

Rules of Use for Waterford Lakes Community Association Recreation Facilities and Other Common Properties

Approved by WLCA Board of Directors June 28, 2021

These rules amend and replace the “Rules of Use for Waterford Lakes Community Association Common Properties” that were adopted by the WLCA Board of Directors on March 27, 2017.

Note: All common properties (the “WLCA Common Properties”) are owned by the Waterford Lakes Community Association, Inc. (“WLCA”) and shall be used for the common benefit and enjoyment of the owners/residents of WLCA, their guests, as well as WLCA approved leagues, teams, instructors and groups and shall not be open to the general public as per the WLCA Declaration, as amended (the “WLCA Declaration”). The WLCA recreation facilities (the “WLCA Recreation Facilities”) are located on the WLCA Common Properties.

The WLCA Common Properties, including, but not limited to, the WLCA Recreation Facilities, are maintained by funding provided by the payment of assessments and other charges due from WLCA’s owners, and from fees paid by approved leagues, teams, instructors and groups. Use of the WLCA Common Properties, including the WLCA Recreation Facilities, is subject to the restrictions described in this document. As the WLCA Common Properties, including the WLCA Recreation Facilities, are owned by WLCA, it is the WLCA Board of Directors that has the authority to establish these Rules of Use.

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General Information:

A WLCA resident in “good standing” is any WLCA resident who lives in a property for which the owner is current in the payment of assessments or other charges due to WLCA. Section 1 of Article VI of the WLCA Declaration describes the types of assessments that might be charged to a WLCA owner. Sections 13 and 14 of Article VI of the WLCA Declaration describe the date when the assessments and other charges are due from an owner to WLCA. If any amount remains due to WLCA at the expiration of the relevant due date, the owner of that property will not be current in the payment of that assessment or other charge. The owner will become current when all past due amounts have been paid.

Any WLCA resident not in “good standing” will be denied access to WLCA Recreation Facilities and all WLCA IDs previously issued in connection with the subject property will be deactivated and will not be considered to be valid until all past due amounts have been paid by the owner of that property.

WLCA IDs:

WLCA Valid IDs are available to WLCA residents in good standing who are 14 years old or older.

All WLCA Valid IDs must contain a photograph of the individual to whom the ID is issued.

Each Valid WLCA ID allows entry for the individual pictured on the Valid ID and accompanying immediate family members under age 14 who reside at the subject property, plus up to four (4) additional non-resident guests.

Please inform WLCA Management if a card is lost or stolen.

Replacement ID cards can be purchased for a fee.

Tenants aged 14 and older may purchase an ID card with a copy of a current lease. The tenant ID card will expire on the date the current lease expires. An updated lease may be presented to extend the use of the ID card at no additional charge.

Temporary house guests aged 14 or older may purchase a temporary ID card if the owner of the subject property comes to the WLCA Office and completes a WLCA permission form including start and end dates. An ID card for a temporary house guest will expire 30 days after issuance or on the end date listed on the application, whichever occurs first.

Rules Concerning All Common Properties:

A WLCA Valid ID is required to use WLCA Recreation Facilities.

Only the individual to whom a WLCA Valid ID has been issued may use the ID.

Other than service animals, no animals allowed in pool area, playground areas or in the community building.

No animals allowed in the pool.

No Open Flames, Propane Tanks, Fireworks, or any Explosive Devices.

No Alcoholic Drinks.

No Metal Cleats.

No Vaping or Smoking in Recreation Facilities, including but not limited to, the Community Buildings.

No Signs may be posted on WLCA Common Properties without written approval of WLCA.

Immediately leave the WLCA Common Properties when Thor Weather Alarm sounds one long blast indicating lighting in the area. Standing or sitting under any building overhang is ineffective and not allowed. All facilities will remain closed until three (3) short blasts sound which indicates that all is clear.

Keep all WLCA Common Properties clean.

Civility and respect are always to be used while interacting with patrons, security, or staff while on WLCA Common Properties.

Pool Rules:

No Lifeguard on Duty! Enter and swim at your own risk!

1. A Valid WLCA ID is required to enter the pool area. Each Valid WLCA ID allows entry for the individual pictured on the Valid ID and accompanying immediate family members under age 14 who reside at the subject property, plus up to four (4) additional non-resident guests.
2. All rules for pool use set forth in Chapter 64E-9 of the Florida Administrative Code are applicable.
3. In addition to those rules, the following rules for pool use are applicable:
 - a. All swimmers must shower before entering the pool.
 - b. No Glass or Animals in the fenced Pool Area.
 - c. Bathing Load is 120 persons.
 - d. Pool Hours: 8:00 AM to 9:30 P.M.
 - e. Do not Swallow the Pool Water.
 - f. Do not use Pool if you are ill or have diarrhea.
 - g. All swimmers must wear bathing suits. Street clothes are not allowed.
 - h. No *group* swimming instructions, private or public, are allowed due to insurance regulations.
 - i. Do not enter the pool if you are showing evidence of any communicable disease including open sores, blisters, or cuts, sore or inflamed eyes, cold, nasal or ear discharge or any other communicable disease.
 - j. Children under the age of 14 must be accompanied and supervised by an adult over the age of 18.
 - k. Children who are not toilet trained or who are recently toilet trained MUST wear swimming diapers AND rubber swim pants that fit snugly at the waist and legs WITH their bathing suit. Please encourage children to use the restroom before entering the water and during break times.

- l. One ten-minute break will be called hourly by management or security personnel as needed during heavy bathing times.
 - m. No rafts or other large flotation devices are allowed in the pool. Balls, toys, small baby floats and noodles may be allowed, at the discretion of security guards or management.
 - n. No sliding on railings.
 - o. No spitting, rough play, fighting or tossing others into the pool.
 - p. No diving from or running on the pool deck.
4. Strollers, wagons, skateboards, bikes, and other wheeled items are not allowed in the pool area but must be placed in the designated area. The only exception is for ADA necessary equipment, which may be brought into the pool area.
5. No tampering with safety equipment (rings, safety poles or defibrillators).
6. Immediately leave the pool area when Thor Weather Alarm sounds one long blast indicating lightning in the area. Standing or sitting under any building overhang is ineffective and not allowed. The pools will remain closed until three (3) short blasts sound indicating the all clear.
7. Pools will close when raining hard enough to obscure the bottom of the pool, when a biohazard has occurred in the pool, or at the discretion of the staff or security guard.
8. Electrical items above 12 volts, including extension cords, are not allowed in the pool area.

Conduct in Pool Area:

- 1. Keep pool area and rest room facilities clean.
- 2. Photography and videography of people in the pool area are strictly prohibited.
- 3. Conduct that management or security personnel determines endangers the safety and comfort of others is prohibited.
- 4. No loud music.
- 5. No gum, food, or drink (other than water) are permitted in the pool or in the pool area.
- 6. Surveillance is used for the sole purpose of protecting community property and is not actively monitored.
- 7. No disrespect of any kind will be tolerated towards patrons, security, or association staff.

WLCA Management and/or security will, at their discretion, enforce any rule as deemed necessary to ensure the protection and enjoyment of homeowners, residents, and guests as well as the protection of the facilities. Continued violation of the Pool Rules and/or the Rules for Conduct in Pool Areas shall be grounds for forfeiture of an individual's right to use the Pool or the Pool Areas.

The community pools are never available for rental.

Facility Rental:

Certain portions of WLCA Recreation Facilities may be rented by any WLCA resident (21+ years of age) in good standing or to a group sponsored by a WLCA resident (21+ years of age) in good standing.

A Facility Reservation Form must be submitted 3 weeks in advance but no more than 12 months in advance and must be processed through the WLCA management office. Any fees as well as a refundable security deposit must also be included. Merely filing a Facility Reservation Form does not imply approval.

A participant roster must be included for groups requesting facilities for a class, league, or team.

Deposits will be returned 3 weeks after the reserved event date provided that no damages or cleaning expenses are documented.

The resident reserving facilities is responsible for any damages and cleaning expenses in excess of the security deposit. (WLCA Declaration, Article VI, Section XV, Page 30)

A homeowner who has a relationship with a league, team, or group may not grant access to facilities without proper authorization from WLCA's management office.

Restrooms available to parties renting facilities are limited to those by the pool. **Office restrooms are not public restrooms.**

Security will perform spot checks for valid resident or instructor IDs.

Leagues and Teams:

The following must be provided by all teams, leagues, camps, classes, or clinics:

- Facility Request Form with number of attendees specified. Merely filing a Facility Request Form does not imply approval.
- Participant roster with each participant's legal name, address, phone number and WLCA ID number if applicable.
- Hold Harmless Form for every participant, coach, and instructor.
- Proof of Insurance certificate appropriate to the facility on the reservation form naming Waterford Lakes Community Association, Inc. as "additional insured".

Leagues must ensure that every team completes required paperwork or risk losing use of facilities.

Instructors and coaches must obtain an Instructors ID for a fee and must apply each calendar year for the ID in order to use Recreation Facilities. Lost ID cards may be replaced for a fee.

Private lesson students should submit a Facilities Request Form. Students using WLCA facilities for private instruction must have a Valid ID card if 14 years or older, or the parent must have a Valid ID for a child under the age of 14.

The pool is not available for private lessons.

Contracts with a league may be signed for up to one year once paperwork is approved, fees have been paid, and the paperwork has been signed by a WLCA resident (21+ years of age) in good standing.

Leagues pay in advance of each season. Failure to pay within 15 days of the invoice date will result in cancellation and forfeiture of all deposits.

Leagues, Coaches, Instructors and Groups are responsible to monitor the parking facilities and ensure participants are parking properly. Illegal, improper, or problematic parking can result in loss of use of the facilities by that group.

Recreation Facility Amenities are available for rent at \$20.00 an hour, per field/court. This includes any private or group lessons and camps.

Amenities for rent include but not limited to;

- **Gazebo**
- **Soccer Fields**
- **Baseball/Softball Fields**
- **Tennis Courts**
- **Volleyball Courts**
- **Multi-Purpose Court**

Recreation Facilities NOT available for rental are:

- Meeting Rooms
- Dog Parks
- Basketball Courts
- Racquetball Courts
- Exercise Equipment
- Swimming Pool

Article VI, Section 15, of the WLCA Declaration states that “Any maintenance, repairs or replacement within the Common Areas arising out of or caused by the willful or negligent act of the Owner, the family, guests or invitees shall be done at said Owner’s expense or a Special Assessment therefore shall be made against his Lot or Unit.”

Depending on the nature of an event, WLCA reserves the right to require additional insurance upon request.

If any provisions of these Rules shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.

The Board of Directors of Waterford Lakes Community Association may amend these rules at any time, as they deem necessary.

COVID-19 Pandemic Notice: Waterford Lakes Community Association has chosen to adhere to Orange County Government Executive Orders that may change from time to time as it relates to Recreational Facilities and business conducted in Orange County as well as all Social Distancing Guidelines set forth by those Executive Orders. Waterford Lakes Community Association asks all residents and visitors to adhere to Social Distancing Guidelines and may adjust hours and use limits of its facilities. if you’re unsure whether someone is following proper COVID Guidelines, it is always safer at home.