

**Rules and Regulations  
For Hartwood Reserve Recreational Facilities, Common Areas and Access Gates**

**The public areas of the recreational facilities including, the inside of the gym and clubhouse, playground, pool and spa, tennis and basketball courts, front gate and parking lot, may be recorded by closed circuit security cameras. Cameras are for recording purposes, not monitoring.**

**Hartwood Reserve Recreational Facility closes at 11:00 PM**

Any violation of these rules or the Declarations of Restrictions and Protective Covenants shall be strictly enforced; fines and/or legal action may be imposed.

**Conduct**

1. Residents must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other homeowners or guests.
2. All guests must be accompanied by and be in the direct supervision of the sponsoring homeowner or resident at all times. Only two guests are permitted to be in the recreational facility at any given time which includes the gym, clubhouse, pool, playground, tennis and basketball courts and common areas in or around the amenities. Exceptions to these rules may be granted by the Board of Directors for special occasions and holidays. All requests must be submitted in writing to the Board prior to the occasion or holiday.
3. All Children under the age of 16 must be accompanied and properly supervised by an adult while in any area of the recreational facility and common grounds of the subdivision property.
4. Residents will refrain from loud, indecent or abusive language.
5. Residents will be held fully responsible for "any" damage to Association Property, caused by them, family members or their guests.
6. Proper "respectable" dress and footwear is required in all facilities. Dry swimsuits allowed only with proper cover-up, no bare chests or bare feet in the clubhouse, gym or restrooms, no thongs or nude sunbathing.
7. No nude sunbathing anywhere on common grounds of the property. Residents who conduct themselves in an unbecoming manner, or who knowingly breaks Association rules or regulations are subject to disciplinary action by the Board of Directors, including suspension of Resident privileges, use of all clubhouse and recreational facilities and/or will be subject to fines imposed by the HOA.
9. Loitering is not permitted by anyone, regardless of age, anywhere in or near the recreational facilities which, includes the clubhouse, gym, restrooms, pool and spa, tennis and basketball courts, playground and common areas of the property.
10. ATV's, SUV's, Motorized Dirt Bikes or any motorized vehicles are not permitted anywhere in the common areas of the property. The only exception is to licensed and insured landscape crews approved by the Board to maintain these areas for the HOA.
11. Proper identification is required by homeowners and/or guest while using the recreational facilities. Residents or guests that do not have proper identification may be asked to leave the recreational facility or common area.
12. Guest that are not properly sponsored and in the company of the homeowner/resident adult will be considered trespassing and asked/requested to leave the premises.
13. Gate access codes, key or cards are not to be given out or shared with non-residents of Hartwood Reserve.
14. Piggybacking (Tailgating) a car or person entering the property or recreational facilities is not permitted. Residents should use their own codes, keys or cards to enter the property or facilities.
15. Bumping the vehicle gates or pulling or pushing on any of the recreational facility doors and gates is not permitted.

(Conduct continued)

16. Intentionally damaging HOA property may result in fines, suspensions of privileges, prosecution and making full restitution.
17. Illegal Drugs and Alcohol including, beer, wine, wine coolers and other alcoholic beverages is not permitted in or around the recreational facilities including, the pool, and clubhouse, gym, playground, tennis and basketball court or upon any common area on the property. (The only exception is in the clubhouse for private events that are reserved by homeowners/residents. The distribution and consumption of alcohol is solely at the discretion of the homeowner/resident and their guest. Homeowners/residents and their guest agree by virtual of reserving the room, to forever hold the HOA free from any injuries or loss due to the serving of alcohol by homeowners/residents, or at the control of homeowners/residents that reserve the room and allow alcohol to be served.
18. Speeding and disobeying posted traffic control signs or other community signage is not permitted.
19. Displaying loud music or other annoying sounds from your vehicle is not permitted anywhere on the property.
22. When using the recreational facilities or upon any common area of the property, homeowners, residents and guest may at times be requested by HOA Board Members, Committee Members, Security and/or law enforcement to provide identification and/or other forms of identity to prove they reside in Hartwood Reserve or are properly sponsored by a homeowner/resident. Homeowners, residents and their guest are expected to fully cooperate if asked to identify themselves to any of the above officials.
23. Pets are not permitted in the recreational facilities including, the pool, spa, gym, clubhouse, playground (when others are around) or in the tennis or basketball courts at anytime.
24. Pet owners are required to clean up after their pets and place waste in proper receptacles.
25. Residents must maintain control over their Dogs / Animals; Dogs must be kept on a leash at all times.
26. Bicycles shall be kept away from all entrances/exits and may never be secured to any gate or structure, other than a proper bicycle rack, in or near the recreational facility and equipment.
27. Residents and their guest are not permitted to play near any irrigation equipment in or around the recreational and common areas property.
28. Blocking common areas and access including, sidewalks with vehicles or other items is not permitted.
29. Firearms, explosives and other dangerous weapons or instruments are not permitted anywhere in or near the recreational facilities or common areas, unless you are an active sworn law enforcement officer authorized to carry such weapon.
30. As a homeowner/resident of Hartwood Reserve you are expected to educate your household members, leasee's and guest of these rules. You are required to supervise your guest and are fully responsible for the actions of family members, leasee's and guest while at the recreational facilities and upon any common area of the property.
31. As a homeowner/resident of Hartwood Reserve you are expected to take pride in the community and report any violations of these rules or the community documents to the Board of Directors. Failing to report violations and care for the property is considered a violation of conduct under this section.

## **General Operating Clubhouse Rules**

### **Room Scheduling Policies**

- 1 The Clubhouse Committee approves and schedules all activities.
- 2 Priorities of Scheduling: 1) Association Events, 2) Homeowner Activities.
- 3 Association activities are defined as Board Meetings, Membership Meetings and Committee Meetings.
- 4 Homeowner activities are permitted in the Clubhouse. These activities are on a first-come first-serve basis. The Clubhouse Committee and/or the Board reserves the right to move these activities in any manner necessary to maintain room scheduling priorities as previously described.
- 5 Reserving of the Clubhouse Facilities does not include exclusive use of the pool. The pool will always be open to all homeowner's during regular operating hours.
- 6 Deposit - \$250.00 per event/reservation (fully refundable within 10 business days of the planned event, if no repairs or cleaning is required and the room is returned to its original condition.
- 7 There will be no cooking of any kind permitted in the clubhouse. Warming plates, chafing dishes and sterno fuel may be used under close supervision, and only if fire suppressant equipment (extinguishers) is available.
- 9 No more than 40 guests are permitted at anytime.
- 10 For reservations contact Sentry Management at 352-243-4595

### **Decorations**

Rooms may be decorated in good taste. Under no circumstances will decorations be allowed to permanently mar, damage or alter the décor of the facilities. Caution should be used when using tape products to hang or place decorations because they often stain or leave glue marks behind. Nails or tacks may never be used to hang decorations.

### **Kitchen and Room Use**

Persons using the kitchen are responsible for the care and cleaning up afterward. Urns, coffee pots, counters etc. will be thoroughly cleaned. Garbage will be disposed of in suitable bags or receptacles and furniture and equipment returned to its proper place. These rules apply to all clubhouse and fitness center rooms.

### **Assumption of Risk**

All use of the recreational and clubhouse facilities, and all participation in activities is purely voluntary. Correspondingly, the nature of all Clubhouse activities potentially involves some personal or physical risk on the part of the participant. Activity participation by a homeowner or guest is therefore interpreted as an acknowledgment and acceptance of the inherent risks.

### **Smoking Policy**

The Clubhouse is a smoke-free environment. Smoking is prohibited in the Clubhouse and Fitness Facility.

### **Parking Policy**

1. Vehicle parking on the premises is reserved on a first come first basis for homeowners/residents and sponsored guest during normal hours of operation.
2. Vehicles that are left unattended at or near the recreational facilities, without the written permission of the Board of Directors, after dusk may be subject to being ticketed and/or towed at the owner's expense.
3. Motor vehicles, trailers, campers and boats shall not be left out for any extended period on any common roadway in the community.
4. Motor vehicles shall not block the pedestrian path upon any public easement area or common sidewalk.

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### **Inflatables**

(Bounce houses or any kind) are not permitted in or near the recreational facilities or common areas on the property.

### **Use of the Recreational Facilities**

#### **Fitness Center Rules**

1. Persons under the age of 16 cannot use exercise equipment unless accompanied and supervised by an adult.
2. Persons are advised to consult a physician prior to engaging in exercise activity.
3. Appropriate fitness apparel is required including upper body garments and proper footwear. Sandals, shower shoes and street shoes are not permitted.
4. During peak times (when persons are waiting to use equipment) the use of cardiovascular equipment is limited to 30 minutes.
5. Food and beverages are not permitted in the Fitness Center with the exception of bottled water.
6. Homeowners and guests must bring a towel and wipe down equipment after each use.
7. Portable stereo equipment is permitted only with the use of personal headphones.
8. TV sound must be kept off.
9. Unless you are engaged in using the facility and equipment, loitering is not permitted in the gym.
10. While all guest of owners have the right to use and enjoy the Common Areas, only one guest and a licensed/certified trainer are permitted with the homeowner/resident at the Fitness Center at a time.
11. Please turn off all lights and fans before leaving and check to ensure the door is kept locked.
12. Never open the door for anyone without a homeowner's key or card.
13. There are no telephones or means of communication in the gym; users of the fitness center/recreational facility are encouraged to bring their own means of communication should they require emergency help or medical attention.

### Swimming Pool and Spa Rules

1. The pool and spa are open from dawn to dusk.
2. Use of the pool, spa and pool area are reserved for homeowner / residents and their guests.
3. Guest must be accompanied by the sponsoring homeowner/resident.
4. All children must be supervised by an (adult).
5. Lifeguards are not provided.
6. **SWIM AT YOUR OWN RISK.**
7. **CCTV CAMERAS ARE FOR RECORDING, NOT MONITORING.**
8. Proper and respectable swim wear must be worn in the pool or on the pool deck, (no thongs or nude sunbathing).
9. Shower before entering pool or spa.
10. Running or horseplay is not permitted.
11. No bicycles, skateboards, ball playing, roller skates or roller blades on the pool deck
12. No disposable or cloth diapers are allowed in the pool or spa.
13. Infants and toddlers must wear swim diapers when in the pool or spa.
14. Children using the pool or spa under age 12 must have adult supervision at all times.
15. No food, drink, or animals allowed in pool, spa or on pool deck (within four feet of the pool or spa).
16. No glass containers are allowed in the pool or on the pool deck.
17. Radios and sound producing equipment will not be permitted. Personal sound equipment may be used with headphones.
18. Do not exceed a 15-minute time limit in the Spa at any given time.
19. Pregnant women, small children and those on medication that may cause drowsiness should consult doctor before using the spa.
20. Maximum spa temperature is 104 degrees F.
21. There are no reservations for lounges or chairs.
22. **NO DIVING.**
23. No floating devices allowed in the pool except for the noodles.
24. Cooking and barbecuing on the pool deck is not permitted by residents. (Exceptions are community events sponsored and supervised by the HOA Board of Directors).
25. No firearms, alcohol or illegal drugs of any kind permitted in or near the pool and common areas.
26. No air tanks or diving equipment is permitted in the pool.
27. For safety reasons, no electrical cords or extensions are permitted by residents near the pool or on the pool deck.
28. Residents are not permitted to be in the gated pool equipment area or the gated electrical area next to the gym.
29. Playing with pool equipment, life ring, hook or cleaning devices is not permitted. Residents or their guest seen playing around with this equipment are subject to fines and/or privileges being suspended.
30. Smoking is not permitted in public areas or in the pool or pool deck.

### Tennis and Basketball Courts

1. The courts are open from 7:00 am to 10:00 pm.
2. No Climbing on the fence or nets.
3. No hanging from the basketball goal.
4. No food, drink, glass on the courts with the exception of plastic bottled water.
5. During peak times (when persons are waiting) the use of the courts are limited to 30 minutes.
6. No bicycles, skateboards, roller skates or roller blades on the courts.
7. Sound producing equipment will not be permitted.
8. No pets/animals allowed on the courts.
9. When requested by a homeowner, basketball games shall be reduced to half court to allow 2 games to be played when necessary.
10. Proper identification, (as defined under the "Conduct Section" of this document,) will be required by all residents and/or guest.
11. Please be sure to turn off all lights when you leave the courts.

### Playground Operating Hours and Rules

12. The playground is open from dawn till dusk - 7 days a week.
13. General and specific conduct rules apply in this area.
14. The playground is for use by residents and their supervised guest.
15. Children under the age of 12 must be supervised by an adult.
16. Proper (non-offensive) clothing shall be worn at all times.
17. No horse play or ruff housing is permitted.
18. Playing near or with irrigation equipment is not permitted.
19. No food, drink, glass is permitted in the playground, with the exception of plastic bottled water and baby food.
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21. Garbage is to be placed in the trash receptacles.
22. No bicycles, skateboards, roller skates, roller blades, motorcycles or toys are not permitted to block the pedestrian path in or around the playground.
23. Sound producing equipment (includes all radios and CD players) will not be permitted. Personal sound producing equipment may be used with headphones.
24. No pets/animals allowed on any of the playground equipment.
25. Residents that walk their pets in or near the playground park must maintain control over their pets and keep them on a leash at all times.
26. Pet owners are required to clean up after their pets and dispose of waste at their home or in a proper receptacle.
27. No loitering or trespassing after the playground is closed.
28. Firearms, alcohol and illegal drugs are not permitted anywhere in or near the playground and common areas.
29. Foul or abusive language, fighting, hazing or harassing residents or guest is not permitted.
30. Proper identification, (as defined under the "Conduct Section" of this document,) will be required by all residents and/or guest upon request.
31. Bounce houses and other private or commercial equipment are not permitted.
32. Proper care and security of the playground is everyone's responsibility.

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