

Sonesta Walk Homeowners Association, Inc.

Property Management: Space Coast Property Management

928 E New Haven Ave

Melbourne FL 32901

RECREATIONAL FACILITIES Rules & Regulations

Use of the recreational facilities shall at all times be solely at the risk of the individuals involved, and in no event at the risk of the Home Owners Association or of its members. The Board of Directors shall regulate the use of the recreational facilities from time to time. Additional regulations shall include those that are necessary to comply with the laws of the State of Florida which specifically reference swimming pools and other public facilities.

Regulations / Rules will be posted in conspicuous places. It is the owner's responsibility to appraise themselves, guests & tenants of those rules and any changes to those rules or regulations.

* Indicates Florida State Law

NO LIABILITY WHATSOEVER IS ASSUMED BY THE SONESTA WALK HOA FOR INDIVIDUALS UTILIZING THE POOL, SPA, CABANA / PAVILION, PLAYGROUND, VOLLEYBALL COURT OR TENNIS / BASKETBALL COURTS.

General Rules: Hours are Dawn to Dusk

~ Wrist bands must be easily visible on persons in recreational areas.

1. Four (4) unit bands shall be issued to per home in good standing. If more than four (4) occupants legally occupy a home, extra unit bands will be issued based upon an affidavit stating the same from the owner. Up to (4) four temporary guest bands can be rented for up to a week. Every homeowner in good standing will be issued one key card by Property Management. Because the credit card style access cards degrade from normal wear and tear the association will replace a unit owner card every three years for no cost unless obvious signs of physical damage are apparent. Should the owners card become inoperable sooner than the three year replacement it will be the owners responsibility to replace at \$25/card. Owners that purchased additional cards will not be provided replacement cards at the associations expense at any time should they become inoperable. and a \$25.00 refundable deposit for any replacement key cards (one per home). Replacement wrist bands shall be \$5.00 per band. HOA fees must be current

and compliance with general rules must be met for the key to operate and access to the pool area.

2. Children under the age of 16 will NOT be allowed in the pool or spa without the supervision of a parent or legal guardian. Tennis / basketball courts have no age restriction, but must be turned over after a 60 minute period of time if request is extended.
3. Use of the community recreational facilities is restricted to 4 permanent resident bands plus 4 temporary bands with appropriately dated with a maximum time period of ten days.
4. No Littering. Waste cans are provided in the pool and pavilion area. For pest control purposes we ask you keep food and drinks other than plain water in the pavilion/cabana.
5. No Smoking within the confines of the fenced in recreational facilities is allowed. *
6. No Glass containers are permitted. Plastic, Styrofoam or Aluminum containers only *
7. No Animals are allowed in the fenced Pool Area, Service dogs the exception *
8. No swimming is allowed in our community lakes, canals or ditches. No Boats of any kind are permitted in any lake, canal or ditch without the consent of the Board of Directors or Property Management Company.
9. Do not hold gates open for person's other than your party, or leave them open.
10. No Food, Gum or Drink is permitted on Wet Deck (4' area surrounding the pool and spa.) *
11. No Night Swimming or use of Spa *

Pavilion / Cabana Rules:

1. Rental Fees are \$100.00 for 4 hours - \$100 refundable upon inspection.
2. A party of 9 or more needs 10 day advance reservations for exclusive use of the pavilion. Maximum party size for rental is 25. Other use of pavilion is included as part of HOA fees. Please clean up after yourselves as a neighborly measure to ensure adequately maintained amenity usage.
3. Pavilion rental does not include use of spa, pool, or *exclusive* use of volleyball or playground facility.
4. Gas grill privileges ~ Please use aluminum grate covers.
5. Homeowners and Tenants in Good Standing are permitted rental privileges.
6. Owners are held solely responsible for guests, cleanliness & damages.
7. When a property has been rented out by an Owner, the Owner has consequentially transferred their rights of membership to the tenant during the terms of that rental agreement. This means any actively rented properties constitutes use of the Owner's ability to access the pool and facilities being transferred to the Tenant of the subject property, and that the Owner may not utilize their rights of facility usage until that term has ended. "Rental agreements constitute an agreement of resignation of amenity access by the Owner to their Tenant"

Pool & Spa Rules:

1. Swim at your own risk. There is NO Lifeguard on duty.
2. NO Jumping, Diving from Pool Edge, or Climbing on or jumping from the water fall structure. This is a State of FL classified No Diving Pool *
3. No Running, Rough housing, or Skate-boarding in recreation facility area.
4. No Floats, Flippers, or Frisbees in the pool area.

* Soft Balls & Dive Rings Please Use the utmost respect, if crowded no ball tossing ~ Noodles, small swim rings, arm floaties and small kickboards are permitted.

5. Showers are required before entering the pool *.
6. Appropriate swimwear is required for pool use.

*Swimmies or rubber pants are required on children not toilet trained.

*No street clothes or cut off shorts are allowed in the pool.

*For sun protection purposes T-shirts may be worn over suits in the pool.

7. Persons with infectious or contagious health conditions, such as a cold, fungus or other skin conditions including open sores or cuts will not use the pool.
8. Maximum water temperature of 104° is allowed *
9. Anyone under the age of 16 must be accompanied by a parent or legal guardian.
10. Maximum pool capacity is 60 persons *
11. Maximum Spa capacity is 7 persons *
12. The CDC advises that children & pregnant women NOT submerge themselves in the spa.

Rule violations may be directed in this manner:

Space Coast Property Management

928 New Haven Ave Melbourne, FL 32901 - Phone: 321-733-3382

Email: scpm10@cfl.rr.com Or email sonestawalkhoa@yahoo.com - Board of Director Members

Camera phones are an excellent method of identity.

Numeric code on key card is identification source as well.

Please program your phones with Melbourne Police # [321-409-2200](tel:321-409-2200)