

BRIDGETOWN AT THE PLANTATION

Rules and Information for the Amenity Center

GENERAL INFORMATION

THESE RULES HAVE BEEN ESTABLISHED BY THE BOARD OF DIRECTORS OF BRIDGETOWN AT THE PLANTATION COMMUNITY ASSOCIATION, INC. TO GOVERN THE USE OF THE AMENITIES AND FACILITIES PROVIDED AT BRIDGETOWN'S AMENITY CENTER AND TO PROMOTE THE HEALTH, SAFETY, WELFARE AND ENJOYMENT OF ALL PERSONS USING THE AMENITY CENTER. ENFORCEMENT OF THESE RULES LIES WITH THE GENERAL MANAGER (defined below) AND BOARD OF DIRECTORS OF THE BRIDGETOWN HOA (defined below) WHO DO SO FOR THE GOOD OF ALL USERS IN ORDER TO ASSURE RESIDENTS OF ALL THE COURTESIES, COMFORTS, AND SERVICES TO WHICH A RESIDENT IS ENTITLED. IT IS, THEREFORE, THE RESPONSIBILITY OF THE RESIDENTS AND THEIR GUESTS TO BE FAMILIAR WITH THESE RULES AND REGULATIONS AND TO ABIDE BY THEM AT ALL TIMES.

GUESTS

Before bringing a guest(s) to the Amenity Center residents are directed to Bridgetown's Guest Policy for rules governing guests at the Amenity Center. In the case of any conflict between any of these Rules that may pertain to guests at the Amenity Center and the rules set forth in the Guest Policy, the Guest Policy shall govern.

DEFINITIONS

The term "Amenity Center" or "AC" as used herein means that certain parcel of land located in Lee County, Florida bearing Lee County Property Appraiser Strap Number 12-45-25-P4-002RR.ROCE, together with all improvements, facilities and appurtenances situated thereon, including but not limited to the Amenity Center Buildings, the tennis and bocce courts and adjacent player and spectator areas, the swimming pools and spa, the pool deck, the covered tiki bar area, the fire pit and barbeque areas, the tot lot, the maintenance and pool equipment facilities, the pool restroom building, and the parking lots and all other Common Area grounds (whether developed or undeveloped) on the above-described land.

General Manager (GM): means the General Manager of the Homeowners' Association, a/k/a the Community Association Manager, or the person acting in that capacity.

The General Manager is responsible for the safe and efficient management of the Amenity Center for the benefit of the HOA, the homeowners and their guests and invitees, in accordance with all applicable laws and regulations, including the rules prescribed by the board from time to time. The GM has full authority to interpret and apply the rules so as to achieve these goals.

HOA: means the Homeowners' Association [i.e., Bridgetown at The Plantation Community Association, Inc.]

HOURS OF OPERATION

General Manager's Office Hours	MONDAY - FRIDAY 8:30 am - 4:30 pm
Fitness Center/Aerobics Room	Daily 4:00 am - 11:00 pm
Social Rooms	Daily 8:30 am - 11:00 pm Access code required, contact General Manager for details. All Amenity Center rules apply. Closed during pre-reserved private functions.
Pools and Spa	Daily: One-half hour after sunrise until one-half hour before sunset
Fire Pit, Barbecue, & Tiki Bar	Daily: 8:30 am - 10:00 pm
Tennis Courts	Daily: 7:00 am - 10:00 pm
Bocce Courts	Daily: 8:00 am - 8:00 pm
Tot Lot	Daily: sunrise to dusk

GENERAL RULES FOR THE AMENITY CENTER (AC)

1. Only authorized personnel are permitted in the Amenity Center Facilities outside posted hours.
2. With the exception of the Tot Lot, all children under 14 must be accompanied by a parent or responsible adult at all times.
3. Pets (except for service animals) are not permitted in the AC buildings or outdoor facilities. Pets are allowed on the Kingsbridge Boulevard sidewalk, and within the AC's parking area.
4. Proper attire, including footwear, is required at all times in the buildings. Except in the locker rooms, cover-ups / shirts must be worn over bathing suits when in one of the buildings.
5. Wet bathing suits, towels, and bare feet are prohibited in the buildings except for the locker rooms and pool bathrooms adjacent to the spa/hot tub area.
6. Tobacco use of any kind, including vaping, is prohibited in the Amenity Center except in designated outdoor areas and along the Kingsbridge Boulevard sidewalk.
7. Vehicles must be parked only in lined parking spaces. Bicycles, skate boards, scooters, etc. must be parked / left only at the bicycle rack in a manner that does not interfere with pedestrian or vehicular traffic.
8. All audio devices must be used with personal earphones or headphones.
9. All trash must be properly disposed of in the containers provided.
10. No furniture, fixtures, equipment, or supplies, except chairs, tables, and lounges, may be moved without the approval of the GM. All furniture is to be returned to its original position.

11. Only authorized personnel may adjust timers, thermostats, or other mechanical/electrical equipment or enter the pool equipment area.
12. Proper decorum must be maintained at all times. Foul language, shouting, or any other behavior deemed inappropriate by the GM will not be tolerated.
13. No wheeled vehicles / devices of any kind (except for mobility aids and baby carriages/strollers) are permitted within the AC buildings or fence-enclosed parts of the AC at any time.
14. All outdoor recreational activities will be suspended and all outdoor recreational facilities at the Amenity Center will be closed during periods of inclement weather.
15. THE HOA IS NOT RESPONSIBLE FOR LOSS OR DAMAGE TO VEHICLES OR ANY OTHER PERSONAL ITEMS INCURRED BY PERSONS AT THE AMENITY CENTER.
16. HOMEOWNERS ARE RESPONSIBLE FOR ANY LOSS OR DAMAGE CAUSED BY THEMSELVES, THEIR FAMILY MEMBERS, LESSEES, AND/OR GUESTS.
17. HOMEOWNERS, FAMILY MEMBERS, LESSEES, AND/OR GUESTS MAY NOT REPRIMAND HOA CONTRACTORS' PERSONNEL. COMPLAINTS OR SUGGESTIONS MUST BE MADE IN WRITING (SIGNED AND DATED) AND SUBMITTED TO BOTH THE GM AND THE BOARD.

FITNESS CENTER

1. No one under the age of 14 is permitted to use the fitness equipment unless authorized by the GM.
2. Proper fitness attire, including footwear that covers the feet, must be worn when using any of the fitness equipment.
3. READ AND COMPLY WITH ALL INSTRUCTIONS POSTED ON THE EQUIPMENT FOR ITS PROPER AND SAFE USE.
4. THOROUGHLY WIPE DOWN ALL EQUIPMENT AFTER EACH USE WITH A DISINFECTANT CLOTH OBTAINED FROM ONE OF THE DISPENSERS.
5. Tobacco use of any kind, including vaping, is prohibited in the Amenity Center (including but not limited to the Fitness Center) except in designated outdoor areas and along the Kingsbridge Boulevard sidewalk.
6. No fitness equipment may be removed from the fitness center.
7. Use of equipment is limited to 30 minutes if someone is waiting to use the equipment.

8. If you are doing multiple sets, please show courtesy to a person waiting to use the equipment.
9. All equipment is to be shown proper care. Do NOT drop free weights or weight stacks.
10. All personal trainers must register with the GM and provide the GM with their certification and proof of insurance before entering the AC. The HOA does not provide or endorse any personal trainers.
11. Drinks must be in closed, non-breakable containers. Food is not permitted in the Fitness Center.
12. All equipment, including free weights, must be returned to its proper place after each use.
13. Any equipment malfunctions must be reported to the GM. Do NOT attempt to repair any malfunctioning equipment.
14. Report any accidents or injuries to the GM immediately.
15. The last person to use the fitness center, no matter the time, is asked to turn off all TVs before leaving.

POOLS / SPA

1. IN ADDITION TO POOL RULES POSTED BY LAW, OBEY ALL RULES POSTED IN THE POOL ENCLOSURE AREA. USE THE POOLS / SPA AT YOUR OWN RISK. THERE IS NO LIFEGUARD ON DUTY AT ANY TIME.
2. THE HOA DOES NOT ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THOSE USING THE POOLS, SPA, AND/OR POOL DECK AREAS, NOR FOR ANY LOSS OF, OR DAMAGE TO, ANY PERSONAL BELONGINGS.
3. Tobacco use of any kind, including vaping, is prohibited in the Amenity Center (including but not limited to the Pools/Spa areas) except in designated outdoor areas and along the Kingsbridge Boulevard sidewalk.
4. Use of the pools / spa outside posted hours is strictly prohibited.
5. The GM may close the pools / spa at any time (e.g., dangerous weather conditions) at her/his discretion. No one is allowed in the pools/spa while they are being cleaned or serviced.
6. Only swim aids and water aerobic exercise equipment are allowed in the lap pool.
7. The lane marker ropes must remain in place in the lap pool at all times.
8. Noodles, goggles, children's swimming aids, and light exercise equipment are permitted in the main pool.

9. Pool toys such as dive sticks, foam rubber toys and balls, single-occupant rafts, and noodles are permitted in the main pool provided their use does not interfere with the rights of others to enjoy the pool.

10. Non-pool toys, hard throw toys, and hard toys of any type are prohibited within the pool enclosure.

11. Inappropriate behavior of any kind is strictly prohibited and may result in immediate expulsion from the pool enclosure by the GM. Inappropriate behavior includes, but is not necessarily limited to: diving into the pool, roughhousing, running, climbing on and/or jumping from the water feature/fountain/waterfall at the main pool, loud / boisterous behavior, profane language, and undertaking any activities in the pool or within the pool enclosure deemed unsafe or inappropriate by the GM.

12. Chairs and lounges may not be placed in the pools or spa.

13. Lounges, chairs, tables, and/or umbrellas may not be removed from the pool deck without the approval of the GM.

14. No pool area furniture may be located within six (6) feet of the pool edge, nor can pool furniture be positioned so as interfere with access to any life-safety equipment or block pathways, doorways, ingress/egress points, or access to the outdoor showers.

15. Lounges, chairs, tables, and umbrellas cannot be reserved. Pool furniture must be relocated to **its original position and umbrellas lowered before leaving the pool enclosure.**

16. Children under the age of 12 must be supervised AT ALL TIMES by a parent or responsible adult while in the pool or spa. Parents are advised that infants and toddlers should **not use a hot tub at all** due to their risk of overheating or dehydration. Older children can be allowed in the hot tub for from five (5) to twenty (20) minutes depending on the age of the child and the temperature of the water.

17. Children must be “toilet trained” or wearing swimmer pull ups in order to enter the pools or spa. **ABSOLUTELY NO DIAPERS ARE PERMITTED IN THE POOLS OR SPA.**

18. Drinks must be in closed, non-breakable containers. Food and beverages are prohibited in the pools or spa and within four (4) feet of the pool edge.

19. Gates and doors are not to be propped open or left unlatched at any time.

20. Proper attire is required within the pool enclosure at all times.

21. Accidents and/or injuries must be reported to the GM immediately.

BOCCE COURTS

1. The Bocce Courts are to be used for Bocce play only, except as otherwise authorized by the General Manager.
2. Tobacco use of any kind, including vaping, is prohibited in the Amenity Center (including but not limited to the Bocce Courts and associated areas) except in designated outdoor areas and along the Kingsbridge Boulevard sidewalk.
3. No Bicycles, Scooters, Skateboards, or other vehicles are allowed on the Bocce Courts. Mobility aids are permitted in the Bocce Area (i.e., the area surrounding the courts that is landscaped with pavers).
4. Glass containers are not allowed on the Bocce Courts or in the Bocce Area at any time.
5. No Horseplay, roughhousing, loud/boisterous behavior, profane language or other inappropriate behavior is allowed on the Bocce Courts or in the Bocce area at any time.
6. When finished with play, put all chairs and tables back in their originally designated areas prior to departure from the Bocce area.
7. When finished with play, return the Bocce balls and measuring devices to the designated holding area in the fitness center, and return other Bocce equipment (e.g., rakes and court brushes) to its designated holding area.

TENNIS COURTS

[To Be Determined]

TOT LOT

1. USE OF THE TOT LOT IS AT YOUR OWN RISK. THE ASSOCIATION DOES NOT PROVIDE SUPERVISION FOR ANY ACTIVITIES AT THE TOT LOT.
2. Any safety concerns and/or equipment damage must be reported to the GM as soon as possible.
3. Tobacco use of any kind, including vaping, is prohibited in the Amenity Center (including but not limited to the Tot Lot) except in designated outdoor areas and along the Kingsbridge Boulevard sidewalk.
4. HOMEOWNERS AND LESSEES ARE RESPONSIBLE FOR ANY DAMAGE TO THE TOT LOT BY THEIR CHILDREN AND GUESTS.
5. No roughhousing, disruptive behavior or boisterous play is permitted at any time.
6. Tot Lot play equipment is to be used only in the manner for which it was designed.

7. Persons under the age of eleven (11) years must be accompanied and supervised at all times by a parent or other responsible individual.

8. Appropriate footwear shall be worn while using Tot Lot equipment.

9. Alcoholic beverages, glass containers and other breakable items are prohibited within the Tot Lot enclosure.

AUTHORITY

THESE RULES ARE AUTHORIZED PURSUANT TO THE DECLARATION OF CONVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF BRIDGETOWN AT THE PLANTATION, ARTICLE III, SECTION 3.2, AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE HOA BOARD OF DIRECTORS

ENFORCEMENT / DISCIPLINE

The Board of Directors, in its discretion may impose reasonable fines against an Owner or an Owner's lessees, guests, and invitees, to the full extent permitted by Florida law for any violation of these Rules. Within its enforcement authority the Board shall have the power to suspend an Owner's right and the right of an Owner's lessees, guests and invitees to use the Common Areas and the right of an Owner to vote on HOA matters. [HOA Bylaws, Article XI, Discipline]

EXCEPTIONS

The General Manager shall have the authority to temporarily suspend certain of these Rules in order to conduct a community event or accommodate a request by a resident who has reserved one or more of the Amenity Center rooms for a private event. Any such suspension of these Rules by the GM in one instance shall not constitute a future or continuing suspension or waiver of these Rules.

These Rules were adopted by the HOA Board of Directors and implemented on the ___ day of _____, 201_.