

## **Uno Lago Environmental Association Rules and Regulations**

All facilities are for the noncommercial use and enjoyment of Ocean Trace Community residents and resident guests. The facilities subject to these rules and regulations are two pools, the clubhouse, the main and resident entry gates, Uno Lago Drive, and the common area outside the community wall.

### **Pool Rules**

1. Hours of Operation: Mon. – Sun. from Dawn to Dusk.
2. Guests must be accompanied by a resident.
3. Maximum number of guests at any one time is limited to 4.
4. Residents are responsible for the behavior of their guests at all times.
5. No lifeguard on duty. Swim at your own risk
6. Absolutely no diving.
7. Shower before entering the pool or Jacuzzi spa, particularly when coming from the ocean.
8. Smoking is not permitted anywhere in the pool areas.
9. No animals.
10. No glass or breakable containers.
11. No barbecuing.
12. No food or gum allowed in the water or 4 feet from pool edge.
13. No skates, skateboards or bikes inside the pool areas.
14. No boats, inflatables or similar devices if they disturb others.
15. Headphones must be used when listening to audio.
16. Be considerate of others when using cell phones.
17. Pool furniture if moved should be returned to its original position. Return open umbrellas to the closed position.
18. Pool furniture may not be reserved or removed from the pool area.
19. Persons using lotions, oils, creams, etc. should cover furniture before using.
20. Children under the age of 14 must be accompanied by an adult.
21. Children 12 years or younger may not use the Jacuzzi spa.
22. Anyone not toilet-trained or incontinent entering the pool must wear a clean swim diaper covered with separate waterproof pants, all of which must fit snugly around the legs and waist and under the swim suit. Standard diapers are not permitted.
23. No person with a known case of diarrhea is to use any public pool.
24. Please make sure the gate closes behind you after entering and exiting; an open gate poses a threat to our children. **DO NOT PROP OPEN THE GATE**
25. Spa use is recommended for ages 18 years and older.
  - a. Please limit your spa use to 15 minutes to avoid nausea, dizziness, and fainting.
  - b. Enter and exit slowly.
  - c. Please do not sit or stand on or near a spa drain, and do not reach into spa skimmers.
  - d. Pregnant women and persons suffering from heart disease, diabetes, or high/low blood pressure should consult with a physician prior to use.
  - e. The recommendation is not to use the spa while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics, or tranquilizers.

## **Clubhouse Rules**

1. Hours of Operation: Daily from 6:00 a.m. to 11:00 p.m. Use remote clicker M – F from 6:00 a.m. to 8:00 a.m. and from 5:00 p.m. to 11:00 p.m.; and all day Sat. & Sun to gain access.
2. Guests must be accompanied by a resident.
3. Maximum number of guests at any one time is limited to 4.
4. Residents are responsible for the behavior of their guests at all times.
5. Alcohol is not allowed in the Clubhouse except for special events which requires submission of an application to Property Management for approval.
6. The downstairs Main Room area and the upstairs Media Room may be reserved for small social events by submitting an application to the property management office and paying the fee required.
7. No wet bathing suits are allowed in the Clubhouse. Shoes and shirt must be worn at all times.
8. Smoking is not permitted anywhere in the Clubhouse. Smoking is allowed on the clubhouse front porch and the receptacle provided should be used.
9. Children under the age of 14 must be supervised at all times and are not permitted in the Fitness Center, the Media Room or the Computer Room unless accompanied by an adult.
10. Observe 30 minute time limit for individual fitness equipment. Wipe down equipment with available towel wipes after each use.
11. THE USE OF ANY EQUIPMENT AND FACILITIES IS AT YOUR OWN RISK.
12. Residents and Guests should be aware of their personal fitness limits. Use of fitness equipment may be strenuous. Exercise at your own level and pace.
13. No food or breakable containers are permitted in the Fitness Center.
14. Both downstairs and upstairs kitchens may be used by residents and it is expected that the kitchens are left clean and tidy. The upstairs refrigerator is kept locked and its use must have special permission from Property Management.
15. Please observe posted rules in the Fitness Center as well as in the Media and Computer Rooms.

## **Common Area Rules**

1. Soliciting is prohibited within the community.
2. Posting of signs and advertisements is prohibited. Open House signs are permitted on weekends at main entrance only.
3. Parking on grass areas is prohibited.
4. Parking on Uno Lago Drive is prohibited.
5. Littering is prohibited. Waste receptacles are available throughout the common area.
6. PETS:
  - a. Pets must be on a hand-held leash and in the control of their owners at all times when on common areas.
  - b. Pet droppings are to be removed immediately by the animal's attendant. Plastic bag stations and receptacles are available for this purpose.
7. Uno Lago Drive speed limit of 15 mph as posted must be observed.

## Gate and Clubhouse Access Clickers and Gate Phone

TAILGATING is prohibited when entering the community gates. Homeowners will be charged for any damage caused to the entry system by their lessees, guests, and vendors.

The following apply to all owners and tenants to ensure a safe and secure community environment:

a) Main Gate Phone Directory:

A directory request form must be submitted to management. A copy of the form is available at the clubhouse management office. Once the completed form is received, the homeowner's or tenant's name and telephone number will be programmed into the entry system under a specific directory code. This information will be recorded in the particular unit number file as the primary phone number. **Please note, unless there is a signed lease which has not expired on file in the management office, only the unit owner's phone number will appear in the phone directory. Any tenant without a valid lease on file will not be provided a phone directory entry code.**

b) Clickers:

Maximum number issued per unit is of as follows:

- One-Bedroom Unit 2 Clickers
- Two-Bedroom Unit 3 Clickers
- Three-Bedroom Unit 4 Clickers

Owners and tenants must promptly notify Property Management if any clicker is damaged, broken, lost or stolen. Once notified, the clicker will be deactivated as required and only owners may purchase a replacement for a fee of \$50.00. Clickers may not be returned for reimbursement.

Sale/Lease of Unit:

Sale: Owners should transfer their clickers upon a sale. Property Management will deactivate the clicker(s) assigned to that unit when it receives notice that a change of title has taken place. The clicker(s) can be reactivated by contacting the Property Management Office after verification of the new owner's identity and the clicker identifying code. If a new clicker(s) issuance is requested, a replacement fee of \$50 / clicker will be assessed.

Lease: Owners must notify the Property Management Office with the clicker identification numbers that are being transferred to all Tenants. **Again, unless there is a valid lease on file, the Owner's name will remain in the gate phone directory.**

c) Gate Phone Access System:

This system allows Owners/Tenants to remotely open the gates for entry. The entry system provides communications for your guest(s) from the gated entrance to the directory listed phone number by use of the telephone network. Your guests must enter the main gated area on the left side of the entrance marked 'guest' to gain access to the system. They should locate the name of the Owner/Tenant in the systems electronic directory by using the buttons on the faceplate of the system. Once a guest has found the name, the directory code will be displayed to the right. The guest will press the phone receiver button on the left and enter the 4 digit code using the system keypad to call the number on file. After the call connects, the person at the gate should speak directly into the panel microphone and identify them self. Access can be granted by pressing "9" on your phone keypad. The telephone entry system will respond with a confirmation tone and will automatically disconnect itself. If the call does not disconnect, press "9" again or until the call disconnects and the gate will open. If you do not recognize the person(s) requesting

entry, or aren't expecting any visitors, you can deny access by pressing "#". If the owner/tenant only wants a code listed and not their name, their guests must be informed of the directory code since they will not be able use the name search option.

If owners/tenants and/or guests misuse the Clickers/Gate Phone Access system or violate any of the Association's Rules, Regulations or other Governing Documents of the Associations in the Ocean Trace Community, it may result in the Association taking action to deactivate the Gate Phone Access, revoke membership privileges and rights, including the use of any of the Association Common or recreational facilities.