

Rules and Regulations



**“THE CLUB AT CRESSWIND LAKEWOOD RANCH”
RULES AND REGULATIONS**

The Club at Cresswind Lakewood Ranch (the “Club”) is an amenity for the use and enjoyment of the residents (the “Residents”) of homes within Cresswind Lakewood Ranch. The Club is owned by the Cresswind Lakewood Ranch Homeowners Association, Inc. (the “Association”) and is managed by Community Association Management under the authority of the Association’s Board of Directors (the “Board”).

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DEFINITION OF TERMS

Resident:	A Resident is an Owner (in good standing) or a Renter
Guest:	A Guest is a Non-Resident invited by a Resident.
Adult:	An Adult is anyone 18 years old or older.
Teenager:	A Teenager is anyone 14 years old up to 18 years old.
Child:	A Child is anyone up to, and including, 13 years old.
Declarant:	The developer of all or any portion of the community who is designated as the Declarant in a recorded instrument.
Community Association Management:	The overall Cresswind Lakewood Ranch Community Management Company.
Club Management:	The Cresswind Lakewood Ranch Club Manager or designee in charge.
Solicitations	Any activity that has the potential for personal gain or benefit by Residents or Non-residents, or guests. Club Management or the Board of Directors will have final decision when there is a question.

HOURS OF OPERATION

The Club shall be open on the days and during the hours posted at the Club and are subject to change as established from time to time. Days and hours of operation may vary by season of the year and other circumstances.

GUEST POLICY

An Adult Guest is permitted in all public areas of the Club but must be accompanied by a Resident, be a Registered Guest or be authorized by the Declarant. In order to become an Adult Registered Guest, the Guest must be registered by a Resident at the Club Management Office. The Registered Guest will have to sign a waiver before using any facilities in the club.

Guests who will be using the Clubhouse facilities **must** register at the Club. Guests who are staying longer than two weeks must register with the HOA management office.

A Guest is welcome, but may be excluded if the Board determines that the convenience or right of enjoyment of the Resident is infringed. The Resident is responsible for their Guest's actions and for informing them of these Rules and Regulations. The Board determines the Guest policy. The Guest policy is as follows:

The following restrictions apply to Teenagers and Children:

Pool:	Teenagers and children are permitted in the pool area but must be accompanied by a Resident, or an Adult registered guest.
Spa:	Teenagers and Children are not permitted in the Spa at any time.
Arts/ Craft Room:	Teenagers and Children are permitted in the Arts and Craft Room but must be accompanied by a Resident, or an Adult registered guest.
Health & Fitness Center:	Teenagers are permitted to use the health & fitness center but must be accompanied by a Resident or Adult Registered Guest. Children are not permitted in the health & fitness center at any time.
Billiard Room:	Teenagers are permitted to use the billiard room but must be accompanied by a Resident or Adult Registered Guest. Children are not permitted in the billiard room at any time.
Card Room:	Teenagers and Children are permitted to use the card room but must be accompanied by a Resident or Adult Registered Guest.
Tennis Courts: Pickleball Courts: Bocce Ball Court:	Teenagers and children are permitted to use the courts but must be accompanied by a Resident or Adult Registered Guest.

ASSUMPTION OF RISK

Use of the Club's facilities and participation in Club activities are purely voluntary. All activities potentially involve some personal or physical risk on the part of the participant and such participation by a Resident, or their guest is deemed to be an acknowledgment and acceptance of the risks inherent in the activity. Club Management will require appropriate insurance coverage for use of the Club facilities by outside vendors. Any insurance release agreements, must be approved by the Board of Directors.

DRESS CODE

Residents and their guests should dress in a manner appropriate and respectful to the activities and events enjoyed at the Club. Club Management may request those improperly dressed to change or to leave. Dry swimsuits must be worn with appropriate cover-ups in the Club. Shirts and shoes must be worn when in the Club

GENERAL OPERATING RULES OF THE CLUB

1. Use of the Club facilities or any part thereof may be restricted any time by the Board or by Club Management. The Club is intended to be a peaceful and welcoming environment for all residents and their guests.
2. Dogs or other pets, with the exception of service dogs, are not permitted within the Club facilities except under special circumstances and when authorized by the Board or Club Management.
3. No commercial advertisements shall be posted or circulated at the Club facilities, and no solicitations of any kind shall be made within the Club facilities or upon the Club's stationery, except as specifically permitted by the Board or by Club Management.
4. No petitions shall be originated, solicited, circulated or posted at any time in the Club
5. Fireworks will not be permitted anywhere within the Club facilities or adjacent areas, except as specifically approved by Club Management.
6. Entertainers will not be permitted to use the Club facilities without the prior written approval by the Board or by Club Management.
7. No Club property may be removed without written approval by the Board or by Club Management.
8. Use of activity rooms requires the approval of Club Management.
9. All complaints, criticisms or suggestions of any kind relating to any of the operations of the Club facilities should be addressed to Club Management.
10. Rooms may be temporarily decorated with the approval of Club Management. Under no circumstances will decorations be allowed that would damage or alter the existing décor.
11. Bicycle parking at or around the Club is restricted to designated bicycle racks. If assistance is required with utilizing a bicycle rack, notify the Lifestyle attendant or Club Management.
12. Use of office equipment (i.e. copy machines, fax machines, etc.) may be available to Residents. Reasonable fees may be charged. See Lifestyle Attendant with assistance with machines.
13. The Club and its amenities may not be used for the promotions or a particular political point of view. Management may determine if material or events are of a general information value to all residents and may allow material or events under those conditions.
14. Use of Club facilities and amenities is at user's own risk.

ROOM SCHEDULING POLICIES AND GUIDELINES

Use of clubhouse rooms requires approval of Club Management. Club Management will allow rental of the rooms for purposes in keeping with the rules and regulations of the Club. Events that Club Management or the Board deems to be non-compliant to community standards, in violation of the general purposes of the Club, illegal, or which interfere with resident use of the Club, are prohibited.

Guidelines: The Club may not be used for religious services, events and meetings or for political events and meetings, because they are personal and private in nature that could result in divisiveness between club members. This is counter to the goal of the Club being a safe and welcoming environment for all Cresswind Lakewood Ranch residents. Celebrations that coincide with holidays associated with a religious sect may be approved by the Board of Directors or Clubhouse management and will be open to all residents, as space allows (e.g. Hanukah, Christmas, etc.). Similarly, use of space for the purpose of providing information to residents on community-wide issues, including community elections, may be permitted by the Board of Directors or Clubhouse management.

Cresswind Lakewood Ranch residents may not use common area facilities to produce products or services for commercial gain. If the purpose of the meeting has commercial value and possible financial benefit to the host, the room must be rented at the current Resident rate.

Priorities for Scheduling Rooms. All reasonable efforts will be made to conform to the following order of priorities:

Scheduled Contracted Events take priority over subsequently scheduled meetings. Management will manage any potential conflicts.

Association's Board of Directors and Delegated Committees: Any meeting of the Association's Board of Directors, as well as all delegated committees of the Board, has priority over all other meetings. These scheduled meetings will be posted at the Club.

Club-Sponsored Activities: - These activities are organized and approved by Club Management and appear on the Club calendar and are open to all residents. If an activity has limited seating, a sign-up sheet will be available and sign-ups will be handled on a first-come, first-served basis.

Association sponsored or approved Events, Activities and Meetings (examples include but are not limited to) Community Council, Cresswind Lakewood Ranch HOA, Cresswind Lakewood Ranch committee meetings. All special events, classes and meetings will be scheduled with the approval of Club Management and posted.

Group Activities of Registered and Chartered Groups: All regularly scheduled meetings of groups will be approved and coordinated through Club Management. Deviation from the regular schedule must be preapproved also.

Resident Sponsored Private Events: Residents may reserve a room or sponsor a group for a private event after signing a reservation contract, at least two weeks in advance, which establishes the appropriate charges for the use of the Club's facilities upon the approval of Club Management. Club Management will determine room availability based largely upon whether an event would restrict the general use of the Club's facilities by the Residents.

Other Resident Activities: Cresswind Lakewood Ranch residents may submit a request for use of Club facilities for review and approval by Club Management. These activities must be open to all residents, and when approved, will be scheduled by Club Management. The group will designate a contact person to interface with Club Management. All scheduled activities will be included as part of the Club activities calendar. If an activity has limited seating, a sign-up sheet will be available and sign-ups will be handled on a first-come, first-served basis.

Use by the Declarant: The Declarant may use the Club to sponsor events. Such events shall be based on the availability of the Club at the time requested and in accordance with the Club Rules and Regulations.

Contracted Banquet Events: As determined by Club Management.

Room Charges: Association Board of Directors, Committee Meetings, and Club approved activities will not be charged for the use of Club's facilities, except that these activities may be required to reimburse the Club if their activity incurs extra costs for set-up, cleaning, etc. All other meetings and/or activities may be subject to the current schedule of rental fees and policies available from Club Management. Fees will be set by the Club Management and Board of Directors.

For Resident Memorial Services Only: The room charge will be waived if all Residents are invited to the service (via e-mail or web site announcement and the Club office is copied on the e-mail). All other fees will apply. A signed agreement will be needed to secure the room.

Information Displays

Only Board or Club-sponsored information may be listed on the Club Information Displays. Commercial solicitation is prohibited unless specifically approved by the Board or Club Management. Any other Solicitation is prohibited. Only Club staff or Registered Group leaders may post or remove items on the Information Display. Information regarding the city, county or other events that may be of interest to residents.

SMOKING POLICY

The Club at Cresswind Lakewood Ranch is a smoke-free environment. Smoking is prohibited in all areas of the Clubhouse, including outdoor Café seating and pool areas, but is permitted in designated outdoor areas. Club Management has the right to designate specific outdoor smoking areas adjacent to the pool by posting appropriate signs. The restrictions of smoking includes the use of electronic smoking devices.

CODE OF CONDUCT

1. Residents and Guests must conduct themselves so as not to infringe upon the rights and privileges of other Residents, Guests and Employees.
2. Residents are responsible for the conduct and actions of their Guests.
3. Residents and Guests will refrain from loud, profane, indecent or abusive language.
4. Residents and Guests will be held responsible for any damage incurred to Club facilities.
5. Residents and Guests shall obey all safety rules and shall immediately discontinue unsafe activity when directed by Club Management.
6. Residents who profit financially by charging guests for the use of Club facilities are subject to the Club's current room rental fee structure.
7. Club Management will inform Residents or Guests of any violation of Club rules and regulations and, when necessary, will report such actions to the Community Association Management.
8. Residents or Guests who conduct themselves in an unbecoming manner or who knowingly break a Club rule or regulation are subject to disciplinary action by the Board and/or Club Management. In egregious cases this includes, but is not limited to, removal from the Club premises.
9. Residents may request to appear before the Board to explain their actions, and have the right to appear before the Board if disciplinary action is being considered.
10. Employees of the Club, while on duty at the Club, are prohibited from rendering special personal services to Residents or their Guests.

KITCHEN USE POLICY

The Kitchen may be used by a resident for private functions, but must obtain Club management approval prior to the function. A cleaning deposit may be required.

ARTS/CRAFTS ROOM POLICY

The Arts and Crafts Room is for organized activities and not intended for individual use. Contact Club Management to arrange for the use of this room outside the scope of scheduled activities. Use of the kiln must be approved by Club Management. Teenagers and children are not permitted at any time unless accompanied by a resident. Use of the kiln will be arranged by club management so that it does not overlap with the use of the room for other activities. Club management will also insure the kiln is used efficiently and safely.

KILN USAGE

1. Anyone using the kiln must be trained and certified by Management.
2. Kiln is not for personal use.
3. Management must be notified and approve the use of the kiln.

4. The kiln will be locked and the key may be obtained from Management.
5. The kiln is not to be used when there is a scheduled class in the Arts and Crafts Room.
6. Kiln is to be fired when full or mostly full.
7. The Club is not liable if the project gets broken or damaged from being fired in the kiln or from another project bursting in the kiln.

SWIMMING POOL AND SPA RULES

1. The pool area and spa facilities are reserved for the use of Residents and their Guests. Teenagers and children are permitted in the pool area but must be accompanied by a Resident, or an Adult Registered Guest. Infants and children who are not potty trained must wear designated swim diapers. Regular diapers are not allowed in the pool.
2. No one under 18 is allowed in the spa at any time.
3. Use of the Pool and Spa Facilities at the Club is at the user's own risk, as lifeguards are not on duty.
4. Swimming is permitted only during the open hours of the pool and spa. Hours are dawn to dusk.
5. Lap swimmers have priority in the lap area of the pool from dawn to 10 a.m. and 5 p.m. to dusk, except when Club Management scheduled classes or activities conflict (i.e. water aerobics, pool parties)
6. The swimming pool and spa facilities may be closed when necessary for maintenance operations or when dictated by safety considerations as determined by Club Management.
7. Residents and Guests using the pool are required to enter or exit the pool area through the side door.
8. Dry swimsuits must be worn with appropriate cover-ups in the Club. Shirts and shoes must be worn when in the Club. Glass containers are not permitted.
9. Food and beverages may not be consumed within the pool or within three feet of the pool's edge. Non-breakable containers in a cooler are allowed. Glass bottles, containers and other objects or instruments, which might cause injury, are not permitted in the pool or spa areas.
10. Food and beverages may not be consumed in the spa or in the vicinity of the spa.
11. Maximum bather capacity is 20 people in the resistance pool, 100 people in the pool and 15 people in the spa.
12. Large pool floats are not allowed, only pool noodles.
13. Each person is required to shower before entering the pool or spa.
14. Proper bathing attire is required at all times.

15. An adult must accompany a child wearing flotation devices in the pool.
16. No diving into the pool or jumping into the spa at any time.
17. Radios and other electronic devices may be used only with earphones.
18. Animals, bicycles, skateboards, and large personal flotation devices are prohibited in the pool area and the pool.
19. Safety in the pool area is a priority: running, horseplay, disruptive ball playing and noisy and rowdy activity are not permitted in the pool area.
20. All persons using the pool area are required to assist in keeping the area clean by properly disposing of towels, trash, etc.
21. Smoking is not permitted on the pool deck.
22. "Saving chairs" for persons absent from the pool or spa area is not permitted.
23. Private parties may be held in the pool area only with approval of Club Management.
24. The pool area may be restricted during certain times for Resident use only. These times will be posted at the Club.
25. Maximum spa temperature is 104 degrees Fahrenheit. Do not exceed a 15-minute time limit in the spa at any time. Pregnant women, and those on medication that may cause drowsiness, should consult a doctor before using the spa. No running or horseplay in the Spa area.
26. Club Management reserves the right to remove any Resident or Guest from the pool or spa areas for non-compliance of any of the aforementioned Swimming Pool and Spa Rules.

HEALTH AND FITNESS CENTER RULES

1. The Fitness Room is reserved for Residents and their Guests only. Teenagers are permitted to use the health & fitness center but must be accompanied by a Resident or Adult Registered Guest. Children are not permitted in the health & fitness center at any time.
2. Guests are able to use cardio equipment, dumbbells, Smith Machine, and cables. The Egym equipment at this facility is for residents of Cresswind Lakewood Ranch only.
3. The temperature in the fitness room is regulated by Club Management and must not be adjusted by Residents or Guests.
4. All use of the fitness equipment is at your own risk.
5. The Club shall not be responsible for any loss or damage to any private property used or stored at the Club facilities.
6. Users must sanitize and wipe off machines after each use.
7. There is a 30-minute time limit on each piece of aerobic exercise equipment when others are waiting.

8. All weights and pieces of equipment must be returned to their proper places at the completion of each use.
9. Coolers are not permitted in the Fitness Room. Sports drinks and plastic water bottles are permitted provided they are sealed or capped.
10. Casual workout attire is acceptable in the Fitness Room. Only athletic rubber-soled shoes may be worn. No swimsuits are permitted. Upper body garments are required at all times.
11. Personal fitness trainers and schedules must be approved by Club Management.
12. Alcoholic beverages are not permitted in the Fitness Room.
13. It is the responsibility of all Residents and their Guests to obtain instruction on how to use the equipment prior to using such equipment, and to use the equipment only in accordance with such instructions. Please see Club Management for further information.
14. It is the responsibility of all Residents and their Guests using the Fitness Room to consult with their physician, and such person should be in good physical condition and have no physical, medical or psychological conditions, disabilities, impairments or ailments, chronic or otherwise, which would preclude, impair or prevent him or her from using the Fitness Room or engaging in active or passive exercise.
15. All Residents and Guests using the Fitness Room must follow the rules posted by the Board regarding use and care of the equipment and are to conduct themselves with due regard for the safety, health and enjoyment of all Residents.
16. No clothing or personal articles may be stored under benches or in the common areas.
17. Horseplay, profanity, disruptive conduct and indiscreet behavior in the Fitness Room are strictly prohibited.
18. The Club provides audio and visual equipment for the enjoyment by all Residents and their Guests. Personal radios, tape players, etc., may not be played in the Fitness Room *unless* headphones are used.

BILLIARDS ROOM RULES

1. The Billiards Room is reserved for Residents and their Guests only. Teenagers are permitted to use the billiard room but must be accompanied by a Resident or Adult Registered Guest. Children are not permitted in the billiard room at any time.
2. Sitting on tables at any time is prohibited. All shots must be performed with at least one foot on the floor at all times.
3. Balls and cue-sticks must remain in the billiards room at all times. Cue-sticks are to be returned to the racks once play has ended.
4. Play is limited to two games when individuals are waiting to use the tables.

5. Food and Beverages are allowed in the Billiards Room, but must not be set on the billiards table at any time.

TENNIS COURT RULES

The Tennis Courts are reserved for the use of Residents and their Guests. Registered Guests, Teenagers, and children are permitted to use the tennis courts but must be accompanied by a Resident or Adult Registered Guest. Tennis courts may be used even when the Club is closed. Operating hours will be posted at the courts and in the Club. Maintenance procedures may prohibit the use of certain courts at certain times. Tennis Court Rules are:

1. United States Tennis Association rules govern play at all times, except when in conflict with the local rules or with any of the rules and regulations herein.
2. Play time limit for singles is one and one-half hours (1:30) and play time limit for doubles is two hours (2:00). If there are players waiting, then the play must stop after the allowed time and the players relinquish the court promptly. Once players relinquish the court, players may wait for the next available court.
3. Except for Club-sponsored events and Board-sponsored events, courts are not available for reservations and are available on a "First Come, First-Served" basis.
4. Court hours are from 8 a.m. to 9 p.m. and are posted at the courts and in the Club.
5. Notice of special events, which will utilize tennis facilities, will be given to Residents by posting notice of the same on the bulletin board inside the Club.
6. No standing reservations will be accepted. Club management may approve reservations of up to two (2) courts for registered league play. All league schedules must be submitted one (1) month prior to the requested use. Reserving courts for league play applies only to scheduled games and not practice time.
7. Foods, glass containers, chewing gum, tobacco products and coolers are prohibited on the tennis courts. Sports drinks and water bottles are permitted.
8. No skateboards, bicycles, roller skates, etc. are permitted on the courts at any time.
9. Use of tennis courts is subject to the control of Club Management. Club Management may implement temporary rules during peak play periods
10. The tennis facilities may be closed when necessary for maintenance operations or when dictated by safety considerations as determined by Club Management.
11. Courts should be swept and lined when play is over.
12. Residents are responsible for the conduct of their guests.
13. Place all litter in proper receptacle(s).
14. The Association is not responsible for any personal property left on the premises.
15. Users must comply with any additional Management approved rules that may be posted

by the courts.

16. Teams must be registered with the Club management. Team captains will determine team rosters. Openings will be advertised by Club Management. Teams will notify Club management of the composition of each team (names of residents) and whenever a vacancy occurs.

PICKLEBALL COURT RULES

The Pickleball Courts are for the use of Residents and their Guests, Unregistered and Registered. Unregistered guests, teenagers, and children are permitted to use the Pickleball Courts but must be accompanied by a Resident or Adult Registered Guest. Scheduled play times are for Residents and Registered Guests. Pickleball Court rules are:

1. International Federation of Pickleball official rules govern play at all times, except when in conflict with the local rules or with any of the rules and regulations herein.
2. Management will determine scheduled play times
3. Except for scheduled play times and Club sponsored events, courts are not available for reservations and are available on a "First Come, First-Served" basis.
4. Open play time limit for singles is one hour (1:00) and open play time limit for doubles is one and one-half hours (1:30). If there are players waiting, play must stop after the allowed time and the players relinquish the court promptly. Once players have relinquished the court, they may wait for the next available court.
5. Awareness of scheduled special events, which will utilize Pickleball facilities, will be given to residents by posting a notice at the courts and in the Club.
6. Food, glass containers, chewing gum, tobacco products, coolers, chairs, spectators, skateboards, bicycles, roller skates, etc., are not permitted on the courts at any time. Sports drinks and water bottles in non-glass containers are permitted on the courts.
7. Use of Pickleball courts is subject to the control of Club Management. Club Management may implement temporary rules.
8. The Pickleball facilities may be closed when necessary for maintenance operations or when dictated by safety considerations as determined by Club Management.
9. Shirts and non-marking shoes are required for all players.
10. Players and spectators should refrain from loud or offensive language and disruptive activity on and off the courts.
11. Court hours are from 8 a.m. to 9 p.m. and are posted at the courts and in the Club.
12. Residents are responsible for the conduct of their guests.
13. Place all litter in proper receptacle(s).
14. The Association is not responsible for any personal property left on the premises.

15. Users must comply with any additional Management approved rules that may be posted by the courts.

BOCCE BALL COURT RULES

The Bocce Ball Courts are for the use of Residents and their Guests, Unregistered and Registered. Unregistered guests, teenagers, and children are permitted to use the bocce courts but must be accompanied by a Resident or Adult Registered Guest. Scheduled play times are for Residents and Registered Guests. Bocce Ball Court rules are:

1. Management will determine scheduled play times.
2. Except for scheduled play times and Club sponsored events, courts are not available for reservations and are available on a "First Come, First-Served" basis.
3. Bocce can be played with a minimum of two and maximum of eight players per game. In the event that the two courts are being used, a game can be played on the event (grass) space. Open play time limit is two hours (2:00).
4. Court hours are from 8 a.m. to 9 p.m. and are posted at the courts and in the Club.
5. Awareness of scheduled special events, which will utilize Bocce courts, will be given to residents by posting a notice in the Club.
6. Food, glass containers, chewing gum, tobacco products, coolers, chairs, spectators, skateboards, bicycles, roller skates, etc. are not permitted on the courts at any time.
7. Use of Bocce courts is subject to the control of Club Management. Club Management may implement temporary rules.
8. The Bocce facilities may be closed when necessary for maintenance operations or when dictated by safety considerations as determined by Club Management.
9. Players and spectators should refrain from loud or offensive language and disruptive activity on and off the courts.
10. Residents are responsible for the conduct of their guests.
11. Place all litter in proper receptacle(s).
12. The Association is not responsible for any personal property left on the premises.
13. Users must comply with any additional Management approved rules that may be posted by the courts

GAMING RULES

Table Games: All gaming at the Club must follow all applicable State of Florida “penny-ante game” statutes. In summary, Section 849.085 of Florida State Law defines penny-ante games. A “Penny-ante game” means a game or series of games of poker, pinochle, bridge, rummy, canasta, hearts, dominoes, or mah-jongg in which the winnings of any player in a single round, hand, or game do not exceed \$10 in value.

A person may not directly or indirectly charge admission or any other fee for participation in the game.

A penny-ante game may not be conducted in which any participant is less than 18 years of age.

A debt created or owed as a consequence of any penny-ante game is not legally enforceable.

Bingo: All bingo type games must follow all applicable State of Florida Bingo rules. In summary, Section 849.0931 of Florida State Law defines Bingo authorized, conditions for conduct, permitted uses of proceeds, and limitations.

A jackpot shall not exceed the value of \$250 in actual money or its equivalent, and there shall be no more than three jackpots in any one session of bingo. All other game prizes shall not exceed \$50.

The number of days per week during which organizations authorized under this section may conduct bingo shall not exceed two.

A bingo game may not be conducted in which any participant is less than 18 years of age.

A debt created or owed as a consequence of any bingo game is not legally enforceable.

These rules and regulations are guidelines and are subject to the terms and provisions of the Declaration of Covenants, Conditions and Restrictions for Cresswind Lakewood Ranch, as amended from time to time, which take priority in the case of a conflict with the rules and regulations. The Board of Directors of the Cresswind Lakewood Ranch Homeowners Association, Inc. reserves the right to amend these Rules and Regulations in accordance with the Declaration.