



COMMUNITY DEVELOPMENT DISTRICT (CDD)

Community Guidelines for The Groves Community Development District

The following rules and regulations for The Groves Community Development District (the “CDD”) govern property owned by the CDD and are in addition to the existing recorded Declaration of Covenants, Conditions & Restrictions for The Groves Golf & Country Club (the “CC&R’s”) which the homeowners’ association (the “HOA”) enforces. The Rules and Regulations for the CDD common area amenities/facilities have been posted in the Clubhouse. They exist for your safety and convenience and may be changed from time to time as determined in the sole discretion of CDD. The Rules and Regulations have been written and are to be interpreted and enforced, for the sole purpose of enhancing and maintaining the enjoyment of CDD property. Failure to observe these rules will be considered a violation of the Rules & Regulations and may result in the restriction of an individual’s use of the CDD common area amenities/facilities. Please observe these Rules & Regulations and refer any questions regarding them to the administration office in the Clubhouse.

1. All CDD common area amenities/facilities and equipment therein are used at the risk of each individual user, and they assume responsibility for any and all damages caused by their use thereof.
2. Guests must be accompanied by an owner, non-resident member, or bona fide tenant in residence when using the CDD common area amenities/facilities. Any action of a guest will be considered an action of the owner. Residents are allowed to bring up to five guests with them to the swimming pool.
3. Hours of operation for all CDD common area amenities/facilities are from 7:00 a.m. to 11:00 p.m. for lighted facilities and from 7:00 a.m. to sundown for unlighted facilities. Special hours may be posted for cleaning and maintenance of all facilities. The CDD reserves the right to alter the hours of operations of any CDD common area amenities/facilities. Additional hours of operation for the media room and fitness center are available from 5:00 p.m. to 7:00 a.m. with the use of a fob issued by the clubhouse Administration Office during regular business hours.

- 4a. The use of fitness equipment is at your own risk. All Residents and guests are encouraged to consult their physician before beginning an exercise program.
- 4b. Users must be at least 16 years old to use the equipment. Users under the age sixteen (16) must be accompanied by a CDD resident, non-resident member, or bona fide tenant in residence.
- 4c. Do not remove free weights or any equipment from the fitness room.
- 4d. Do not attempt to move or relocate any of the equipment.
- 4e. Bring a towel to wipe down the equipment when you are done. If others are waiting please limit your time to 30 minutes/machine or workout station.
- 5.a. No pets, other than service dogs, are allowed in the CDD amenities/facilities. This includes clubhouse, pool/spa area, bocce courts and tennis courts. Owners, non-resident members or bona fide tenant in residence are responsible for the actions of their pets or those of their guest's. Pets must be leashed at all times except within the dog park.
- 5.b. Dog park users must follow the posted dog park rules. In the event of a complaint (or violation), a resident, non-resident member or bona fide tenant's right to use the CDD common area amenities/facilities may be suspended at the sole direction of the Amenities Manager or Board of Supervisors. All dog owners are responsible to clean up after their dogs in the dog park and throughout the community.
- 5.c. Periodically the dog park may be treated with chemicals that would prevent the use of the park for short periods of time. Please take note of these notices and use care and caution when entering, and leaving the dog park and its parking area.
- 5d. Do not obstruct the sidewalks when parking your golf carts or vehicles.
6. Except for the wearing of bathing suits in the pool area, the minimum clothing acceptable in the CDD common area amenities/facilities for men is considered shorts, shirt and sandals, and for ladies is shorts, halter and sandals. The golf course may have other dress code requirements.
- 7.a. Persons who are under sixteen (16) years of age shall not be permitted to use the CDD common area amenities/facilities unless under the supervision of an adult owner, non-resident member, or bona fide tenant in residence or their guest is over the age of twenty-one (21). Parents or guardians shall be responsible for all actions of their minor children. (Any action of a guest will be considered an action of the owner, non-resident member, or bona fide tenant in residence.)
- 7b. Persons that are not owners, non-resident members, bona-fide tenant in residence or their guests found using CDD amenities/facilities are considered trespassers. Trespassers will be asked to leave the property or the Pasco County Sheriff's Office will

be called to have them removed.

8. Specific rules and regulations governing the use by owners, non-resident members, bona fide tenant in residence or their Guest may be posted for certain Common Area Amenities/Facilities. (i.e. ballroom, swimming pool/spa area, aqua range, bocce ball court, fishing pier, fitness room, media room, conservation areas, tennis courts, dog park, etc.) The golf pro shop and golf course may be open to the public at the sole discretion of The Groves Golf & Country Club Master Association, Inc.

9. Annual Non-Resident Membership for the use of specific Common Area Amenities/Facilities are available to Non-Residents of the Groves at an annual fee of \$1,800/yr. A non-resident member is granted the same privileges as an owner in the CDD as to the use of specific CDD common area/facilities. (excluding the golf course which is owned and operated by the HOA.)

10. Non-Residents are allowed access into the community between the hours of 7:00 a.m. to 9:00 p.m. Only owners, non-resident members, bona fide tenant in residence or their authorized guests will be allowed access into the community after 9:00p.m. The CDD reserves the right to restrict access to the CDD if it is deemed that a non-resident visitor presents a potential risk to the health or safety of the residents in the CDD.

11. Owners will be issued a bar code decal, which shall be placed on the passenger side window of their vehicle. This will allow easier access into our community using the far right lane. Non-resident members, bona fide tenant in residence or their authorized guests may enter through the left visitor's entrance gate after approval from guard or after hours security has been obtained. Longer term passes may be issued by CDD management in the event a guest will have an extended stay in the community. Visitors will be given instructions by the guard as to where they permitted to park their vehicles, RV, boat, trailers, etc. and will be issued a temporary permit by CDD management.

12. Swimming or boating in any community pond, lake, marsh, aqua range, or any other conservation area is prohibited. Owners, non-resident members, bona fide tenant in residence or their authorized guest are permitted to fish in any of the CDD's ponds or waterways.

13. No improper, immoral, offensive or unlawful use of the CDD common areas is allowed by an owner, non-resident member, bona fide tenant in residence, or their authorized guest

14. The consumption of alcoholic beverages is governed under the laws of the State of Florida and Pasco County, Florida. Personal alcoholic beverages cannot be consumed in the footprint of the existing alcohol license for the CDD. The HOA may have other policies regarding the consumption of alcohol on the golf course as well. On all other property owned by the CDD, alcoholic beverages may be consumed on CDD property to the extent permitted by law.

15. Residents should become familiar with the CDD's Natural Area Rules and Policy

Statements regarding the natural buffer or environmentally sensitive area throughout the community. The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course.

16.a. The CDD is a self-contained retirement community. Golf carts may be operated on CDD roads as authorized under Section 316.2125, Florida Statutes.

16.b. Golf carts may be operated on CDD roads only during daylight hours, unless the golf carts are equipped with headlights, brake lights, turn signals, and a windshield pursuant to Section 316.212 (4), Florida Statutes.

16.c. Golf carts operated on CDD roads must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear pursuant to Section 316.212 (5), Florida Statutes.

16.d. Golf carts may not be operated on CDD roads by any person under the age of 14 pursuant to Section 316.212 (6), Florida Statutes.

16.e. Golf carts are not permitted on sidewalks. Sidewalks are intended for pedestrian traffic. However, sidewalks may be used by golf carts if it is a designated golf course path or the sidewalk along Festive Groves Blvd. Pedestrians always have the right-of-way and operators of golf carts must permit this right-of-way. If the golf cart is being operated on a sidewalk, the operator must pull off of the sidewalk.

17. Motorized disability access vehicles, as defined in section 320.01 (34), Florida Statutes, may be operated on CDD common areas to the extent permitted by law.

The following Rules and Regulations are applicable to The Groves Golf & Country Club and are in addition to the existing recorded ***Declaration of Covenants, Conditions & Restrictions for The Groves Golf & Country Club (CC&R's)***. Rules for the Common Area Amenities/Facilities have been posted in the Clubhouse. They exist for your safety and convenience and may be changed from time to time as determined in the sole discretion of the Groves CDD. Failure to observe these rules will be considered a violation of the Rules & Regulations and may result in the restriction of an individual's use of the Common Area Amenities/Facilities. Please observe these Rules & Regulations and refer any questions regarding them to the Administration Office in the Clubhouse. **All** Common Area Amenities/Facilities and equipment therein are used at each Owner's own risk. Owners are responsible for any damage to Common Area Amenities/Facilities and equipment caused by the owner(s) or their guests.

Guests of an Owner must be accompanied by the Owner when using the Common Area Amenities/Facilities. Any action of a guest will be considered an action of the Owner.

Hours of operation for all Common Area Amenities/Facilities are from 7:00am to 11:00pm for lighted facilities and from 7:00am to sundown for unlighted facilities. Special hours may be posted for cleaning and maintenance of all facilities. The CDD

reserves the right to alter the hours of operations of any Common Area Amenities/Facilities.

No Pets are allowed in the Clubhouse, pool/spa area, bocce courts, and tennis courts. When in the Common Area Amenities/Facilities, pets must be leashed at all times (except in the “Pet Park”). Owners are responsible for the actions of their pets or those of their guest’s pet. In the event of a complaint, an Owner’s pet may be excluded from the Common Area Amenities/Facilities at the sole direction of the CDD Board of Supervisors. Owners are responsible to clean up after their pet and to follow the posted rules while using the Pet Park.

Minimum clothing in the Common Area Amenities/Facilities for men is considered (except for bathing suit for men and women at pool) shorts, shirt and sandals. Minimum clothing for ladies shall be shorts, halter and sandals. The golf course may have other minimum clothing requirements.

Persons who are under sixteen (16) years of age shall not be permitted to use the Common Area Amenities/Facilities unless under the supervision of an adult Owner or Owner’s guest over the age of twenty-one (21). Owners, parents and/or guardians shall be responsible for all actions of their minor children.

Specific rules and regulations governing the use by Owners and Non-Resident Visitors may be posted for certain Common Area Amenities/Facilities (i.e. Golf Pro Shop, Grill, Tennis Courts, Pet Park, Aqua Range, etc.) The Golf Pro Shop and Golf Course may be open to the public at the sole discretion of The Groves Golf & Country Club Master Association, Inc.

Non-Resident Visitors are allowed access into the community between the hours of 6:00am to 9:00pm. Only Owners and their authorized guests will be allowed access into the community between the hours of 11:00pm and 6:00am. The Groves CDD reserves the right to restrict access to the community if it is deemed that a Non-Resident Visitor or Owner’s guest presents a potential risk to the health or safety of the Owners in The Groves.

Owners will be issued a bar code decal, which shall be placed on the passenger side window of their vehicle. This will allow easier access into the community using the far right entrance lane. Owner’s guests and Non-Resident Visitors may enter through the left visitor’s entrance gate after approval from guard or after hours security has been obtained. Long term guests and Non-resident visitors may be issued a parking pass for their vehicle that would allow them to park in the Clubhouse parking lot. Parking Passes may be obtained from CDD management.

No improper, immoral, offensive or unlawful use of the Common Area Amenities/Facilities in The Groves is allowed by an Owner, their guest, or a Non-Resident Visitor.

Revised 10/27/2010

Policy & Procedures for Non-Resident Access

After Hours Visitors

Definition: “After hours” is defined as after the clubhouse closes to the public.

Policy and procedure

Residents communicate with the security company to inform them of incoming visitors; their names and their expected time of arrival will be put in their file. Visitor entry is allowed if the visitor’s name appears on the pre-approved entry file. If not, they will be asked to turn around and leave after being informed that the resident they are requesting to visit could not be contacted for verification.

For Karaoke Nights or other community events after 9:00 p.m., non-residents would receive permission from the security company to enter and proceed to the Clubhouse.

In All Cases - The gatehouse attendant is to record the non-residents name, their license plate number and their purpose for coming in.

Policy & Procedures for Access to the Media Room and Fitness Center - 5 p.m. to 7:00 a.m.

Any resident who would like to use the Media Room and Fitness Center after hours will be issued a fob.

This fob will allow them access to the side door of the building by the Pro Shop and into the Media Room and Fitness room. Fobs are available from the Clubhouse Administration Office during regular business hours.

No Smoking Policy

In accordance with Florida Enclosed Workplace Smoking Ban, there is no smoking allowed inside the clubhouse or screened lanai area. There is a designated smoking area at the rear of restaurant. This area is screened on three (3) sides therefore meeting the requirements of air circulation.

Gate Access - Barcode Policy

It shall be the policy of The Groves Community Development District to issue a maximum of two free barcode stickers per home site. To obtain a barcode sticker, you will be required to show the vehicle registration and drivers license.

If a new vehicle is obtained, the old barcode sticker should be removed from the old vehicle. If the old barcode sticker is removed from the vehicle and turned in, a new barcode sticker will be issued free of charge. If the old barcode sticker is not turned in a new sticker will cost of \$10.00. **If a barcode** sticker does not work a new one will be issued free.

No employees shall be issued barcodes.

All **barcode** stickers shall be put on the vehicle by the CDD Staff.

Key FOB

A key FOB is required to gain access to the pool, fitness center, and media center. Key FOB's can be purchased from the CDD for a fee and are owned by the purchaser. Additional FOBs and replacements for lost or damaged FOBs are available at an additional charge. There are no refunds issued for FOBs. No more than seven (7) FOBs may be held by any resident or member household at any time. Guest FOBs may be obtained from the CDD Manager with a required deposit. Guest FOBs can be issued for a specific time frame, not to exceed (2) two weeks, and require a deposit from the resident. If the guest key FOB is not returned within the designated time frame the deposit shall be forfeited. Residents and members are responsible for their actions and those of their guests. Under no circumstances should a resident or member provide their FOB to an unapproved non-resident to allow them to utilize the areas.

Ballroom Rental Policies

The Groves CDD Ballroom: The Groves Community Development District (the "**District**") owns and operates the ballroom located at the District clubhouse (the "**District Ballroom**") that may be rented by residents or non-residents for an event (the "**Event**"). The District Board of Supervisors (the "**Board**") has set the policies and fees for the use of the District Ballroom.

Reservation Procedures

People or organizations desiring to reserve the District Ballroom (the "**Event Sponsor**") must provide the District's Amenities Manager the security deposit (the "**Security Deposit**"), the rental fee (the "**Rental Fee**"), and a completed ballroom rental agreement (the "**Agreement**"), and a copy of the event sponsor's representative's state issued identification. The Amenities Manager can provide the current rental fees for the District Ballroom. The Event Sponsor may make no changes to the Agreement.

At the time the application is made, a check must be made payable to The Groves Community Development District for the amount of the Security Deposit and the Rental Fee. If the Event Sponsor cancels the Event in writing at least ten (10) days prior to the date of event, the Security Deposit and the Rental Fee will be refunded. If the Event Sponsor cancels the Event in writing within ten (10) days of the date of the Event, the Security Deposit shall be forfeited and the Rental Fee will be refunded. If the District cancels the Event at any time, the Security Deposit and the Rental Fee will be refunded. The Security Deposit is held when received. It will be returned fourteen (14) days after the event, if the Private Event Rental Agreement is adhered to and the facility is returned to the condition as outlined in the agreement.

Rental of District Ballroom

The Event Sponsor must be in attendance at the Event. A parent or adult must accompany children under the age of fifteen (15) in the District Ballroom. The maximum number of

participants at the Event shall not exceed the number of occupants as permitted by Pasco County and/or the Pasco County Fire Marshall. Event Sponsor is responsible for crowd management and occupancy guidelines as it refers to table and seating placement, including proper aisle ways, in compliance with Pasco County and/or Pasco County Fire Marshall and ADA requirements. Any violation(s) or fine(s) incurred as a result of improper set-up or procedures is the sole responsibility of the event sponsor. No alcoholic beverages will be allowed in the clubhouse, pool area, common areas, or the golf course unless purchased from the vendor located adjacent to the District Ballroom. **Any non-resident event must purchase all food from vendor located adjacent to the District Ballroom. Outside food or beverage may not be brought in to the facility from non-resident events unless it is a Class 6 rental, defined as a non-profit organization, and proof where food or beverage (non-alcoholic) is donated.** The Board reserves the right, in the sole discretion of the District Manager or Amenities Manager, to limit the frequency of use of the District Ballroom by any Event Sponsor or to cancel any scheduled Event without reasonable notice. If the District cancels the Event for any reason, the District shall not be liable for any costs or damages incurred by the Event Sponsor because of the District's cancellation of the Event. The District Ballroom includes only the indoor ballroom area. The pool area, grill, patio and other common areas are not included in the Agreement.

Closing Requirements

To guarantee your full Security Deposit is returned after the event, the Event Sponsor must complete the following items. There will be a fee incurred, if not completed.

Remove all trash from the building. (Please bring your own garbage bags. The dumpster is located outside the lobby doors to your left where you see the wooden fence double doors). \$25.00 fee if not completed.

Remove all items placed in the refrigerator and kitchen area during the Event by the Event participants and wipe down all counter surfaces. \$25.00 fee if not completed.

Sweep and mop the District Ballroom. (The cleaning supplies are located under the kitchen sink and the mop and bucket are in the storeroom area.) \$50.00 fee if not completed.

Clean all chairs and tables. Leave only six (6) round tables on the floor with eight (8) chairs at each table. (Return any remaining tables to rolling table stands. The chairs should be stacked in the storeroom no more than eight (8) chairs high.) \$50.00 fee if not completed.

Reservation Hours

The Event rental is a 4 hours timeslot including set up and cleanup. Should additional time be requested, additional charges will be incurred per the Clubhouse Rental Fee Schedule. The Event must end by 11:00 p.m. The Board reserves the right to close the Event early if there are any violations of these policies or the Agreement. Overage Fee: \$15.00 per 15 minutes. Overage time past scheduled rental time is deducted from the Security Deposit.

Damage to district ballroom

The Event Sponsor shall pay the District for the repair of any damage to the District Ballroom in excess of the Security Deposit.

Clubhouse Rental Fee Schedule

BALLROOM	Fee	Min/Add Fee*	Deposit	Cancellation
Class 1	\$0	\$0	\$0	\$0
Class 2	\$25 / hour	\$25 / hour	\$200	10 days
Class 3a	\$50 / hour	\$300 / 1-4 hours	\$200	10 days
Class 3b	\$300	\$120 1-4 hours	\$200	10/15 day
Class 3c	\$150 / hour	\$150 / hour	\$500	30 days
Class 4	\$100	\$230 1-4 hours	\$200	10 days
Class 6	\$100 flat fee	\$0	\$0	\$0

*** add'l per
hour fee after
initial 4 hour
rental**

CABANA	Fee	Minimum Fee	Deposit	Cancellation
Class 1	\$0	\$0	\$0	\$0
Class 2	\$10 / hour	\$10 / hour	\$50	5 days
Class 3a	\$1 person	\$15 1-4 hours	\$50	5 days
Class 3b	\$2 person	\$30 1-4 hours	\$100	10 days
Class 3c	N/A	N/A	N/A	N/A
Class 4	N/A	N/A	N/A	N/A

CARD ROOM	Fee	Minimum Fee	Deposit	Cancellation
Class 1	\$0	\$0	\$0	\$0
Class 2	\$10 / hour	\$10 / hour	\$50	5 days
Class 3a	\$1 person	\$15 1- 4 hours	\$50	5 days
Class 3b	\$2 person	\$25 1- 4 hours	\$50	10 days
Class 3c	\$25 / hour	\$25 1- 4 hours	\$50	10 days
Class 4	\$15	\$15 1- 4 hours	\$50	10 days

CRAFT ROOM	Fee	Minimum Fee	Deposit	Cancellation
Class 1	\$0	\$0	\$0	\$0
Class 2	\$10 / hour	\$10 / hour	\$50	5 days
Class 3a	\$1 person	\$15 1- 4 hours	\$50	5 days

Class 3b	\$2 person	\$25 1- 4 hours	\$50	10 days
Class 3c	25 / hour	\$25 1- 4 hours	\$50	10 days
Class 4	\$15	\$15 1- 4 hours	\$50	10 days

MEDIA ROOM	Fee	Minimum Fee	Deposit	Cancellation
Class 1	\$0	\$0	\$0	\$0
Class 2	\$10 / hour	\$10 / hour	\$50	5 days
Class 3a	N/A	N/A	N/A	N/A
Class 3b	N/A	N/A	N/A	N/A
Class 3c	N/A	N/A	N/A	N/A
Class 4	N/A	N/A	N/A	N/A

OUTDOOR DESIGNATED CLUBHOUSE AREAS

	Fee
Class 5	\$25 per participant / per event

KEY FOBS 7 max per household

Resident \$25 / 2 Fobs \$15 / 1 Fob

Guest Key Fobs \$10 Deposit each*

*The resident will designate the time frame for the activation of the guest key fob, not to exceed (2) two weeks. If the guest key fob is not returned within the designated time frame the deposit shall be forfeited.

Overage Fee \$15 per 15 minutes

Class 1 – All Events for Residents: defined as residents or tenants living in the Groves. Events and activities are open to all Groves residents i.e., bingo, bunco, karaoke, dancing, chorale, cards, fitness, Bible studies, social and travel club events/meetings, potluck, water aerobics etc (_____) add-in

Class 2 –Resident function: defined as a resident living in the Groves reserving the Clubhouse area for their personal use; strictly for use of family and friends of residents ;(a non commercial event). Examples: engagement parties, showers, weddings, receptions, anniversary, dinner events. (_____) add-in

Class 3a –Entertainment Event: defined as any entertainment that charges admissions for the resident of the Groves or guest. (_____) add-in

Class 3b –Resident/Non- Resident Sponsored event: defined as a personal business or commercial functions “sponsored” by a resident where the objective is to make or solicit sales, or any non-resident personal event where no admission fee is charged and the Grill operator is the caterer (birthday, anniversary, graduation parties, etc.).(Not like Class 3c) (_____) add-in

Class 3c –Non-Resident event: defined as any business like: School Board, Chamber of Commerce, Realtor meetings, Banks or other financial meetings, medical or insurance lectures, cosmetic, Life Screening or any event that makes a profit. (Local, State and Federal organization might be classified as Non-Resident event.) (_____) add-in

Class 4 –Not-for Profit events: Relay for life, charities, Knights of Columbus etc. Must provide proof of documentation stating Not-for-Profit status i.e Tax Exempt certificate and designate the charity receiving the donation.

Class 5 – Vendor(s) participation for designated outdoor Clubhouse or CDD areas

Class 6 – Golf/Pro Shop events: defined as any outside or non-resident event or tournament that has been arranged through the golf/pro shop.

After Party Clean-up Instructions

To guarantee your full deposit returned – Please do the following:

Remove all trash from the building. (Dumpster is located outside the lobby doors to your left where you see the wooden fence double doors.)

Remove all items from the refrigerator and kitchen area. Wipe down all counter surfaces.

Ballroom floor must be swept and mopped. (The cleaning supplies are under the kitchen sink and the mop & bucket are in the storeroom area.

Please wipe down all chairs and tables. Leave only nine (9) round tables on the brown squares of floor with eight (8) chairs at each table. (Return any remaining tables to rolling table stands. The chairs should be stacked in the storeroom no more than eight (8) chairs high.)

Bring your own garbage cans and bags.

Bocce Court Guidelines

The Bocce Courts are for use by Groves Residents and their guests only. The Bocce club plays on Mondays. There is a Bocce bulletin board in the Clubhouse with information on signing up to play with the Club. If you are playing on your own, please observe the directions for playing posted in the Bocce Area. Do not **loft or drop** Bocce balls. Roll

them **gently**. Do not **strike** backboards with balls rolled with force. Do not allow children to play in the area unattended.

Dog Park

The Dog Park is for use by Groves Residents and their pets only. All residents are responsible to keep their pets under control at all times. You are responsible to clean up after your pet. There are bags, waste disposable cans and water available to you in the Dog Park Area. Please observe all posted signage. Periodically the park may be treated with chemicals that would prevent the use of the park for extended periods of time. Use care and caution when entering, parking and leaving the Dog Park area. Do not obstruct the sidewalks when parking your golf carts or vehicles. General reminders: Usage Guidelines

1. Dogs must be legally licensed and have a current vaccinations.
2. Dogs must be leashed upon entering and leaving the off-leash dog areas.
3. Dogs that have attacked or bitten any person or another person's pet shall be constituted as a nuisance and are prohibited.
4. Female dogs in heat are prohibited.
5. The dog's owner/handler must remain in the dog area with the dog.
6. Dog Park hours are from dawn to dusk.
7. Residents and members will use the park at their own risk.
8. No other animals may be brought into the fenced area.
9. Children under 10 years of age are not permitted in the park.
10. Never leave dogs unattended.
11. Pinch, choker chains and spiked collars must be removed from dogs prior to entering the dog park.
12. Dogs under 4 months of age are prohibited.
13. All dogs must be under control of an adult resident (18 years or older), and there is a limit of 3 dogs per adult.
14. The dog's owner/handler is responsible for all actions of their dog.
15. Small bite sized dog treats are permitted.
16. Glass containers, food in bowls, long lasting chews and human food are not allowed.
17. The dog's owner/handler must stop their dog from digging and are responsible for filling any holes their dog makes.

Fitness Room Guidelines

The equipment is for use by Groves Residents and their guests only. Please observe the following rules: Bring a towel to wipe down the equipment when you are done. If others are waiting please limit your time to 30 minutes. Do not remove free weights from the fitness room. Do not move any of the equipment. The use of the equipment is at your

own risk. You must be at least 18 years old to use the equipment. Adults between the ages of 18 to 22 years old **MUST** be accompanied by a Groves Resident. General reminders: Usage Guidelines

1. All residents and guests are encouraged to consult their physician before beginning an exercise program.
2. Appropriate attire including shorts, shirts and closed toed athletic footwear must be worn at all times in the fitness center. No black soled shoes or cleats.
3. All equipment must be wiped down before use with the wipes and/or spray provided.
4. Food is not permitted in the Fitness Center.
5. Water or other sport drinks must be contained in non-breakable spill-proof containers.
6. When using cell phones in the Fitness Center, please keep your phone ringer on vibrate, and accept/make calls outside of the building.
7. Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
8. All instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with management.

All concerns, equipment malfunctions, and maintenance needs should be reported to the staff

Spa Guidelines

The Spa is for use by Groves Residents and their guests only. Hours of operation are from dawn until dusk. The maximum water temperature is 104 F, maximum exposure time is 15 minutes and maximum number of occupants is eight (8) people. Persons who are under the age of sixteen (16) years of age shall not be permitted to use the Spa unless under the supervision of an adult Owner or a lawful occupant over the age of twenty-two (22) years. Please remember that pregnant women, small children, people with health problems and people using alcohol, narcotics or other drugs that cause drowsiness should not use the spa without first consulting with a Doctor. Remember there is no life guard on duty and the use of the spa is at your own risk. Call 911 in the event of an emergency.

Swimming Pool Guidelines

The Groves CC & R item 11.28 states: Persons who are under the age of sixteen (16) years of age shall not be permitted to use the Pool and surrounding Pool Areas unless under the supervision of an adult Owner or a lawful occupant over the age of twenty one (21) years, except in some cases and under such conditions as the CDD may from time to time establish and require. Parent and/or guardians shall be responsible for all actions of their minor children at all times in and about The Groves Golf & Country Club. Declarant shall not be responsible for any use of the facilities by anyone, including minors.

The Pool is for use by Groves Residents and their guests only. Hours of operation are

from dawn to dusk. You must shower prior to entering the pool. No food, drink, glass or animals in pool or on pool deck. There is a maximum of 112 persons allowed in the pool at one time. Refrain from running, rough play or boisterous behavior. Remember there is no life guard on duty and the use of the swimming pool is at your own risk. Call 911 in the event of an emergency. All residents and guests must be in possession of a security fob issued by the Amenities Manager when using the pool.

Tennis Court Guidelines

The tennis courts are for use by Groves Residents and their guests only. The Tennis (Racquet) club plays on Mondays, Wednesdays, and Fridays from 8:00 a.m. to 12:00 Noon. There is a Racquet Club bulletin board in the Clubhouse with information on signing up to play with the Club. If you are playing on your own, please observe the directions for playing posted in the Tennis Area. Courts are to be used for tennis play and practice only. No skate boarding, rollerblading, bicycling or pets are allowed. No minors (under the age of 18) unless accompanied by an adult. Proper attire is required at all times. (Shirts must remain on) Please keep gate closed at all times.

RV/Boat Storage Area Guidelines

The District shall permit the use of a numbered storage space by Renter in the designated "RV/Boat Storage Area" located in the District. The use of the space designated shall be solely for storage of a vehicle, boat, motor home or trailer by the Renter who agrees, in consideration of the use of the space, to observe and abide by all of the covenants and conditions hereof, and any and all rules and regulations now or hereafter governing the use of the space and RV/Boat Storage Area as contained and stated in **The Groves Community Development District Storage Space Agreement**.

Fee Schedule:

Vehicle/boat, motor home or trailer:

Resident

up to 24' \$50 per month 25' or greater not to exceed 45' \$65 per month

Non-resident

up to 24' \$100 per month 25' or greater not to exceed 45' \$130 per month

Key Deposit of \$20.00 and is refundable as such time the key is returned

CONSEQUENCES FOR GENERAL FACILITY POLICY AND GUIDELINES VIOLATIONS

Policy Enforcement

Please be aware that staff must protect the rights and privileges of rule-abiding residents and that inappropriate behavior will not be tolerated. Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual using the Clubhouse facilities or District property. Any type of harassment or disrespect to staff or other residents and members is strictly prohibited. All patrons are responsible for compliance with the rules and regulations established for the safe operations of all the facilities. For severe violations or anyone continuing to violate clubhouse rules, individual(s) may be refused access to the clubhouse and its amenities. The staff reserves the right to ask residents and guests to leave the facilities and suspend their privileges. The staff retains the full right to contact the local law enforcement agency and have violators trespassed permanently from any District property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted and a written warning may be issued. Documentation of incidences will be kept on file.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

Consequences

1. *Warnings:* The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
2. *Suspensions:* All suspensions will be treated on a case by case basis. Consequences and decision outcomes will be determined by the management. Any suspension of privileges from District property, which resulted from Policy and Guideline violations, may be issued as follows:
 - 3 days
 - 7 days
 - 1 month

- 3 - 6 months
- Indefinite