

**Rules and Regulations
of Palm Bay Colony Homeowners Association (PBCHA)
January 2022**

1. Membership in the PBCHA is required to participate in any activity and to use any facilities. The cost of membership will be established by the members.

2. All of our recreational facilities are provided for members and their guests's enjoyment, and are to be used at your own risk. All members shall have equal rights and responsibilities in connection with their use. Rules and regulations posted in recreational areas have been established for your safety and enjoyment.

3. Membership is extended to all qualified residents of a household that has purchased a membership. This will include anyone residing full time in compliance with the Deed Restrictions, By-Laws, and any and all rules, regulations and policy's adopted by PBCHA. Membership bands and keys will be issued to each member.

4. Guests who are staying longer than 2 weeks are required to be registered by a member with PBCHA. Guests requesting to stay longer than 2 weeks must receive written approval following a review of the Board of Directors. Approval may be granted on a case by case basis. Guest passes for pool access may be obtained by a member after completing the pool request documentation in the Office. Guest pool passes will be issued for no more than 2 consecutive weeks, not to exceed 30 days per calendar year. Guest pool passes should be returned as soon as possible after guests leave. Guests residing outside of PBC who are visiting a member will be allowed use of the recreational facilities only if it has been determined that their presence will not cause overcrowding. No person living in Palm Bay Colony who is not a member of PBCHA is permitted to be a guest at any activity except for those activities designated as "all community events".

5. Children under 16 years of age will not be allowed to use facilities (i.e. clubhouse, pool, tennis/pickleball court, shuffleboard court) unless accompanied by a member or parent.

6. **Abusive or profane language will not be tolerated and will be sufficient cause for person to be asked to leave premises.**

7. Pets are not allowed in any recreational area or clubhouse.

8. Overnight parking for members and guests will be permitted in designated area only (far north part of parking lot). Permits must be obtained from the office for overnight parking.

9. No alcoholic beverages will be purchased by or served by the HOA.

10. All groups or individuals are expected to leave the clubhouse and outside areas in good condition. All refuse must be put in trash containers or recycling containers provided. General maintenance and cleaning is the responsibility of the persons using them. Members will be financially responsible for damage caused by themselves or their guests to any recreational area.

11. **No individual is allowed in the clubhouse between the hours of 10:00pm and 6:00am. The only exception to this is for scheduled activities/events in the clubhouse.**

12. In the event that any act, omission or circumstance occurs that is not specifically covered herein, the Board of Directors will have the authority to make a final determination whether it is authorized or was a violation of the intent of the rules and regulations, as set forth.

GENERAL RECREATION AREA

1. Recreation Hall and grounds (excluding pool area)

a. The recreation hall will be available for members and guests daily from 6:00am to 10:00pm. For special events (i.e. dances, dinners, etc.) the hall may be open until the end of the function. When a special event/function is planned, one person will be appointed by the Activities Chairperson to be the chairperson for that event. It is this chairperson of the event who is responsible to insure proper clean up, turning off of lights, locking the hall, and returning keys to office the following morning. Blinds are to be kept open all night per order of police.

b. The recreation hall may be reserved by a member for a private function (ie birthday, anniversary, wedding, memorial service, etc.) by filling out an application provided by the Board of Directors, stating the nature of function, information about guests attending (members and/or non-members), number of guests attending, and the date. The request will be granted by the Board provided the date does not conflict with scheduled events and is of the nature that is acceptable to Palm Bay Colony. A contract and waiver form will be signed by member requesting the use of hall. If the private function includes only members, there is no charge for the use of the hall. If the function requested by the member involves both members and non-members attending, there will be a \$100.00 donation for use of the hall. A \$100. security deposit is required by all members approved to use hall for private party regardless of who is attending the function. This deposit will be returned to member upon inspection of hall after use. An event is limited to no more than 6 hours, including preparation and clean up time. The invited guests may include members, residents of Palm Bay Colony and guests from outside the community. No outside organizations or non members are allowed to rent recreational hall. THERE WILL BE NO COST FOR FUNERAL OR CELEBRATIONS OF LIFE TO THE IMMEDIATE FAMILY OF THE DECEASED MEMBER IN GOOD STANDING EVEN IF NON-MEMBERS OR OUTSIDE GUESTS ATTEND. A cleaning deposit will still be required of \$100.00, event must not exceed 6 hours. No events are to be closed to the membership.

c. When using gaming equipment, please limit play to two games if others are waiting to use them.

2. Swimming Pool
Swimming pool rules are set by the Florida State Board of Health and we are required to follow these rules in the operation of the pool. Since there is no lifeguard, remember that swimming is at your own risk.

- a. The swimming pool will be open daily from dawn to dusk. Inclement weather or maintenance may cause the closing of the pool at any time for your safety. There is no swimming allowed when there is thunder and/or lightning.

b. Entrance into pump house is forbidden except for pool maintenance personnel

c. The bathing capacity of the pool is 18.

d. You must shower before entering pool.

e. No food or drink in pool or within 4 feet of pool.

f. No GLASSOR ANY KIND allowed in fenced pool area.

g. Do not swallow the water

h. Pool rope to be left in place at all times. No diving or hanging on rope.

i. Do not enter pool with open sores or if you have diarrhea

j. All members and guests must have pool passes

k. Proper swimwear is required

l. Children under 16 years of age must be accompanied by adult

m. Children not toilet trained must wear swimming diaper

n. Toys and inflatables are not allowed in the pool

o. No running, jumping or diving

p. Smoking is allowed only in designated area

q. If you move chairs/lounges, you must put them back before leaving

r. Music is available for the pool area. If you put music system on, please shut it off before you leave. Be considerate of others; no loud music

s. Please dry off and wear cover up before entering clubhouse.

t. All rules should be followed and enforced by all members at all times.

3. Shuffleboard Court

- a. Do not walk on the courts; alley-ways are provided to walk from end to end.
- b. If others are waiting, limit play time to 2 games.
- c. Shuffleboard court is available from dawn to dusk.
- d. No roughness or horseplay is allowed
- e. No bicycles, skateboards, rollerblades, etc. allowed on courts

4. Tennis/Pickleball Court

- a. Only proper shoes are allowed on the courts
- b. Limit play time if others are waiting
- c. Courts are available from dawn to dusk.
- d. No bicycles, skateboards, etc. allowed on courts