

Homeowners Association at Suncoast Lakes, Inc.

Clubhouse Rules and Regulations

1. The Clubhouse will be available for use by residents between the hours of 9:00 A.M. and 10:00 P.M. Please follow all rules; they are for the benefit of all members.
2. The Clubhouse is not available for rental to any owner if their HOA Dues and Assessments are not current.
3. Use of the Clubhouse for commercial or profit-making motives by residents is not allowed. Reservation of the Clubhouse for Homeowners Association at Suncoast Lakes sponsored events will be given priority and are exempt from restriction as determined by the Board of Directors and must fill out a Reservation Form.
4. Facility rental shall be for the Clubhouse ONLY, and does not include the pool or surrounding areas. Private social functions must be contained inside the Clubhouse.
5. Only owners may reserve the Clubhouse. Any authorized person may only reserve the Clubhouse once in a thirty (30) day period, without the expressed approval of the Board of Directors.
6. Any resident reserving the Clubhouse must be present at all times and will be responsible for checking in and checking out with Board member for an access card.
7. All reservations for use of Clubhouse shall be made through the Management Company or its designee. At the time of the adoption of these rules, its designee is: Homeowners Association at Suncoast Lakes, Inc., 4131 Gunn Highway, Tampa, Florida 33618, (813) 600-1100.
8. The resident reserving the Clubhouse must sign a Reservation Agreement, agreeing that he/she will be responsible for any and all damages, which may occur during his/her use of the facilities.
9. All reservations are on a first come basis up to thirty (30) days in advance of reservation date.
10. No reservation will be permitted during the hours other than those stated in #1, or during the period the Clubhouse is utilized for the Association, regular or special Board of Directors or Membership meetings.
11. Person(s) under 21 years of age utilizing the Clubhouse must be accompanied by a parent, Guardian, or the owner reserving the Clubhouse.
12. A maximum of 40 persons will be allowed to occupy the Clubhouse at any one time.
13. No event shall last for more than six (6) continuous hours without prior Board approval which includes set-up and clean-up.
14. Reservations must be accompanied by the Damage Deposit. Association sponsored events are exempt from deposits and fees. Approval of all events is subject to the discretion of the Board of Directors of Homeowners Association at Suncoast Lakes, Inc.
15. **DAMAGE DEPOSIT** must be CHECK OR MONEY ORDER MADE PAYABLE TO HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC. twenty (20) days in advance of the function/event. CASH WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES. Check or money order must be from owner or owner-authorized tenant in good standing.

16. If the Sheriff's Department is notified due to a nuisance behavior, the entire Damage Deposit will be forfeited.
17. No person(s) may use the Clubhouse in such a manner as to interfere with the rights, comforts, conveniences or peaceful enjoyment of the adjoining areas by other residents. Specifically, no person(s) may use Clubhouse in such a manner that creates excessive noise, profanity, boisterous action, etc.
18. Any equipment (i.e. stereos, speakers, etc.), which the person making the reservation wishes to bring into the Clubhouse, must remain within the confines of the building.
19. All exterior doors and windows must be closed at all times. The door from the Clubhouse to the pool deck is for emergency purposes only and is not to be opened during rental use. Be sure the door to the restroom hallway is locked when leaving.
20. Air Conditioning/Heating thermostat to be reset to OFF when leaving. Failure to turn the thermostat off will result in \$25 being withheld from the damage deposit.
21. The Clubhouse must be cleaned prior to leaving the premises. Resident must supply own cleaning supplies, trash bags and remove all trash when leaving. Fees for any additional cleaning deemed necessary shall be determined by the Management Company and the Board of Directors and will be deducted from the Damage Deposit. The Damage Deposit or letter of explanation concerning withholding of any monies shall be forwarded within fourteen (14) days of the event.
22. Any items left in the Clubhouse after an event will be held for a period of two (2) days, at which time the items will be donated to charity.
23. Any violation of these rules may result in the following: first offense – violation letter and possible ejection from facility; second offense – one (1) month suspension of privileges and use of facilities; third offense – one (1) year suspension of privileges.

NOTICE: All residents use the Clubhouse, the pool, and its facilities at their own risk! The Homeowners Association at Suncoast Lakes, Inc., Board of Directors, and the Management Company

take no responsibility for drowning or other injuries related to the use of the Clubhouse. Each Owner, Guest, or Tenant by acceptance of title and/or use of the facilities accepts the above.