

VENETIAN ON THE ORTEGA LUXURY CONDOMINIUM ASSOCIATION, INC.

**POLICY RESOLUTION 2009-01 Change 1
(Amenity Usage change)**

WHEREAS, Article 5, Section 16 of the Bylaws of the Venetian on the Ortega Luxury Condominium Association, INC. (“Bylaws”) provides that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the condominium and may do all such acts and things not prohibited by law or by the Declaration of the Condominium; and,

WHEREAS, Article 5, Section 16, subparagraph (d) of the Bylaws empowers the Board of Directors to make and amend regulations respecting the operation and use of the Common Elements and Condominium Property and facilities, and the use and maintenance of the Condominium Units therein, and the recreational area and facilities; and,

WHEREAS, it is recognized that there is a need to administer the access and use of the Association’s amenity facilities and it is desirable to establish certain rules and guidelines for their use; and

NOW THEREFORE BE IT RESOLVED that the Board of Directors duly adopts the following Amenity Facilities Rules and Regulations:

1. USE AND ACCESS

- A. Amenities are defined as the Associations Common Element recreational and meeting facilities to include: The Clubhouse, Exercise Facilities, Laundry Facilities, Wine Cellar, Swimming Facilities, Clubhouse Rooftop Patio, Boat Slip M-13 and the Business Center.
- B. Use of the amenity facilities will be allowed by owners, owners immediate family, tenants and guests of residents providing the guests are staying with the residents. Guests must sign in at the office prior to using the amenities IF they are using the amenities without the resident present. All rules and regulations contained in this policy resolution must be followed by everyone.**
- C. If renting, a copy of a current approved lease (front and signature page) must be on file with the Association’s agent before an Amenity Pass will be issued.

- D. **Guests are permitted to use the amenity facilities when accompanied by a Venetian resident OR they must first sign in at the office as stated in “B” above.**
- E. Owners and Tenants shall assume full responsibility for the conduct of their guests and shall be held responsible for any damage to the amenity facilities, equipment, furnishings and other Common Elements used by their guests.
- F. Violation of the rules and regulations shall cause the offender to be denied use of the amenity facilities.

2. RULES

A. Pool Rules

1. **The pool area is closed from dusk until dawn. No swimming is allowed, per Florida statute, after dusk.**
2. Residents and their guests using the swimming pool do so at their own risk. Residents and their guests are required to obey the posted swimming pool rules.
3. No grills allowed inside the swimming facilities fenced area.
4. Children in diapers are not permitted in the pool.
5. Stereos, radios or televisions are not allowed unless used with earphones.
6. All persons, regardless of age, must wear a bathing suit when using the swimming facilities.
7. When in beach attire, all chairs and lounges must be covered with a towel before use.
8. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or using the swimming facilities.
9. All swimming facilities users must shower before entering the pool.
10. "Horseplay" is not allowed in the swimming facilities fenced area or adjacent areas.
11. No food or glass objects are allowed inside swimming facilities fenced area.
12. Chairs, lounges and tables are to be used only in the swimming facilities fenced area.

13. No pets are permitted in the swimming facilities fenced area at any time.
14. There will be no smoking in the swimming facilities fenced area.

B. Clubhouse Rules Here

1. **Guest parking is extremely limited. There is no guarantee that temporary parking will be available for a reserved clubhouse event. Guests must park in non-numbered parking spots only.**
2. Swimming facilities and Clubhouse Deck may not be reserved in conjunction with any party.
3. No live bands or disc jockeys are permitted in the clubhouse or pool deck.
4. Use of stereo systems will be allowed provided the volume does not affect the quiet enjoyment of any resident.
5. Clubhouse capacity is 25 people.
6. Deposit will be refunded within 48 hours of receipt of check list by Community Manager, provided property is found to be in a clean and undamaged condition and in accordance with the provisions of this reservation form.
7. Applicant is responsible for damage to any furnishings and/or furnishings missing from clubhouse. Applicant is responsible for all cleaning of the clubhouse.
8. Any charges for damages, cleaning within 48 hours of conclusions of event will be taken for the deposit.
9. PETS ARE NOT PERMITTED in the clubhouse or pool areas.
10. SMOKING IS NOT PERMITTED in the clubhouse.
11. The clubhouse is available to owners and current residents only. Residency is verified by the presence of Resident/Tenant Registration package on file with the Community Manager.
12. The owner/resident must be present at the event.
13. The resident agrees to be responsible for actions and behaviors of guests and to return the clubhouse to a clean and undamaged condition. Any loss or damages in excess of the clubhouse deposit is the liability of the owner/resident and the signature below guarantees reimbursement to the Venetian on the Ortega Luxury Condominium Association, Inc.
14. **All reservations must be made a minimum of five (5) days in advance of function.**
15. **All deposits must be received five (5) days in advance to hold reservation. If deposits not received, reservation will not be held and may be given to another resident.**

16. To reserve the clubhouse, all unit assessments must be current.

C. Exercise Facilities Rules

1. Only owners, residents, or accompanied guests may use the exercise facilities.
2. Wipe down equipment after use.
3. Limit equipment use to 20 minutes per station if others are waiting to use the equipment.
4. Turn TV off when you leave.
5. Turn off Sauna when finished.
6. Make sure door is locked and lights are off.

D. Boat Slip M-13 Rules

1. All users of boat slip M-13 shall adhere to the published rules and regulations for the marina facilities.
2. Use of Boat Slip M-13 is to be for loading and unloading of passengers only.
3. Docking at Boat Slip M-13 is limited to fifteen (15) minutes

E. Laundry Facilities

1. Children are not to play in the laundry room.
2. No dyeing of articles is to be done.
3. Machines are to be wiped out after each use; lint traps of dryers are to be cleaned after each use. Care must be taken not to spill cleaning supplies.
4. Laundry should be removed from washers and dryers when cycles have been completed. All clothing left in the laundry room over 24 hours may be discarded.
5. Washers and dryers may not be overloaded.
6. Only Owners, residents, or overnight guests may use the laundry room.
7. No Pets are allowed in the Laundry Room.

