BABCOCK NATIONAL
GOLF & COUNTRY CLUB

# RULES AND REGULATIONS

Adopted: January 3, 2020

# RULES AND REGULATIONS

## GENERAL INFORMATION

The following Rules and Regulations (the "Rules") have been adopted by the Babcock National Board of Directors. It is the intent of these Rules to create policies to ensure the Members have the maximum use and enjoyment of the amenities and common areas. Enforcement of these Rules will be vested with the General Manager and his/her designated staff. It is the responsibility of all Members to review and understand these Rules, and to comply and cooperate with staff in the enforcement of these Rules.

The Rules of Babcock National Homeowner's Association (the "Association") are designed to protect the rights and privileges of the Members of the Association as well as to protect the Association's assets and property. The Rules have been formulated to acquaint the Members of the Association with the proper conduct on, and utilization of, the amenities and common grounds. The Rules included herein should not be interpreted as a standalone document; instead, they should be interpreted in conjunction with the appropriate covenant(s) in the Declaration. Additionally, Neighborhood Associations (condos) may adopt rules that are more restrictive than the ones contained herein. It is incumbent upon the Member of such Neighborhood Association to familiarize themselves with any rules promulgated by said Neighborhood Association.

## MEMBERSHIP

Every owner of a lot, unit, or parcel shall be a member of the Association and shall be entitled to the enjoyment of the amenities and common areas. Membership shall be deemed to include one or two natural persons each of whom shall customarily reside and live together and otherwise hold themselves out as a single housekeeping unit. Additionally, membership shall extend to dependent children under the age of 21 as set forth in the Declaration.

## ACCESS CREDENTIALS

Members 16 years of age and older are entitled to receive a Member ID (access card) for access to the amenities. Member IDs shall contain, at minimum, the name of the Member and their photo.

Vehicles registered to a Member shall be entitled to receive a gate access device (barcode, RFID, etc.). In no instance shall a household have more than 4 active gate devices without the written permission from the Association.

## LEASING

Members in good standing with the Association may lease their unit. Lease terms must be for a minimum period of 30 days, or one month, whichever is less. Units cannot be leased more than 12 times within a 12-month period. Proposed leases must be submitted to the Association 15 days prior to the start of the lease period with the required Membership transfer paperwork. The Association will also charge an administrative fee to process the transfer in an amount set by the Board from time to time.

During the lease period the owner's access to the amenities shall be suspended and Member IDs shall be deactivated for the period of the lease.

ASSOCIATION STAFF AND VENDORS

All Members, Tenants (hereinafter "Transfer Members"), and Guests are to be respectful of the Association's staff and vendors. In no manner shall any Member, Transfer Member, and/or Guest interfere with the management of the Association. Serious complaints regarding Association staff or vendors shall be made in writing to the General Manager.

USE OF THE AMENITIES

1. Members, Transfer Members, and Guests shall, at all times, conduct themselves in an orderly fashion.
2. Member IDs are required when utilizing any Amenity and must be produced upon request.
3. Members must accompany guests at all times while utilizing the Amenities.
4. Proper attire is to be worn at all times in accordance with the acceptable practice for the particular area of the Amenity as determined by the General Manager.
5. Subscriptions, petitions, and/or notices shall not be distributed or posted on any Association property without prior written consent of the Association.
6. Parents are responsible for the conduct of their children at all times.
7. The cost of repairing or replacing any property of the Association that is broken, damaged, and/or removed by a Member, Transfer Member, and/or Guest shall be charged to offending individual.
8. All decorations for private functions must have the written approval of the Association.
9. Pets are not permitted within the Amenities.
10. Personal property shall not be left unattended on the Association's property. The Association is not responsible for damaged or stolen property.
11. Smoking, including the use of E-cigarette and Vape devices, is prohibited within all amenities.

FITNESS CENTER RULES

1. Open hours: 24 hours 7 days a week.
2. Use equipment at your own risk.
3. The Association is not responsible for any injuries or accidents.
4. No food or beverages allowed other than water. No glass allowed.
5. No children under 12 years of age allowed in the fitness center. Children between the ages of 12 and 15 may use the facility if accompanied and supervised by a parent or guardian.
6. Proper attire must be worn including shirts and sneakers.
7. No wet bathing suits or bare feet.
8. No pets permitted in the fitness center.
9. Report damaged or dangerous equipment to the Fitness Director immediately.
10. Use equipment properly and follow directions carefully.
11. Do not use weights while on cardio equipment.
12. Wipe down equipment before and after use.
13. Return weight plates and dumbbells to their designated places.
14. Do not slam or drop weight on the floor.
15. If unfamiliar with equipment do not use, or please seek guidance from the Fitness Director.
16. Do not lean on mirrors.
17. Limit cardio equipment use to 30 minutes if others are waiting.
18. Outside personal trainers are not permitted unless approved in writing by the Fitness Director.

RACQUET SPORTS RULES

1. The United States Tennis Association code shall govern play.
2. Guests must be accompanied by a member.
3. Proper tennis attire is required. Smooth-soled shoes are required. No hard-sole shoes are permitted.
4. The Association shall utilize a court reservation system and may periodically close courts for lessons, leagues, and/or match play.
5. Due to the noise associated with Pickleball, play is only permissible from 7:30 AM – 9:00 PM.

POOL AND SPA RULES

1. Open hours: Dawn to Dusk.
2. No lifeguard on duty. Swim at your own risk.
3. Use of the pool, spa, and deck area is restricted to Members, Transfer Members, and guests accompanied by the Member.
4. Shower before entering.
5. No glass or pets in the fenced pool area.
6. No food or beverages in pool, spa, and/or on the wet deck (5' from the water).
7. Do not swallow the water, it is recirculated.
8. Do not use pool or spa if you are ill with diarrhea.
9. Smoking, including the use of E-cigarette and Vape devices, is prohibited.
10. No running, pushing, or other dangerous horseplay.
11. Children under 12 and non-swimmers must be accompanied by a parent or responsible adult supervisor.
12. No floatation devises, except water wings, swimming vests, and pool noodles.
13. No diving.
14. The maximum water temperature of the spa is 104°. Pregnant woman, small children, people with health problems and people using alcohol, narcotics or other drugs that can cause drowsiness should not use spa without first consulting a doctor.
15. Maximum use of the spa is 15 minutes.

PRIVATE GOLF CART USE

No unregistered motorized vehicles of any type shall be operated within the community. This includes but is not limited to go-karts, minibikes, and ATVs. Private golf carts shall be permitted once duly registered with the Association. Golf carts shall be subject to the rules below:

1. Operators shall be 14 years of age or older per State law.
2. Proof of liability insurance shall be provided to the Association at the time of registration.
3. All Golf Carts shall be registered with the Association and display the appropriate Association registration number at all times.

SPEED LIMIT

The speed limit within the community shall be 25 MPH unless otherwise posted.

REFUSE AND TRASH

Containers may not be placed out for collection sooner than 8:00pm the night before collection and must be removed by 8:00pm the day of collection. Containers must be stored in the garage on non-collection days.

PARKING

1. Overnight street parking shall be prohibited. Overnight parking is deemed to be any time between the hours of 12 AM and 6 AM.
2. It shall be prohibited for any vehicle to stand, stop, and/or park in such a way that it is on, over, across, or restricting clear access of any sidewalk.
3. Vehicles may not park parallel to the road while on the driveway.
4. Commercial trucks or other commercial vehicles, any boat, trailer, semi-trailer, recreational vehicle, motorcycle, house trailer, mobile home, motor home, bus, tractor or any such vehicle, shall not be parked, stored, or kept unless enclosed in a garage. Additionally, no motor vehicle may parked, stored, or kept on grassed or landscaped areas or any place outside a paver driveway, garage or any other designated parking area.

SIGNS

No sign, banner, advertisement or poster (including "open house", "for sale" or "for rent" signs) shall be exhibited, displayed, inscribed, painted or affixed, in on or upon any part of the Properties without prior approval of the ARC.

OPEN HOUSE POLICY

Open houses shall be permitted on Sunday between 1 pm and 4 pm only. Only a Florida Licensed Realtor or a Homeowner may hold an open House. The Association must be notified no later than 5 pm on Wednesday prior to the open house. A list of open houses will be placed at the gate house. Only one (1) approved open house sign may be placed on the lawn of the home during the hours of 1 PM to 4 PM on Sunday. Directions, signs, balloons, and/or flyers are prohibited. Signs placed in violation will be removed and disposed of without prior notice.

PRIVACY POLICY

Members may not engage in any activity that disrupts the privacy or quiet enjoyment of another Member's home. The following list shall be activities deemed to breach the Privacy Policy. The Board shall have the sole and absolute authority to determine if any other activity is deemed to disrupt the privacy of others.

1. Engaging in any activity behind or adjacent to another Members property; unless, the activity is totally contained to your own property.
2. Use of aerial photography or video equipment (such as drones) outside of one's own property without the prior written consent of the property owner.

HOLIDAY DECORATIONS

Exterior holiday decorations may be installed up to one month prior to the holiday and must be removed not later than two weeks after the holiday. In no manner shall exterior decorations interfere with the routine landscape maintenance performed by the Association.

PETS

Owners may house up to three (3) animals, which may only be domestic birds, cats and/or dogs, unless such animals are of a breed prohibited by County or any other ordinance. Pit Bull and Pit Bull Mix dogs or other recognized aggressive breeds of dogs shall be prohibited regardless of size or weight. No pets shall be left unattended, even if the area has been enclosed. Pets shall remain on a non-retractable leash no longer than six (6) feet long while on common property. The owner of any pet shall, at all times, be responsible for cleanup and disposal of waste.

WILDLIFE

Do not disturb, feed, or touch the wildlife. Birdfeeders and any other device used to feed the wildlife are prohibited.

DISCIPLINARY ACTION

Any non-conformance to these rules will be deemed a violation. Violations will be handled in accordance with the Association's Uniform Policy for Covenant Enforcement. Violations may result in fines and suspension of access privileges.

*The Rules may be amended from time to time by the Board at a duly called meeting.*