

Egret Landing Clubhouse Rules and Regulations

Adopted by the Board of Directors of Egret Landing Property Owners' Association, Inc September 30, 2025

All owners share the responsibility for seeing that these rules and regulations are followed.

Owners, renters, and guests are requested to report infractions of these rules.

CLUBHOUSE:

The rights, comforts, safety and convenience of all owners will be preserved. Owners must not make any disturbing noises, nor commit any act that will interfere with the rights, comforts, safety, or convenience of the other residents.

Any violation of the rules and regulations can lead to fines and possible suspension of access to the POA amenities.

THE FOLLOWING PERSONS ARE PERMITTED TO USE THE CLUBHOUSE FACILITY:

- Owners, renters and their children.
- Guests and visitors of residents when accompanied by a homeowner.
- The clubhouse is accessible 24 hours however homeowners are responsible for keeping the clubhouse and gym clean. Failure to do so could result in fines or suspension of access to the amenities.
- Three (3) guests per Association Member will be permitted during hours of operation.
- The clubhouse is reserved for the general use of all owners and residents in good standing with the Association and their guests, except for dates scheduled on the Association calendar. Reservations are made through the Property Management Office
- Any use of the clubhouse by a group of more than 8 people or any groups serving food/beverages requires pre-registration with the property manager and may require board approval. Applicable special event fees and deposits may be required

GENERAL RULES:

- No smoking is allowed in the clubhouse at any time.
- The clubhouse parking lot dumpster is not for residential use. Any homeowner that places personal garbage in the dumpster, dumpster enclosure or outside the dumpster or surrounding area will be sent a violation and will be subject to fines and/or suspension from the POA amenities.
- Animals, with the exception of service dogs, are not permitted within the clubhouse at any time.
- Wet bathing suits are not permitted in the clubhouse at any time.
- All vehicles must park in the parking lot. All bicycles must use racks. Parking of vehicles or bicycles under the portico is prohibited.
- No electric scooters, scooters, electric bikes, bikes, roller skates, roller blades and other similar items are allowed in the clubhouse at any time. Medical assistive devices are permitted.

KITCHEN:

- Kitchen appliances must be utilized according to instruction manuals.
- All appliances and counters must be wiped down and clean after each use.
- All trash must be deposited by the garbage dumpster located in the parking lot

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THE FOLLOWING RULES AND REGULATIONS APPLY TO USE OF THE CLUBHOUSE FOR PRIVATE PURPOSES:

RESERVING THE CLUBHOUSE:

Owners may reserve the clubhouse facility for private social functions on a first-come, first-served reservation basis. The clubhouse may be reserved upon permission through the Property Manager after:

- A written request is made
- A non-refundable fee and security deposit is posted in advance, and
- The owner completes a Non-Exclusive Use Agreement.

NOTE: All funds must be paid in advance to hold your reservation date. The non-refundable fee is necessary to secure the exclusive date for the event and will not be returned under any circumstance once the event has occurred.

- Reservation for rental requires a minimum 7 day advance notice, and is first-come, first-served. Regularly scheduled activities, such as Egret Landing Property Owner's Association meetings and other activities on the calendar would be given first consideration. The Property Manager may use his/her discretion for these rentals. A calendar of events will be posted at the clubhouse.
- Cost to rent the Clubhouse is subject to change periodically at the Board's discretion. -See rental form for current pricing. Only one function is scheduled per day.
- The security deposit is refundable, provided there is no damage or breakage, all is in order, clubhouse rules have been followed, and the rooms are clean, as determined by the Property Manager, maintenance, and Board.
- Private parties in the pool area are prohibited. Rental use of the clubhouse specifically EXCLUDES the use of the pool or pool area, and also the gym facility. For parties wishing to use the outdoor fields in common areas outside the clubhouse, an additional "Special Events" insurance policy must be purchased for tents, displays and games. Consult your insurance provider or go to www.theeventhelper.com to purchase the policy.
- Bounce houses are prohibited.
- Members/residents using the clubhouse for a "residents only" function and fees were waived by the board; any resident may participate in the function and may not be excluded.
- Anyone wishing to use the exercise equipment may not be prohibited from doing so while the clubhouse facility is rented.
- No Alcohol is allowed in the clubhouse, unless the additional "Special Events" insurance policy is purchased. The POA requires a 2-drink maximum ticket system and is NOT liable for any alcohol served under this policy. Go to www.theeventhelper.com to purchase this policy

SPECIAL ACTIVITIES:

Members may sponsor youth/children's activities within the clubhouse including, but not limited to, summer and school break camps or after school activities, as approved by the Board of Directors, subject to the following:

- A current member in good standing must sponsor any non-member activity leader. The member must sign the sponsorship form, furnish a list of non-resident individuals that person is sponsoring to the Property Manager, and provide a copy of insurance. The member understands they are responsible for the non-member activity leader.
- A written request must be submitted to the Property Manager by the Friday prior to the monthly Board meeting outlining the request and providing proposed dates and times for the camp/activity. A list of names will be provided to Property Management.
- The sponsored activity is for Egret Landing members or residents only, unless approved by the Board of Directors.
- If a member is sponsoring a camp, class or event, and charging for services, a daily rental rate is due, plus a refundable security deposit. See forms for amounts.
- If a member is sponsoring a camp, class or event, and NOT charging for services, there would be no fee charged and no deposit. The member must sign the Clubhouse Non- Exclusive Use Agreement.
- The individual actually running the camp must provide proof of insurance and name the Egret Landing Property Owner's Association as an additional insured party.

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- This provision does not change any of the rules previously approved by the Board of Directors related to tennis camps or any other activity needing approval of the Board of Directors.
- No resident or non-resident may receive compensation for the use of Association amenities without providing required insurance documentation naming the Association as additionally insured and providing an indemnification waiver.