests are to be respectful of Association employees and are not permitted to reprimand association employees or in any way interfere with the Management of the facilities.

Members, transferees and guests shall conduct themselves in an orderly fashion as ladies and gentlemen.

AGE REQUIREMENT: Children under the age of 16 must be accompanied and directly supervised by an adult.

Proper attire is to be worn always in accordance with acceptable practice for the particular area of the amenities facilities. Apparel must not be ripped, have holes or be shoddy in appearance. The wearing of bathing suits is not allowed in the Community Center. Anyone not conforming to the dress code outlined in these Rules and Regulations will be asked to comply with the dress code before they will be allowed to use the facilities.

The hours of operation of the various Community facilities shall be determined by the Community Association Manager or the Board of Directors, and may be adjusted seasonally as usage dictates.

Parents shall be responsible for the conduct of their children always. One parent will accompany not more than four children outside of their immediate family.

The Association Manager is responsible for facility room usage.

Residents using any area of the Community Center are responsible for leaving it clean after its use.

Unauthorized persons shall not tamper with or adjust the heating, air-conditioning or stereos.

No radios, tape decks or TVs are allowed in the Community Center unless the Community Association Manager authorizes such for a supervised activity.

Skateboards and/or roller skates not allowed in the Community Center, pool area, or playground.

All bicycles are to be parked in the bicycle rack.

Subscriptions, petitions or notices that do not concern the Community Center's affairs shall not be distributed or posted on Community Center property without prior approval of the Community Association Manager or the Board of Directors.

The cost of replacing any Community Center property that is broken, damaged or removed by a member, transferee, guest or any member of their families shall be charged to the member of transferee concerned.

All decorations for private parties, other than table centerpieces, must have the approval of the Association Manager or Board of Directors.

Animals are not permitted in the Community Center, pool play ground, or any common property of the Association, except in areas designated by the Association.

The parking areas are marked in a manner that permits maximum use, with a minimum of inconvenience. Anyone found parking improperly will be warned. Repeated infractions will result in the removal of the offending vehicle at the owner's expense.

Personal property should not be left unattended on Community property. The Community Center is not responsible for lost or stolen personal property.

SWIMMING POOL & SPA

Members, transferees and guests are entitled to the use of the pool from daylight to dusk, unless otherwise posted. **There is no lifeguard on duty, swim at your own risk.**

Residents, their guests and transferees must present membership fobs or guest pass prior to using the pool.

AGE RESTRICTION: Children under the age of 16 must be accompanied and directly supervised by an adult at the pool.

A shower must be taken prior to entering the pool or spa.

Suntan oils and lotions clog pool filters and drains. Please remove all oils/lotions prior to entering the pool or spa.

Towels may not be used to reserve chairs for extended periods.

Proper bathing suits must be worn. No jeans or cut-offs.

No smoking is allowed within the pool area.

Approved water-safety rings and water wings for non-swimmers are permitted. No flotation devices of any kind (i.e. rafts, boats, boards, etc) are allowed in the pool or spa.

No food or glass is allowed in the pool and spa area.

No pool furniture of any kind shall be removed from the area. No pool furniture is allowed in the pool or spa.

No running, pushing, boisterous play on pool deck. Diving is not permitted under any circumstances.

All radios, tape decks, and TVs are required to have a set of headphones while listening to audio programming.

No animals are allowed on the pool deck or in the pool and spa.

Persons with open sores, cuts or communicable diseases may NOT enter the pool.

Diaper-aged children MUST have swim diapers. They are not allowed in the spa as this is a health hazard. Any damaged resulting from improper discharges will be paid for by the members at fault or their guests.

The Association Manager, Board of Directors or Activities Director may block off times during which the pool will be reserved for meets, water aerobics and other special functions.

FITNESS CENTER

Each resident, guest or transferee must sign a medical history waiver form before using the fitness center.

Owners, their families, guests and transferees – use the fitness room at your own risk. It is recommended that you consult your physician prior to beginning an exercise program.

AGE REQUIREMENT: Children under the age of 14 are NOT PERMITTED in the fitness room under any circumstance. Ages 14-16 must be accompanied by an adult.

Gym wipes are provided in the fitness center / weight room so that you can wipe the equipment dry after use as a consideration for the next person to use it.

There will be no excessive banging or throwing of weights allowed.

No radios or tape decks are allowed unless the Community Association Manager authorizes such for a supervised activity.

No open containers or food are allowed in the fitness center. Plastic, spill-proof water bottles are permitted.

DRESS CODE: Fitness shoes must be worn always. No sandals, dress shoes or open-toed shoes are allowed.

Bathing suits are not permitted.

Men's proper attire is: Gym shorts, shirts and/or appropriate warm-up suits. Under no circumstances will men be allowed in the weight room bare-chested.

Women's proper attire is: shorts, shirts and/or appropriate warm-up suits. Exercise outfits may include shorts and leotards.

It is recommended that residents go through fitness orientation on the equipment.

SPECIAL EVENTS & FEES

Special events will be scheduled throughout the year involving use of the facilities as designated by the Association Manager or Board of Directors. During these times, the facilities to be used, as well as dates for proposed events, will be on display in the Community Center.

Applications (if needed) for events will also be posted or available upon request.

Special Events could constitute an education program (lessons, clinics, etc.) or social activities (pot luck dinners, chess club/bible class, etc.)

Fees for activities will be announced in bulletins or posted in the appropriate area. Contact the Activity Director or Association Manager for any applicable fees.

LAKES

The lakes are designed for visual enjoyment. No fishing or swimming is permitted.

No boats of any kind shall be allowed on the lakes except for routine lake maintenance.

There will be no feeding of alligators when present in the lakes. This is a violation of State Law.

No refuse of any kind is to be deposited into the lakes.

COMMON AREAS

Common Areas shall only be used for their intended purposes. No Unit Owner or resident shall make any use of the Common Area in such a manner as to abridge the equal rights of the other residents to their use and enjoyment, nor shall any Unit Owner or resident remove, prune, cut, damage, or alter any trees or other landscaping located in the Common Areas. The sidewalks, entrances and all passageways must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.

MISCELLANEOUS & PARKING

No person shall commit any activity on the common elements which will be a fire, health or safety hazard.

There will be no solicitation by any person anywhere in the Community Center or common elements, unless specifically authorized by the Community Association Manager.

Pets will not be allowed on any common elements under any circumstances (i.e., pool area or any recreation areas). Pets must be leashed always while outdoors. Pet waste must be picked up and disposed of in proper enclosed containers.

No vehicles shall be stored at any place on the common elements. This prohibition shall not apply to temporary parking for pick-ups, deliveries or other services.

Automobiles shall be parked only in striped parking spaces established for such purposes and not on any grassy areas. Inoperable vehicles are not permitted to be stored, parked or have major repairs (motor overhauls, transmission repairs, etc.) done on common grounds. If the vehicle is not removed within 48 hours after notice to owner/renter, said vehicle will be removed at the vehicle owner's expense.

Speed Limits

All residents and their guests shall observe all posted speed limit and other signs within the Common Areas.

DISCIPLINARY ACTIONS

Because there may be a few individuals who will not always observe these rules, the following infractions will be brought to the attention of the Board of Directors for disciplinary action:

1. Repeated violation of Amenities/ facilities rules or knowingly violating a community rule.
2. Display of temper or other discourteous conduct resulting in damage to Community property or physical damage.
3. Disrespect shown to Community Association employees or fellow members, transferees or guests.

We sincerely hope you find these rules and regulations useful as they are meant to provide an understanding in sharing of the community amenities. Respect and courtesy is necessary for fellowship and enjoyment of the amenities. Please use care and consideration for the community property and your neighbors.

Respectfully on behalf of the Board of Directors,

Warm Springs – Compass Landing Master Association
Precedent Hospitality and Property Management