

Key Vista Villas

Clubhouse and Pool - Policies and Regulations

The following list provides the rules and regulations for use of the KW clubhouse and pool area. A copy of these policies and regulations will be delivered to each present and future resident either personally or by U.S. mail. The owners of each home (or the owners authorized agent) shall have the responsibility to inform renters, occupants and guests of the provisions of these policies and regulations. A current copy of these regulations will also be posted in a conspicuous place inside the Villas clubhouse.

- A. Only Villa residents may reserve the interior of the clubhouse for personal events. The pool, spa and billiard room area cannot be reserved or used during the party/event because of liability concerns.
- B. No commercial, profit making, political, religious, or fund raising events may be conducted at the clubhouse unless approved by the Board of Directors.
- C. All events such as weddings, birthdays, anniversaries, get-togethers, etc., are limited to 50 guests. A reservation form must be completed (see attachment) and submitted for approval by the Board of Directors at least fourteen (14) days in advance of the event. A security deposit and rental fee in the amount of \$150.00 will be paid when the reservation request is submitted, two checks should be included with the reservation form; one check will be for a \$100.00 security deposit which will be returned when the clubhouse has been returned in a clean and orderly fashion and one check for \$50.00 to serve as the rental fee. A member of the Board of Directors will inspect the clubhouse to ensure compliance with the rules is adhered to and authorize the return of the \$100.00 security deposit at the end of the event or no later than the following day.
- D. An exception to the rental fee policy will be for the luncheon following a resident's funeral.
- E. The resident listed on the application will be responsible to ensure that those guests under the age of 21 do not consume alcoholic beverages.

- F. The resident listed on the application will be responsible to ensure that the clubhouse is set up according to his or her needs and returned to its original configuration after the event.
- G. All trash must be removed from the clubhouse and deposited in the dumpster located in the parking lot of the main clubhouse.
- H. The resident listed on the application will be financially responsible for any and all damages incurred to the clubhouse as a result of the behavior or activities of their guests at the event.
- I. The pool and spa area are open from sunrise to sunset.
- J. The clubhouse amenities, including the refrigerator and microwave oven, are for the temporary convenience of residents while they are using the clubhouse and/or pool. Any items left in the refrigerator overnight will be subject to use or consumption by other residents or proper disposal.
- K. Residents entertaining children younger than 12 years old are encouraged to use the main clubhouse swimming pool and spa facility. By doing so, this would enhance the pool and spa experience for our older residents by reducing the excessive noise and allow for a more relaxing and tranquil atmosphere. However, children under the age of 12 must be accompanied by a responsible adult over the age of 18 while using the pool or spa.
- L. The billiard room is restricted to guests over the age of 16, unless accompanied by an adult resident or adult guest of a resident.
- M. Residents and guest must comply with the Clubhouse/Pool rules and regulations. No inappropriate or criminal behavior will be tolerated. Persons demonstrating such behavior will be directed to vacate the clubhouse area, and in the case of criminal acts the Pasco County Sheriffs Office will be summoned to take the necessary action.

- N. Residents and guests in dripping bathing suits will use the gated exits at each side of the pool/spa area. Bathrooms are accessible from separate doorway to the clubhouse entrance.
- O. Clubhouse doors and pool gates must be kept closed at all times.
- P. Residents must turn off lights, fans, and the outside radio when leaving the clubhouse.
- Q. Diapered individuals must wear "swimmies" or other protective plastic pants when using the pool or spa.
- R. No pets, other than service animals, are permitted in the clubhouse, pool or spa area.
- S. Residents must take all personal belongings, (towels, books, clothing, etc.) with them when leaving the clubhouse, pool/spa area.
- T. Clubhouse equipment/supplies as well as pool furniture must not be removed from the clubhouse/pool area. Any furniture or clubhouse equipment damaged or destroyed by a resident or guest will be replaced at their expense.
- U. Trash must be placed in the trash receptacles provided.
- V. Glass bottles and containers are prohibited in the pool/spa area as provide by Florida statutes.
- W. Parking spots in front of the clubhouse are for the use of those residents using the clubhouse or pool/spa. This parking area is not for the use of guests visiting residents that are not using the clubhouse or pool/spa area.
- X. No grills or cooking devices of any kind are permitted in the pool/spa area.
- Y. Smoking is not permitted in the clubhouse; smoking is permitted in the pool/spa area, but only in a designated area.

These clubhouse policies will be enforced according to the Villa Covenants Article VII, Section 7, as such is allowed by Federal Law, Florida Statute and Pasco County Ordinance.

Approved by the KVV Board of Directors

Date: April 25, 2011


Signed by KVVHOA Board Member Upon Approval