

**Rules and Regulations  
of Palm Bay Colony Homeowners Association (PBCHOA)  
June 2018**

1. A membership in the PBCHOA is required to participate in any activity and to use any facilities. The cost of membership will be established by the members.
2. All of our recreational facilities are provided for members and their guest's enjoyment, and are to be used at your own risk. All members shall have equal rights and responsibilities in connection with their use. Rules and regulations posted in recreational areas have been established for your safety and enjoyment.
3. Membership is extended to all qualified residents of a household that has purchased a membership. This will include anyone residing and in compliance with the Deed Restrictions, By-Laws, and any and all rules, regulations and policy's adopted by PBCHOA. Membership bands and keys will be issued to each member. Failure to comply with Rules and Regulations, By-Laws or Deed Restrictions may result is suspension or loss of membership.
4. Guests who are staying longer than 2 weeks are required to be registered by a member with PBCHOA. Guests requesting to stay longer than 2 weeks must receive written approval following a review of the Board of Directors. Approval may be granted on a case by case basis. Guests under the age of 55 are limited to a continuous stay of 2 weeks and may not exceed 30 days per calendar year without board approval. Guests residing outside of PBC who are visiting a member will be allowed use of the recreational facilities only if it has been determined that their presence will not cause overcrowding. No person living in Palm Bay Colony who is not a member of PBCHOA is permitted to be a guest at any activity except for those activities designated as "all community events".
5. Children under 16 years of age will not be allowed to use facilities (i.e. clubhouse, pool, tennis/pickleball court, shuffleboard court) unless accompanied by a member or parent.
6. Abusive or profane language will not be tolerated and will be sufficient cause for person to be asked to leave premises.
7. Pets except service animals are not allowed in any recreational area or clubhouse. Certification for emotional support animals must be documented in the PBCHOA office.
8. Parking for members and guests will be permitted in designated area only (far northwest part of parking lot). Permits must be obtained from the office for parking and are limited to 7 days.
9. No alcoholic beverages will be purchased by the HOA. No smoking is allowed in the HOA clubhouse and is limited to designated areas near the pool.
10. All groups or individuals are expected to leave the clubhouse and outside areas in good condition. All refuse must be put in trash containers or recycling containers provided. General maintenance and cleaning is the responsibility of the persons using them. Members will be financially responsible for damage caused by themselves or their guests to any recreational area.

11. In the event that any act, omission or circumstance occurs that is not specifically covered herein, the Board of Directors will have the authority to make a final determination whether it is authorized or was a violation of the intent of the rules and regulations, as set forth.

### **GENERAL RECREATION AREA**

1. Recreation Hall and grounds (excluding pool area)
  - a. The recreation hall will be available for members and guests. When a special event/function is planned, one person will be appointed by the Activities Chairperson to be the chairperson for that event. It is this chairperson of the event who is responsible to insure proper clean up, turning off of lights, locking the hall, and returning keys to office the following morning. Blinds are to be kept open all night per order of police.
  - b. The recreation hall may be reserved by a member for a private function (ie birthday, anniversary, wedding,, memorial service, etc.) by filling out an application provided by the Board of Directors, stating the nature of function, information about guests attending (members and/or non-members), number of guests attending, and the date. The request will be granted by the Board provided the date does not conflict with scheduled events and is of the nature that is acceptable to Palm Bay Colony. A contract and waiver form will be signed by member requesting the use of hall. If the private function includes only members, there is no charge for the use of the hall. If the function requested by the member involves both members and non-members attending, there will be a \$75.00 donation for use of the hall. A \$100 security deposit is required by all members approved to use hall for private party regardless of who is attending the function. This deposit will be returned to member upon inspection of hall after use. A clean-up list will be provided at time of deposit. An event is limited to no more than 6 hours, including preparation and clean up time. The invited guests may include members, residents of Palm Bay Colony and guests from outside the community. No outside organizations or non-members are allowed to rent recreational hall.
  - c. When using gaming equipment, please limit play to two games if others are waiting to use them.
2. Swimming Pool

Swimming pool rules are set by the Florida State Board of Health and PBCHOA. We are required to follow these rules in the operation of the pool. Since there is no lifeguard, remember that swimming is at your own risk.

- a. The swimming pool will be open daily from dawn to dusk. Inclement weather or maintenance may cause the closing of the pool at any time for your safety. There is no swimming allowed when there is thunder and/or lightning.
- b. Entrance into pump house is forbidden except for pool maintenance personnel.
- c. The bathing capacity of the pool is 18.
- d. You must shower before entering pool.
- e. No food or drink in pool or within 4 feet of pool.
- f. No glass allowed in fenced pool area.
- g. Do not swallow the water.
- h. No diving.
- i. Do not enter pool with open sores or if you have diarrhea.
- j. All members and guests must have pool passes. Members may purchase guest pool passes at \$5 each.
- k. Proper swimwear is required.
- l. Children under 16 years of age must be accompanied by adult.
- m. Children not toilet trained must wear swimming diaper.
- n. Toys and inflatables are not allowed in the pool.
- o. No running, jumping or diving.
- p. Smoking is allowed only in designated area.
- q. If you move chairs/lounges, you must put them back before leaving.
- r. Music is available for the pool area. If you put music system on, please shut it off before you leave. Be considerate of others; no loud music.
- s. Please dry off and wear cover up before entering clubhouse.
- t. All rules should be followed and enforced by all members at all times.
- u. The pool and pool area are not rentable.

### 3. Shuffleboard Court

- a. Do not walk on the courts; alley-ways are provided to walk from end to end.
- b. If others are waiting, limit play time to 2 games.

- c. Shuffleboard court is available from dawn to dusk.
- d. No roughness or horseplay is allowed.
- e. No bicycles, skateboards, rollerblades, etc. allowed on courts.
- f. All rules should be followed and enforced by all members at all times.

#### 4. Tennis/Pickleball Court

- a. Only proper shoes are allowed on the courts.
- b. Limit play time if others are waiting.
- c. Courts are available from dawn to dusk.
- d. No bicycles, skateboards, etc. allowed on courts
- e. All rules should be followed and enforced by all members at all times.