

THOROUGHbred LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

AMENITY RULES

General Use of All Amenities

- ◆ We are all neighbors. Please be courteous and respectful to everyone using the amenities.
- ◆ Children under 18 must be supervised by a responsible adult from the Member household.
- ◆ Amenities are for all Members and residents to share. No one may claim exclusive use.
- ◆ Amenities are for Members only. No public access allowed.
- ◆ Use all amenities at your own risk. Report any issues or damage to management immediately.
- ◆ Amenities are first-come, first-served. No reserving or blocking time.
- ◆ Members are fully responsible for all actions of any household member and invited guest while using the amenities.
- ◆ Any damages caused to any amenity by a member, household member or invited guests will be charged to the Member.
- ◆ No smoking, drinking alcohol or glass bottles permitted. Properly dispose of all trash.
- ◆ Each Member may bring up to two (2) outside guests.
- ◆ For larger gatherings, get prior approval from management.
- ◆ Rule violations and damages may result in immediate suspension of amenity access.
- ◆ Do not bypass key fob secured entry systems. Any Member caught doing so will lose access immediately.
- ◆ Do not allow piggy backing on your fob for entry into any amenity. If you let someone in without a key fob, you are now responsible for their actions.
- ◆ Leaseholders must follow these rules. The registered Member remains ultimately responsible.

Sports Court

Hours: 6:00 a.m. – 10:00 p.m.

No group events without prior approval.

Entry with a key fob only. Bypassing entry will result in loss of access.

Do not sit, bounce, climb or hang on the rims, nets or fences.

No excessive screaming, profanity or rough play.

Playground

Hours: Dawn to Dusk.

For children ages 2-12 only and must be accompanied by an adult.

No excessive screaming, profanity or throwing of mulch.

Billiards Room

Hours: 6:00 a.m. – 10:00 p.m.

Billiards table is not to be used for anything other than playing billiards.

Shoes, shirt, and proper attire required. No swimsuits or wet clothing.

One-hour limit if others are waiting to play.

Pool & Spa Area

Hours: Dawn to Dusk.

No parties allowed. No loud music or speakers.

No running, pushing, or rough play. No loud music.

Shower before entering. No floats or rafts. No diving.

Swim diapers required for incontinent swimmers.

Max capacity: 60 people.

Additional Spa Rules

Do not immerse head underwater or drink spa water.

Pregnant, small children and those with health conditions should consult a doctor prior to use.

Proper bathing attire must be worn at all times.

Maximum time: 15 minutes.

Max capacity: 5 people.

Fitness Center

Hours: 5:00 a.m. – 10:00 p.m.

Children under 12 are not allowed. No children waiting in the fitness center while a member exercises.

Do NOT drop weights. Return weights to their proper place after use.

Use of all equipment and free weights is at your own risk.

Do not store weights on equipment or benches.

Only water allowed. No supplements, sports drinks or open containers. Clean spills immediately.

Be courteous. Personal devices permitted with the use of headphones. No singing out loud.

Film only yourself if recording workouts.

Take calls outside. No phone calls or video chats inside.

Use only one piece of equipment at a time. No stacking of equipment.

Make sure to wipe down all equipment after each use.

30 minute limit on cardio machines if others are waiting.

45 minute limit on equipment if others are waiting.

Enforcement

Violations of the amenity rules or damage to the amenities may result in written warnings, suspension of amenity privileges, fines as permitted by governing documents, and legal or enforcement action as allowed by Florida law.

Liability

All amenities are use at your own risk.

The Association assumes no responsibility for injury, loss, or damage.

Residents agree to indemnify and hold harmless the Association, its Board, management, and agents from any claims arising from use of the amenities.