

Owner



ON THE GREEN AT HARBOUR POINTE

Residents of Condo# _____

I received cabana key card # _____

I understand that if the key card is lost there is a \$100 replacement fee.

I understand that upon sale of condo, key card will transfer to new owner.

I understand, if my condo is leased out, and the renters cause damages to the facility, I am financially responsible for said damages.

I understand that failure to follow the attached rules can result in loss of use and/or trespassing from property.

I understand I am not allowed to have more than 2 guests with me at any time in the clubhouse/pool, and guests must always be accompanied by owner/renter when using the facilities.

I will ensure my renters (if applicable) have seen a copy of attached rules.

Leasing office staff may ask for photo id for anyone using the facilities.

Front 9 Residents and Guests will not park at On the Green at any time.



On the Green Community Policies:

Office hours: Monday-Friday 10:00am-6:00pm, Saturday 10:00am-5:00pm

Facility hours may coincide with office hours, however, at owners (On the Green) discretion, extended hours may be added. We will make every effort to post hours of operation for each amenity.

Please note facilities may be closed without any notice for maintenance. Closure of facilities does not entitle anyone a refund of monthly fees.

All residents under the age of 13 must be accompanied by an adult resident/owner 18 years of age or older while on the premises of On the Green. No exceptions.

All residents between the age of 13-17 must be accompanied by another resident guest that is 13 years of age or older while on the premises of On the Green. No exceptions.

Front 9 residents and guests may not park at On the Green at any time, and can be towed without warning at owner of vehicles expense.

USE OF FACILITIES:

BUSINESS CENTER: A business center is provided for use by our residents during the hours of operation. Hours may change without notice at any time.

Individuals using the business center are expected to be courteous to others and display conduct conducive to a business atmosphere. Persons not displaying appropriate business behavior will be asked to leave the business center. Residents under 13 years of age should be accompanied by an adult. Residents must accompany their guests.

The business center is equipped with: Computer with internet services. Owner will make every effort to have the equipment working at all times.

The following behavior will terminate the rights and privileges of the resident and their guests to use the business center.

1. Loud and boisterous behavior.
2. Foul language.
3. Harassment of others utilizing the center.
4. Abuse of the equipment.
5. Inappropriate use of the internet for pornographic or unacceptable subject matters.
6. Utilizing the telephone and/or fax machine for long distance calls.
7. Altering the software and/or equipment.

Use of the equipment in the business center is limited to a maximum of 20 minutes in order to allow use by others that may be waiting.

FITNESS CENTER: Fitness Center hours may change without notice at any time. Access to the fitness center is available by use of an amenity job.

1. Conduct of all persons using the Fitness Center must be professional, courteous and quiet.
2. Thank you for keeping voice levels low. Offensive and abusive language will not be tolerated. Radios/stereos/CD players require the use of headphones.
3. Refreshments other than a sports top water bottle are not allowed. Alcohol is not permitted.
4. Residents understand that the use of fitness equipment is unsupervised. Residents agree the use of the equipment is at their own risk. Persons with health concerns should consult a physician prior to using the fitness equipment.
5. For the safety of all persons, no one under the age of 18 years of age should use the fitness equipment without an adult in attendance.
6. Loitering in the Fitness Center is not allowed. Persons in the Fitness Center must be utilizing the provided equipment.
7. Use of the Fitness Center is for residents only. Please limit use of equipment to 30 (thirty) minute intervals.
8. Please report any malfunctions with the fitness equipment to an Owner representative at the rental office immediately.
9. Privileges for use of the Fitness Center may be terminated by Owner for failure to comply with the Fitness Center Policies or abuse or damage to the equipment.

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OUTDOOR GRILL: Outdoor grill hours may change without notice at any time.

1. Residents must finish grilling 30 minutes prior to the closing time to allow the grill to cool.
2. The grill is gas. Use of charcoal or lighter fluid will damage the grill.
3. Residents are responsible for cleaning the grill including any applicable racks, grates, lids, adjacent burners, grease baskets or exterior finishes. Failure to properly clean grill and BBQ area will result in a minimum \$25.00 cleaning charge.
4. Resident(s) will be responsible for any damages that may occur.
5. Any issues with the grill malfunctioning must be immediately reported to the Owner.

POOL USE: For your safety and pleasure, please observe the following rules and regulations. Your cooperation will be appreciated by all. Pool hours may be changed without notice at any time.

1. **GUESTS:** Guests must be limited to 2 guests per Leased Premises. Residents must accompany their guests at all times while in the pool/spa area. There are no exceptions. Owner reserves the right to ask guests to leave should the occupancy of the pool exceed limits allowed by law.
2. **USE OF POOL:**
 - a. Persons 12 (13-17 must be with someone else who is 13 and over) years of age and younger should not use pool without an adult in attendance.
 - b. Residents, household occupants and guest agree to abide by all applicable health and safety laws regarding use of the pool.
 - c. **Warning: No Lifeguard on Duty.** Persons using the pool do so at their own risk. Owner is not responsible for accident or injury.
 - d. Pool safety equipment is not to be used except in case of emergency.
 - e. No alcoholic beverages allowed in the pool area. No person under the influence of alcoholic beverages is permitted in or near the pool area. Glass is not allowed in the Pool Area.
 - f. Food may not be served or eaten in or around the pool area without the Owner's consent. Refreshments must be in unbreakable containers.
 - g. Proper swim attire is required at all times, going to and from and in or around the pool area. Street clothes, thongs, or see through attire is unacceptable.
 - h. Animals/pets are not allowed in the pool area.
 - i. Flotation devices, i.e., air mattresses, boats, frogs, planes are not allowed in the pool/spa.
 - j. Radios, stereos and any musical instruments are not allowed in the pool areas. Radios/stereos with headphones are permitted.
 - k. Owner is not responsible for articles lost, damaged or stolen.
 - l. Throwing of items into the pool such as rocks, coins, and furniture is prohibited.
 - m. Horseplay, diving and splashing, running, fighting, boisterous or dangerous conduct, noisy behavior disturbing to other residents, pushing, is not allowed.
 - n. Residents, household occupants and guests will utilize a towel on all pool furniture when using suntan oils or lotions. Use of suntan oils requires a shower prior to entering the pool.
 - o. Please remember not to hang your towels and swimwear on your patio railing.
 - p. Owner reserves the right to restrict pool privileges to anyone not in compliance with these regulations.

SPA USE: Spa hours may be changed at any time without notice.

1. Elderly persons, pregnant women, infants and those with health conditions requiring medical care should consult with a physician before entering the spa.
2. Unsupervised use by children under the age of 12 is prohibited.
3. Hot water immersion while under the influence of alcohol, narcotics, drugs or medicines may lead to serious consequences and is not recommended.
4. It is not recommended to use the spa alone.
5. Long exposure may result in hyperthermia, nausea, dizziness or fainting.
6. No alcoholic beverages allowed in the spa area. Glass is not allowed in the spa area.
7. Proper swim attire is required. Street clothes, thongs, or see through attire is unacceptable.
8. Animals/pets are not allowed in the spa area.
9. If the spa is located within the pool area, all policies applying to the pool area will apply to the spa area as well.

TANNING BED USE:

1. All residents must be at least 18 years of age and on the lease to use the tanning bed. It functions from a token and only one (1) token will be given to each resident as requested.
2. Resident agrees to limit their use to no more than 20 minutes per use/day.
3. Resident agrees to use the tanning cleaning solution provided and paper towels to clean the tanning bed after each use.
4. Resident agrees not to use any type of oils and/or lotions not made suitable for indoor tanning beds.
5. The tanning bed and tokens are first come first serve. Owner makes no guarantee that tokens will be available when requested.
6. Resident agrees to provide their own and use protective eye wear made suitable for indoor tanning beds as Owner is not responsible for any type of injury.
7. Resident agrees that Owner is not responsible for any burns, injury, malfunction, etc. resulting from using the tanning bed.
8. Resident agrees to consult with their physician prior to any use of the tanning bed.

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9. By signing below all Residents agree they are solely responsible for their own safety and Owner will not be held liable for any burns, injury, malfunction, or any other issue from using the tanning bed. Residents are using the tanning bed at their own risk and assume the responsibility of that risk. By signing below, you agree to the policies set forth.
10. You must read all labels on the tanning bed for recommended use and warnings. Owner cannot and will not be able to suggest how long or often you can utilize the tanning bed.

Disclaimer of Responsibility: It is understood that all tanning equipment is made available to the Resident for a nominal fee and its use is strictly voluntary. Because there is no conclusive long-term evidence that can guarantee the safety of tanning equipment; Resident understands that its use is entirely at Resident's own risk. Resident agrees NOT to hold, Owner liable for any visual impairment or skin disorders directly or indirectly resulting from the use of the tanning equipment. Resident also agrees to follow all instructions listed above and posted in the tanning room. Owner reserves the right to deny tanning bed use to any Resident that may be harmed from such use.