

Amenities Policy

Social/ Billiards Room	Pool Pavilion	Theatre	Fitness Room
Pool & Spa	BBQ Grills	Carts	

➤ **General**

- The various amenities in Florescia are available for individual Owners' use at no charge.
- Owners are responsible for any damage caused in the use of any of the amenities, including any damage caused by their children or guests.
- The Association reserves the right to request a security deposit from the unit Owner at the time a reservation is made for the use of the social/billiards room, pool pavilion, or theatre.
- The Association will collect a security deposit in the amount of \$500.00 from any unit owner who has previously been noticed for violating the amenities rules and regulations or amenities policies; and/or if the size of the gathering exceeds 25 persons for a private event.
- Owners are responsible for leaving all areas clean, and in their original state. If an Owner finds that the room is not clean when the Owner has reserved it, the Owner must notify the manager or the privacy officer immediately.
- The Florescia Board of Directors may need to approve requests by unit Owners for exclusive use of an amenity for a private social function.
- The Association reserves the right to give scheduling preference for community social activities during major holiday periods and on special occasions, e.g. Super Bowl.
- To ensure fairness for all Owners, in season (November-April) and during major holiday week periods, amenities may not be reserved by the same Owner more than one time per week.
- When there is no reservation, amenities are available on a first-come, first-serve basis.
- Children shall be under the direct control of a responsible adult.
- Smoking is **prohibited** in all common areas.

➤ **Reservations**

- Owners who wish to use the social/billiards room, pool pavilion, or theatre for their own private function must reserve the room by completing a reservation form in the manager's office. Reservation requests for private functions will be accepted by email if accompanied by a signed reservation form.
- Reservations can be made 60 days in advance and will be handled on a first-come, first-serve basis. If multiple reservation requests are received 60 to 55 days prior to the requested date, a lottery will be used to select the appropriate Owner. Owners who have

reserved the same time period in previous years will be given a lower preference in the lottery.

- Reservation requests by Owners' guests will not be accepted.
- As a courtesy to other unit Owners, cancellation notice must be given to the manager's office at least twenty-four (24) hours in advance of the reservation date.

➤ ***Social/Billiards Room & Pool Pavilion***

- Owners are responsible for cleaning the social/billiards room and pool pavilion (including the kitchen and patio areas, if used) immediately after using the room. All trash should be disposed of in the trash chute. If the social/billiards room or the pool pavilion is not properly cleaned, the Owner will be charged a cleaning fee at a minimum rate of \$30/hour.
- If an Owner finds that the room is not clean when the Owner has reserved it, the Owner must notify the manager or the privacy officer immediately.
- The unit Owner is responsible for any damages that may occur during the use of the facilities and must report damage to the manager.
- If the kitchen area is used:
 - All trash must be removed and disposed of in the trash chute.
 - All dishes, glassware, and utensils must be washed, dried and put back in their original places. Dishwasher supplies are located under the sink.
 - Floors and counter tops must be free of grease and debris.
 - The oven and refrigerator must be clean and free of debris.
 - Left-over food must be removed from the refrigerator.
- **NO glass** is permitted in the pool and spa areas, the grill and pool pavilion areas, and inside the pool pavilion.
- Glass is permitted **inside** the pool pavilion **ONLY** under the following conditions:
 - Functions for which the pool pavilion is reserved.
 - The unit Owner must sign a Pool Pavilion Glass Waiver to assume all responsibility for glass inside the pool pavilion for each reserved function.
 - Failure to comply with the above rules will cause the event to be terminated.

➤ ***Theatre***

The theatre is secured by a Fob control. When an Owner wishes to use the theatre:

- Reserve the theatre with the office staff during normal office hours.
- **Sign a reservation form and pick up the remote at the front desk.**
- Owner agrees to take responsibility for locking/securing the theatre after its use.
- The Unit Owner is responsible for leaving the theatre clean. If the theatre is not properly cleaned, the Owner will be charged a cleaning fee at a minimum rate of \$30/hour.
- When you open the theatre for your event, check to make sure the room is clean and orderly. If it is not, please notify the manager or privacy officer on duty to report the room condition.
- When you are finished using the theatre, the Owner is responsible for ensuring that the equipment and lights are turned off and the theatre is locked.
- **Return the remote to the person on duty at the front desk; if there is no one on duty return the remote the next morning.**

➤ ***Fitness Room***

- Hours: 7:00am – 10:00pm. No exceptions.
- No person under the age of 16 may enter or use the fitness center unless accompanied by a supervising adult.
- Exercise equipment in the fitness center must be returned to its proper location after use.
- When finished using the equipment, please clean the equipment you used.
- If you have any medical or physical concerns, please use this facility with a companion.

➤ ***Pool & Spa***

- Hours: Dawn to dusk
- **NO glass** is permitted in the pool and spa areas, the grill and pool pavilion areas, and inside the pool pavilion. Only paper, plastic or metal containers and dishware are allowed.
- No loud or disturbing noises are permitted in the pool/spa areas and the pool pavilion.
- Children under the age of 12 must be accompanied by an adult.
- For health reasons, children under 12 are not permitted in the spa.
- Incontinent persons and non-toilet trained children must wear protective attire (i.e. rubber swim pants or waterproof diapers).
- No running or loud, boisterous games permitted.
- Proper attire (swimsuit cover-up, shoes or sandals) must be worn in all interior common areas.

➤ ***BBQ Grills***

- BBQ grills (3) located in the pool area are available on a first-come, first-serve basis.
- After using the BBQ grills:
 - With the grill on high, scrub the grill rack with the brush provided.
 - Turn the grill OFF.
 - Close the grill cover.
- Dispose of trash in trash can next to the grill area.

➤ ***Carts***

- Shopping carts and luggage carts should only be used in the **service elevators**.
- Return carts promptly to their proper location in the service elevator foyers in the garage so that other owners may use them as needed.