



***RULES AND REGULATIONS FOR  
LAKE PADGETT ESTATES EAST  
CLUBHOUSE AND RECREATIONAL AREAS***

**DEFINITIONS**

- Association: Association will refer to the Lake Padgett Estates East Property Owners Association, Inc.
- Member: Pursuant to FS720 and any amendments thereto, a member of an association, which may include, but is not limited to, a parcel owner or an association representing a parcel owner or a combination thereof, and includes any person or entity obligated by the Governing Documents to pay an assessment or amenity fee.
- Guest: A non-member accompanying a Member.
- Club: Club will refer to Lake Padgett Estates East Clubhouse.
- Recreation Area: All outside recreational areas, the lower level of the Clubhouse and the general-purpose room on the upper level.
- Lounge: The upper level of the Clubhouse, including both the bar and the adjacent game room which contains the pool tables and the screened terraces adjacent the Lounge and multipurpose room.
- Adult: Any person twenty-one (21) years of age or older. Any Homeowner or Leasee over the age of eighteen (18) years of age.
- Minor: Any person under twenty-one (21) years of age.
- Community Association Manager (CAM): The Licensed Community Association Manager hired by the Lake Padgett Estates East Property Owners Association Board of Directors to conduct the business of the Association.



- Outside Member: A non-property owner who signs a contractual agreement with LPEEPOA accepting the same privileges and responsibilities as a property owner, and who pays a monthly membership fee equal to that of a property owner.
- Non-Local Guest: Anyone who lives more than 50 miles away from Land O' Lakes.

### **GENERAL RULES**

1. The recreational area is intended for use by members and shall not be extended to others except when the visitor is the registered guest of a member, and the appropriate guest fee is paid.
2. The general purpose rooms may be rented to members only for private parties; i.e., weddings, receptions, birthday parties, bridal and baby showers, etc. The rate is thirty (\$30.00) dollars per hour. A two hundred (\$200.00) dollar deposit is required at the time the reservation is made. The deposit is refundable if the room reservation is cancelled. The \$200.00 deposit will be offset by the time used, and damage to Association property, and clean-up time by the Association if necessary. Members are allowed two (2) hours prior to the event time, and one (1) hour after the event ends to decorate and clean up. There is no charge for these three (3) hours of non-event time.
3. No Community Association Property may be loaned or rented out for use away from the Clubhouse property by any Member.
4. Members and Outside Members shall be responsible for the conduct, guest fees and any damage caused by their guests. Members and Outside Members are responsible for any liquor or food purchases on the Clubhouse grounds in the event the guest fails to pay a tab. All guests are bound by the Rules and Regulations regarding use of the Club's facilities.
5. For the health, safety and welfare of all our residents, no animals are allowed in the clubhouse or pool area. Any animals on the outside recreational areas must be appropriately restrained per local, County and State Guidelines. Anyone found not picking up after their animal will receive an automatic 30-day suspension from all of the recreational facilities.



6. Shirts and shoes must be worn in the Clubhouse building at all times, except in the locker rooms. No bathing attire may be worn on the upper level of the Clubhouse unless a cover-up is worn.
7. While on the Association's outside recreational areas, persons under the age of thirteen (13) years old shall be under the direct supervision of a person who is sixteen (16) years old or older. With prior written consent by the parent(s) a person of sixteen (16) years old or older may have up to three (3) children in their care unless they are the parent or legal guardian of all the children in their care.
8. Hours of operation for all recreational areas, clubhouse and office will be posted, and all members and guests must abide by the posted times.
9. Suggestions, complaints or reporting of violations of Rules and Regulations should be in writing and given or mailed to the Community Association Manager.
10. A member may not censure another member or employee. Such censure may result in suspension of said member's Club privileges.
11. Violations of Rules and Regulations will be dealt with in accordance with the *Amended Bylaws* in effect at the time of such violations.
12. Due to State Statutes in effect and regularly updated, as well as the Association's Liquor License, it is against the law for any individual to bring alcohol onto the premises. The Association reserves the right to have Courtesy Staff, Board Members and Event Volunteers inspect any bags, containers, coolers, etc. of any member or guest entering the Clubhouse grounds/facilities and pool area. Arrangements for orders of specific alcoholic beverages must be made no less than 30 days in advance with the Community Association Manager.
13. Any postings on the Lake Padgett Estates East Property Owners Association property shall be reviewed, approved and initialed by the Community Association Manager prior to posting.
14. No Loitering will be allowed on any of the Club grounds including but not limited to, the parking lots and entrances to the facilities.
15. Membership cards shall be carried by all Members, at all times, while on the common grounds of the Lake Padgett Estates East Property Owners Association. All children under the age of 18 shall wear their Membership ID Cards displayed on a lanyard at all times while on Lake Padgett Estates East Property Owners Association property.



16. Guest Fees: Members are responsible for the \$5.00 per day guest fee for each guest. Upon paying the fee, the guest will be issued a clip-on Guest Card for that day and may utilize any of the facilities in the Club or on the grounds with the Guest Card clearly displayed and the Member present. Guests must be signed in by a Homeowner or Leasee 18 years old or older or a Member 21 years of age or older, before utilizing any of the recreational facilities.
17. Extended Visit Guest Fees: Guests fees are waived on extended visiting house guests. If a Member is having a non-local house guest for three (3) days or more, they may register the house guest with the Club and be issued a clip-on Guest Pass at no charge. The Guest Pass must be worn in a clearly visible manner while utilizing any of the Lake Padgett Estates East Recreational Facilities. However, there is a maximum of a thirty (30) day limit on guest extended stays as it relates to Club privileges.
18. Smoking and Vaping inside the Clubhouse is strictly prohibited. Smoking or Vaping by anyone under the age of eighteen (18) years is prohibited on the Club grounds and common areas of Lake Padgett Estates East Property Owners Association Inc.
19. Skateboards, in line skates, bikes and scooters are not allowed on the walkways around the Club building, on the pool decking, around the patio areas of the Clubhouse, basketball courts, tennis and racquetball courts or on the driveway ramps. "Riding the rails and jumping stairs" are not allowed.
20. There shall be no weapons of any kind allowed on any of the common grounds or in the Clubhouse. Weapons include but are not limited to pistols, rifles, BB Guns, knives, brass knuckles and stun guns.
21. LPEEPOA has a Zero tolerance policy in effect as to illegal drugs and/or drug paraphernalia anywhere on Lake Padgett Estates East property. Anyone suspected to be utilizing, carrying or under the influence of illegal drugs will be asked to immediately leave the property.

### **RETURNED CHECK POLICY**

Any returned check for insufficient funds or any other reason, whether it be in the Lounge, to the Association for Assessments or in payment of any function at the Club, will be assessed up to a \$35.00 processing fee. Notice of the unpaid check and the processing fee will be furnished to the



Member by certified mail, return receipt requested. If the entire amount due is not paid within ten (10) days of receipt of said notice by money order or certified funds, the delinquent account will be forwarded to the Association's Attorney for collection processing including legal fees. In the event the Member tenders a second worthless check within a 360 day period, that Member's check writing privileges will be suspended indefinitely.

### **LOUNGE RULES**

1. No individual under the age of twenty-one (21) years of age will be allowed in the Lounge or adjoining pool table area.
2. Proper Decorum must be observed in all parts of the Lounge by Members and their guests. A Member is not only responsible for his or her own conduct, but also that of his or her guest.
3. The Lounge will be opened and closed at such hours as the Board of Directors shall from time to time establish and post.
4. The Association will not be responsible for personal property left anywhere on the Club Grounds or facilities.
5. All arrangements for liquor for special parties by Members renting the multi-purpose room must be made thirty (30) days in advance with the Community Association Manager.
6. Members shall be accountable for misuse and damage of Lounge property, and the Community Association Manager shall report the same to the Board of Directors. Willful or careless damage to the property shall render the person causing it to be liable to the fullest extent of the law.
7. All Lounge personnel and other personnel pertaining to the operation of the Club will be under direct supervision of the Community Association Manager and are not required to obey orders received from Directors, Members or other sources.
8. The bartender on duty shall have the authority to maintain order at all times, and reserves the right not to serve any Member or guest whom the bartender deems to be a threat to him/herself or others.



9. No alcohol purchased in the Lounge may be taken beyond posted limits. Alcohol purchased in the Lounge must be consumed on the premises. No outside alcohol may be brought onto Lake Padgett Estates East property.

### **OUTSIDE MEMBERSHIP**

1. Outside Memberships allows applicants and all members of their immediate household full use of the Lake Padgett Estates East Recreational facilities.
2. The Monthly membership fee is equal to one (1) month's Home Owner's Assessments and is set Annually by a majority vote of the Board of Directors. Outside Memberships are subject to all of the Lake Padgett Estates East Property Owners Association Rules and Regulations.
3. Outside Memberships are contracts running from date of signing for one year.
4. Outside Members are responsible for any damages to the property of Lake Padgett Estates East Property Owners Association property, whether caused by them or their guests.
5. Outside Members may bring no more than six (6) guests onto the Lake Padgett Estates East Recreational Facilities, and those guests are subject to the guest fees currently charged by the Association. Outside Members are responsible for their guests while utilizing the Lake Padgett Estates East Recreational Facilities.

### **PARKING RULES**

1. Parking is only permitted within lined areas in front of the Lake Padgett Estates East Clubhouse and playground parking areas.
2. Parking on the clubhouse driveway ramp is allowed for those with a handicapped placard or license plate only. Parking for up to fifteen (15) minutes is allowed during the hours that the Property Management Office is open.
3. Vehicles are not allowed to park overnight in the parking lot unless the Community Association Manager or staff approves temporary overnight parking. Any vehicle left in an



unauthorized parking area overnight will be towed at the owner's expense. The Association will not be responsible for damaged, lost or stolen property or vehicles left overnight.

4. Bicycles should be placed in the designated areas and locked. The Association is not responsible for the loss or damage of property.

### **FITNESS CENTER**

1. All persons using the fitness center do so at their own risk. Lake Padgett Estates East POA is not responsible for any accidents or injuries.
2. The Community Association Manager reserves the right to close or deny use of fitness room to anyone at any time.
3. Fitness center is open to residents and one registered guest.
4. Fitness Center hours are 9:00 am to 10:00 pm
5. No one under the age of thirteen (13) years old is allowed in the fitness center. Anyone fourteen (14) to seventeen (17) years old must be accompanied by parent or legal guardian while in the fitness room.
6. No glass or breakable containers are allowed in fitness center.
7. No food is allowed in fitness center.
8. All residents using the fitness center must have their own clean towel to wipe down the equipment after use.
9. Fitness Center key is available in the clubhouse office during normal hours or from the Courtesy Staff Member after normal office hours.

### **TENNIS/HARDBALL/RACQUETBALL/BASKETBALL COURT RULES**

1. Only regulation tennis-type shoes may be worn on the Courts. Any shoes which may damage the Courts are not permitted, including spikes or cleats.
2. Proper attire is required on the Courts at all times. Shirts must be worn while on the Courts.



3. Bicycles, skates, skateboards, go-carts, children's kiddie carts or other vehicles are not allowed on the Courts.
4. Parking is permitted only within the lined areas in front of the Lake Padgett Estates East Clubhouse and playground parking areas. No parking is allowed on any of the grassy areas.

### **TRACK RULES**

1. No spikes or cleats will be allowed on the track. Only soft sole shoes may be worn for the intended use of the track.
2. All residents must behave in a respectful manor while utilizing the track, no items can be placed on the ground where they pose a potential trip hazard to others utilizing the track.

### **SWIMMING POOL RULES**

Lake Padgett Estates East is a family-oriented pool, and the following rules are intended to preserve the integrity of the family unit.

1. All persons must shower before entering the pool and upon exiting the pool.
3. Community Association Manager and Staff shall have the authority at all times to maintain order in the pool area and to make decisions regarding safety.
4. Community Association Manager and Staff reserve the right to deny use of the pool at any time to anyone who they reasonably believe is not abiding by the Pool Rules and the Rules and Regulations of the Association.
5. The pool and pool decking area shall be cleared of all persons during inclement weather when rain, lightning or thunder is present, upon the direction of Courtesy Staff or Community Association Manager.
6. No food, drinks, or glass containers of any kind are allowed in the pool or the four (4) foot pool deck area immediately surrounding the pool.
7. Only alcohol purchased in the Lounge may be consumed on the licensed premises. No outside alcoholic beverages may be brought onto the property.





8. No spitting, profanity, horseplay, and/or noxious or boisterous behavior are allowed in and around the pool deck area or club facilities.
9. While at the pool, no diving, jumping, pushing or throwing into the pool is allowed and splash dives are strictly prohibited.
10. No hanging, sitting or pulling on marked divider Safetyline. Per the Association's Pool Operator's License requirements, Safetyline must be in place when the pool is open. If the line gets damaged or broken, the pool must be shut down until a new Safetyline can be purchased and installed. The Resident responsible for the damage will be charged the full costs of purchasing and installing a new Safetyline.
11. Balls, rubber rafts and general pool floats are not permitted in pool when they pose a potential threat to the health and safety of others utilizing the pool or there are more than twenty (20) people in the water.
12. Children under sixteen (16) years of age shall have a person who is sixteen (16) years of age or older supervising them at all times. A person sixteen (16) years old or older may only have three (3) children in their care unless they are the parent or legal guardian of all the children in their care.
13. Infants and toddlers must wear tight fitting water proof/rubber or plastic pants or diapers marketed for swimming purposes. Regular diapers are not allowed in the pool. In the event the required pool attire for young children causes a leakage into the pool, the responsible parent/guardian will incur the expenses associated with "shocking" the pool and stabilizing the water before the pool can be re-opened to Members, including but not limited to chemicals and labor.
14. All persons must wear proper swim attire, and all persons in swim attire are confined to the pool area, locker room and lower level bathrooms. All persons must dry off before entering the building.
15. There shall be no more than 72 persons in the pool at one time, as established by the State of Florida and as indicated on our license.
16. No running on the pool deck is allowed.
17. Pool Hours: *as set by the Board of Directors on \_\_\_\_\_ day of \_\_\_\_\_, 2021.*



**LAKE PADGETT ESTATES EAST PROPERTY OWNERS' ASSOCIATION, INC.**  
POST OFFICE BOX 489 • LAND O' LAKES, FL 34639 • PHONE (813) 996-4441 • FAX (813) 996-3842

- a. *Monday 12 P.M. until 30 minutes before Sunset.*
- b. *Tuesday 9 A.M. until 30 minutes before Sunset.*
- c. *Wednesday 9 A.M. until 30 minutes before Sunset.*
- d. *Thursday 9 A.M. until 30 minutes before Sunset.*
- e. *Friday 12 P.M. until 30 minutes before Sunset.*
- f. *Saturday 9 A.M. until 30 minutes before Sunset.*
- g. *Sunday 9 A.M. until 30 minutes before Sunset.*

Pool hours are subject to change based on Department of Health Regulations, Florida State Statutes or Association Rules and Regulations.

**18. All persons using the pool do so at their own risk.**

Whereas, the Board of Directors of Lake Padgett Estates East Property Owners Association, Inc., acting in compliance with their power to set Rules and Regulations as more specifically set forth in the Amended By-laws, and in particular, Article V, Section 1(a), hereby adopt the foregoing Rules and Regulations governing usage of the Club recreational facilities, at a duly posted Board of Directors meeting dated \_\_\_\_\_ day of \_\_\_\_\_, 2021.