

# RULES, REGULATIONS AND GENERAL INFORMATION

Please retain and be knowledgeable of the rules.  
Rules are subject to change at any time without notice.

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## GENERAL INFORMATION

- A. KV ISSUED TAGS MUST BE WORN WHILE USING THE POOL/SPA AND DECK AREA. **YOU WILL BE ASKED TO LEAVE THE FACILITIES IF YOU DO NOT HAVE ONE. IF YOU HAVE NOT BEEN ISSUED AN ID TAG, PLEASE SEE THE CLUBHOUSE MANAGER.**
- B. **INDIVIDUALS 12 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY A PARENT OR GUARDIAN 18 YEARS OF AGE OR OLDER TO USE THE CLUBHOUSE FACILITIES.**
- C. The Association or its employees are **NOT** responsible for accidents. (Ultimately if there is a claim for damages the Association's insurance and/or a court will determine if KV has any liability).
- D. Smoking is not permitted in the Key Vista Clubhouse. Smoking in DESIGNATED **AREAS ONLY.**
- E. All bicycles, scooters, and skateboards must be parked in designated areas (bike racks by the playground).
- F. No abusive, offensive, or threatening language or action under any circumstances shall be allowed.
- G. Solicitation of any kind is prohibited and should be reported to Management immediately.
- H. Residents are responsible to ensure that their guests under the age of 21 attending any social gatherings do not consume alcoholic beverages.
- I. All Association facilities including but not limited to the clubhouse, retention/detention areas, roadways, sidewalks, buildings, and their contents, may only be used for their intended purpose.
- J. The speed limit for all motor vehicles on Key Vista Boulevard is **30 MPH**, all other residential areas the speed limit is **20 MPH.**
- K. All Residents and Guests when in and using the Clubhouse facility (Gym, Yoga Room, Ballroom, Lobby, & Game Room), must at a minimum wear a shirt or top, shorts and footwear. Residents and Guests walking through the Clubhouse to access the Pool Deck must at minimum wear a cover up or shirt and footwear.  
**WET POOL ATTIRE IS NOT PERMITTED IN THE CLUBHOUSE AT ANYTIME, WITH THE EXCEPTION OF THE LOCKER ROOMS.**
- L. Clubhouse Hours will be posted. Exercise room: 5:00am to 10:00pm and Pool and Clubhouse 8:00 am to 10:00 pm. The Clubhouse is equipped with 24-hour surveillance cameras. You **MUST be off the PROPERTY by 10 pm.**
- M. No pets are allowed in the Clubhouse or common areas surrounding the Clubhouse.
- N. Lockers are available on a first come, first served basis at your own risk. Lockers shall not be locked overnight.
- O. Sleeping in the clubhouse is prohibited.
- P. **ALL PARTIES TAKING PLACE AT THE CLUBHOUSE WHETHER INSIDE OR OUT, MUST BE BOOKED THROUGH THE CLUBHOUSE MANAGER. RETURN OF THR DEPOSIT IS SUBJECT TO PROPER CLEANUP BY USING PARTY AND COMPLIANCE WITH ALL RULES AND REGULATIONS.**
- Q. **NO** gates or doors are to be propped open at any time.
- R. Residents are allowed (2) guests per household, any more please follow the reservation procedures for special event.
- S. All guests **MUST** be accompanied by a resident.
- T. **ANYONE FOUND VIOLATING THE RULES OR NOT USING THE FACILITIES PROPERLY ARE SUBJECT TO HAVING AN OWNER, OR AN OWNER'S TENANT(S), GUEST, OR INVITEES, OR BOTH CLUBHOUSE PRIVILEGES REVOKED FOR A 30 DAY PERIOD.**
- 1<sup>st</sup> Offense: 30-day suspension.
  - 2<sup>nd</sup> Offense: 30-day suspension plus \$100 fine per violation per day.
  - Each additional offense is subject to 30-day suspension and \$100 fine per violation per day.
  - Fines shall be paid within 10 calendar days. Unpaid fines shall be subject to collection processes, including, but no limited to judgments, court costs, and attorney fees.

## TENNIS COURTS

- A. **CHILDREN 12 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY AN ADULT.**
- B. The Association or its employees are **NOT** responsible for accidents. (If there is a claim for damages the Association's insurance and/or a court will determine if Key Vista has any liability).
- C. Tennis players must wear proper tennis attire (sneakers required – no swimsuits).
- D. Place all trash, cups, and empty cans into receptacles. No smoking within the tennis courts.
- E. All rules of play and etiquette are to be observed.
- F. **NO BIKES, SKATEBOARDS, ROLLERBLADES, SCOOTERS, OR DOGS ALLOWED ON TENNIS COURTS.**
- G. **RESIDENTS MUST HAVE KV ISSUED ID TAGS PRESENT WHILE USING THE COURTS.**

## POOL AND SPA

- A. **CHILDREN 12 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY A PARENT OR GUARDIAN 18 YEARS OF AGE OR OLDER TO SWIM, USE THE HOT TUB OR BE WITHIN THE POOL/PATIO AREA.**
- B. **THERE IS NO LIFEGUARD ON DUTY; THEREFORE, USE AT YOUR OWN RISK.** The Association or its employees are **NOT** responsible for accidents. (If there is a claim for damages the Association's insurance and/or a court will determine if Key Vista has any liability).
- C. Diving or jumping into the pool is strictly prohibited. Splashing of water, excessive noise, running, or horseplay is not permitted in the pool area.
- D. **NO GRILLS OR COOKING DEVICES OF ANY KIND ALLOWED ON POOL DECK**
- E. Pool hours are posted at the pool. The pool area may regularly close for short periods of time for cleaning and periodic maintenance. Days and hours will be posted in advance.
- F. Food and drink may only be consumed at the designated tables. **Only paper and plastic cups may be used. NO GLASS CONTAINERS PERMITTED IN POOL AREA PER FLORIDA STATE LAW.**
- G. The spa temperature is set at 101 degrees. Please be aware that smaller children can go into cardiac arrest, as their bodies have a hard time adjusting to that hot of a temperature. The spa is a therapeutic device; please consult your physician prior to use.
- H. **You must shower prior to entering the pool or spa. Showers are provided at poolside.**
- I. When applying suntan lotion, please place protective covering on tables, chairs, or lounges.
- J. Proper bathing attire is required. No cut-offs will be allowed. Nudity is not permitted on common area.
- K. Diapered individuals and anyone 36 months and under must be outfitted with pool safe plastic attire (disposable swim pants must have reusable plastic pants over the disposable swim wear).
- L. Radios, tape or CD players, and televisions may only be used with earphones.
- M. No balls, projectile objects or rafts are allowed in the pool, only noodles and smaller floatation devices.
- N. Individuals with cuts, open sores, infections, or bandages are not permitted in pool or spa.
- O. Management may demand that any uncooperative or boisterous individual leave the pool area.
- P. No smoking while in the pool or spa.
- Q. **KV ISSUED ID TAGS MUST BE WORN WHILE USING THE POOL/SPA AND DECK AREA**

## EXERCISE CENTER

- A. **CHILDREN 12 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY AN ADULT.**
- B. No businesses will be allowed to be conducted out of the exercise center or the aerobics room. This includes, but is not limited to personal trainers, Pilate's instructors, aerobics instructors, etc.
- C. Equipment should be wiped down after exercising, so it's clean for the next individual.
- D. Please return all weights to their proper place on the weight rack.  
All exercise activities are unsupervised, so use at your own risk. Please take all precautions for SAFE enjoyment of the equipment. The Association or its employees are **NOT** responsible for accidents. (If there is a claim for damages the association's insurance and/or court will determine if Key Vista has any liability).
- E. As a courtesy, please limit your time on one machine to thirty (30) minutes.
- F. Proper clothing attire must always be worn, including tennis shoes while using the equipment.
- G. Anyone enjoying our equipment is responsible for the proper use and care of the equipment. Any issues/problems with the equipment should be reported on a Trouble Service Complaint form and submitted to the Clubhouse Manager.  
**RESIDENTS MUST HAVE KV ISSUED TAGS PRESENT.**
- H. Dumbbells/weights are prohibited in the yoga room.