CORAL LAKES COMMUNITY ASSOCIATION, INC.
MASTER ASSOCIATION MEMBERSHIP GUIDE

APPROVED RULES & REGULATIONS

NOVEMBER 7, 2024

- CC&Rs are a legally binding document that regulates what you, as a property owner, can and cannot do with your property.
- CC&Rs are enforced by the homeowner's association (HOA).
- All properties in the community must abide by the area's CC&Rs. When buying a property in an HOA community, you will have to sign a document stating that you have read the CC&Rs and agree to abide by them.
- CC&Rs are enforced through property inspections. Failing to abide by the CC&Rs might result in verbal or written warnings, penalties, and even a lawsuit.

AMENITIES HOURS OF OPERATION

The Board of Directors sets the hours of operation, and these hours may change without notice. The hours of operation are:

Fitness Center:	Daily	4:30 AM – midnight
Clubhouse:	Daily	4:30 AM – midnight
Pool:	Daily	Dawn to Dusk
Tennis Courts:	Daily	Dawn to Dusk
Basketball Courts:	Daily	Dawn to Dusk
Playground:	Daily	Dawn to Dusk
Volleyball Court/Bocce:	Daily	Dawn to Dusk

<u>All equipment borrowed for use at the amenities must be returned one half-hour prior to closing.</u>

MEMBER PRIVILEGES

Membership is for all owners of record legal title, their residing spouses, tenants, and their residing children.

ACCESS TO THE AMENITIES: Current Owners and applicable members of their families, shall have two amenity cards, two vehicle clickers and one MyQ App. If some reason these devices are damaged, lost, and other, Owners are responsible to replace these devices at Owner's expense. Owners are required to ensure their tenants have these devices as well. Loss of the devices should be reported to the Property

Management Company, at which time a replacement device will be issued for a fee. Members shall not lend or give their device to others for any reason, and to do so will result in suspension of privileges. Please be advised that each resident is responsible for the actions of their children, family members, tenants, guests, invitees, contractors, and other persons.

GUEST & RELATIVES OF OWNERS OR TRANSFEREES

Members may not have more than four guests outside of their immediate family at one time at the amenities, unless approved by the Board of Directors and Management Company.

CLUBHOUSE:

- All Residents are required to complete the rental application to rent the clubhouse. The Management Company and Board are responsible for the clubhouse calendar usage. Residents using any area of the clubhouse are responsible for leaving it clean after its use.
- All residents are to be respectful of Association employees and are not permitted to reprimand association employees, vendors, or contractors or in any way interfere with the management of the facilities.
- All persons using the facilities must abide by all the rules and regulations which govern the Community's common areas and as stated herein.
- All persons using the facilities must have a valid access device and may be required to produce identification while using the amenities.
- Guests must be accompanied by a Coral Lakes resident while in the clubhouse.
- AGE REQUIREMENT: Children under the age of 14 must be accompanied and directly supervised by a person 18 years of age and older. <u>No child under 14 years of age is allowed to be left unattended in the clubhouse area.</u>
- Parents shall always be responsible for the conduct of their children. One parent may not accompany more than four children outside of their immediate family.
- Wet bathing suits/clothing is not allowed in the clubhouse.
- The clubhouse air conditioning and other controls throughout the facility are preset. Unauthorized persons shall not tampering with or adjust the heating, air-conditioning, stereos, or any other devices.
- No loud music is permitted in the facility.
- Skateboards and/or roller skates are not allowed in the clubhouse.
- All bicycles are to be parked in the bicycle rack.
- Subscriptions, advertisements, petitions, or notices that do not concern the Homeowners' Association's affairs shall not be distributed or posted on Association property without prior approval from the Management Company or the Board.
- Food and drinks are limited to the kitchen/ dining room only.
- No smoking or vaping is allowed within the Clubhouse area.
- Pool table should be covered after each use.
- <u>Use of Alcohol</u>: Coral Lakes BOD doesn't condone the use of alcohol.

FITNESS CENTER:

- Residents and their families, guests, and transferees – use the fitness room at your own risk.
- AGE REQUIREMENT: Children under the age of 16 are NOT PERMITTED in the fitness room unless accompanied by an adult at least 18 years old.
- Residents and Guests and Transferees are required to bring a towel to the weight room.
- Please use the cleaning materials provided to wipe the equipment dry.
- No excessive banging or throwing of weights allowed.
- No mishandling or abuse of the equipment is permitted.
- FITNESS EQUIPMENT must be returned to the appropriate rack.
- Please use headphones when listening to audio programming.
- No loud or obnoxious noise while working out.
- No open containers or food are allowed in the fitness center. Plastic, spill-proof water bottles are permitted.
- No smoking or vaping is allowed within the fitness center area.
- DRESS CODE: Fitness shoes must always be worn. No sandals, dress shoes or open-toed shoes are allowed. Bathing suits are not permitted. Proper attire is Gym shorts/pants, shirts and/or appropriate warm-up suits. Under no circumstances will anyone be allowed in the weight room bare-chested.

SWIMMING POOL

- Residents, transferees and guests are entitled to the use of the pool during pool hours, unless otherwise posted. <u>There is no lifeguard on duty, swim at your own risk.</u>
- CHILDREN: 14 years of age or older is allowed to be in the pool without supervision. Children under the age of 14 years MUST be supervised by an adult 18 years or older.
- Diaper-age children and incontinent persons must have swim diapers to use the pool. They are never allowed in the spa at any time.
- **CHILDREN:** 14 years of age or older to use the spa without supervision. Children under 14 are not permitted in the spa at any time.
- Parents shall be responsible for the conduct of their children at all times. One parent may not accompany more than four children outside of their immediate family.
- Bikes, skateboards, and ball playing are not allowed in pool or pool area.
- Towels may not be used to reserve chairs for more than one hour.
- No smoking or vaping is allowed within the pool area.
- Approved water-safety rings, pool noodles, water wings, and personal flotation devices are permitted. No other flotation devices of any kind (i.e. rafts, boats, etc.) are allowed in the pool or spa.
- Shower before entering the pool or spa.
- Proper bathing suits must be worn. The wearing of street clothing is not allowed in pool.
- Pool furniture is not allowed in the pool and must not be removed from the area.
- Running, pushing and boisterous play is never allowed in the pool area. Diving is not permitted under any circumstances.
- Headphones are encouraged when listening to audio programming. No radios allowed.

- Persons with open sores, cuts or communicable diseases may NOT enter the pool or spa. This is a County Health code requirement.
- Pets are not permitted in the pool/spa. Only qualified assistance animals are permitted on the pool deck, but not in the pool. This is a County Health code requirement.
- No glass containers allowed anywhere in the pool area. No food allowed in the pool/spa or the pool apron (within 4 feet of the pool/spa).
- Tables should be cleaned after use. Trash should be bagged and disposed of properly.
- Umbrellas must be closed before you leave.
- The Management Company or Board may block off times during which the pool will be reserved for meets, water aerobics, and other special functions.

Anyone who does not adhere to these guidelines will be asked to leave the pool/spa area IMMEDIATELY.

PARKS

- Parks will only be open from dawn to dusk.
- Keep parks clean by placing all garbage and refuse in proper containers.
- No glass beverage containers allowed.
- No unlicensed vehicles allowed.
- No discharging of firearms or fireworks.
- The speed limit is 10 MPH.
- Parking is only allowed in designated areas.
- Operating a motorized vehicle within the park except on roads and parking lots is prohibited.
- The abuse of alcoholic beverages or intoxicated behavior in the park is not permitted.
- Littering and dumping, not permitted.
- Excessive noise not permitted.
- Vehicles left overnight/ Please refer to the approved Towing Policy
- Parking or Driving on the grass is not permitted.
- Selling goods and services, not permitted.
- Soliciting funds or donations, not permitted.
- Fires except in barbecue grills, not permitted.
- Vandalism and disorderly conduct are not permitted.
- Removal or destruction of vegetation not permitted.

FIELD AREA

- The field area can only be used from dawn to dusk. NO EXCEPTIONS
- Field use is primarily for organized activities and sport practice. Loitering is not permitted.
- Do not lean or climb on nets, fences, etc.
- Vehicles are to be parked in the provided parking spaces/lot. Parking or driving on grass is prohibited. Vehicles will be towed at the owner's expense.

TENNIS & PICKLE BALLS /BASKETBALL/VOLLEYBALL COURTS

- The operating hours are daily from dawn to dusk.
- Residents, transferees, and their guests shall have the right to use the Community courts at any time the tennis/pickle ball courts are open.
- Courts are not to be used when nets are lowered. Courts are not to be used for any purpose other than tennis or pickle ball.
- AGE REQUIREMENT: Children under 14 years of age must be accompanied and directly supervised by an adult.
- No open containers or food are allowed on the tennis/pickle ball courts. Plastic, spill-proof water bottles are permitted.
- Skateboards and/or roller skates are not allowed on the tennis/pickle courts.
- Do not lean or climb on nets, fences, etc.
- No drawing with chalk and other products on the tennis courts.
- No vehicles, including golf carts, mopeds, ATV or other motorized vehicles may be driven on the courts.

TENNIS DRESS CODE:

- Tennis shoes must always be worn. (Black-soled shoes or jogging shoes are not allowed. It damages the courts).
- Wearing bathing suits on tennis court is not allowed.
- Attire shall consist of: shorts, shirts, skirt and/or appropriate warm-up suits. **BASKETBALL DRESS CODE:**
- Basketball shoes must always be worn. (Black-soled shoes or jogging shoes are not allowed. It damages the courts).
- Wearing bathing suits on basketball court is not allowed.
- Attire shall consist of: shorts, shirts, skirt and/or appropriate warm-up suits. **VOLLEYBALL DRESS CODE:**
- Attire shall consist of shorts, shirts, skirt and/or appropriate warm-up suits or bathing suits.

LAKES

- The lakes are designed for visual enjoyment. Swimming is NOT permitted.
- Only catch and release fishing is permitted from your own backyard. You may not walk through another homeowner's yard to access a lake without permission from the homeowner.
- No watercraft of any kind shall be allowed on the lakes except for routine lake maintenance.
- No feeding or disturbing alligators when present in the lakes. <u>This is a violation of State Law.</u>
- No feeding of any wildlife other than small birds from free-standing bird feeders.
- No waste of any kind is to be deposited into the lakes.

CLUBHOSE RENTAL FOR PRIVATE EVENTS:

Please refer to the association approved Clubhouse Rental application with approved Guidelines.

TRASH DISPOSAL:

- All garbage/recycle containers must be stored in the garage or on the side of the house so as not to be visible from the street. Recycle/garbage containers stored on the side of the house must be stored behind a vinyl fence or shrubs of adequate height to cover. Garbage cans may not be stored within 15 feet of a neighbor's patio or lanai. All cans must be kept sanitized and should be cleaned on a recurrent basis.
- All garbage cans to be set out no sooner than 24 hours before pickup and put away no later than 24 hours after pickup.
- Garbage in plastic bags should be placed on the curb after 6:00 AM on garbage collection day to minimize bag breakage by wildlife.
- Bulk Trash pickup, please contact the City of Cape Coral for scheduling.
- Bulk garbage shall not be dumped in any common areas, including the fields and clubhouse.

VEHICLE PARKING/TOWING:

- Please refer to the approved Vehicle Parking and Towing Policy.
- The speed limit within the community is 15-20 miles per hour unless otherwise posted.

CLOTHESLINE

- Clotheslines cannot be visible from the parcel's frontage, an adjacent parcel and now common areas.
- Clothesline permanent lines are not allowed.

NEW LANDSCAPE INSTALLATION:

- ARC Application is required.
- Fruit trees are not permitted to be planted in the Community.

HOME MAINTENANCE & GENERAL RULES

- BBQ grills must be stored in areas where they are not visible from the street.
- ROOF: Missing tiles must be restored, and cleaning of roof is required to remove mildew.
- DRIVEWAYS: Owners are required to pressure clean driveways to remove mildew.
- WINDOWS: Broken windows must be replaced/repaired in a timely manner.
- GARAGES: Any damaged or dented garages must be repaired/replaced in a timely manner.
- FRONT UNIT DOORS: Any damaged or dented doors must be repaired/replaced in a timely manner.
- HURRICANE SHUTTERS: Must be installed no sooner than 48 hours prior to the projected landfall of a named storms and to be removed seven days after the storm passes. Shutters for snowbirds are allowed to be closed when away if they match home or are white.
- HOLIDAY DECORATIONS: To be installed thirty days prior to any Holidays and to be removed fourteen days after.
- ADDITIONAL DECORATIONS & LIGHTING ON COMMON GROUNDS: Are not permitted.
- SATELLITE DISHES: ARC approval is required.

- BASKETBALL HOOPS: Private basketball hoops cannot be left on the street or on sidewalks when not in use. Basketball hoops should be stored in the garage or next to the house in the driveway when not in use.
- EXTERIOR MODIFICATIONS: ARC approval is required.
- FIREWORKS: Fireworks and excessive noise are not permitted.
- PRIVATE BUSINESS: Solicitation of any kind is not permitted.
- ADVERTISEMENTS: Subscriptions, petitions, or notices that do not concern the Homeowners' Association's affairs shall not be distributed or posted on Association property.
- ASSOCIATION VENDORS: Residents should not contact any community vendors with any issues. Please contact the Management Company or Board of Directors.

PETS/ANIMALS:

- For restrictions on pet weights, breeds, and rules, please refer to the Governing Documents.
- Pet/Animal waste must be disposed of properly in enclosed containers located throughout the community.
- Pets/Animals must walk on a leash. Only common household domestic pets/animals are permitted in the community. Pets/Animals are allowed to remain on the porch or patio only if the owner is present with them.
- Pets will not be allowed in the following common areas under any circumstances: basketball courts, tennis courts, volleyball courts, pool area, playground, and clubhouse. (Qualified assistance animals excluded, however they must be on leash).
- Pets/Animals are not permitted to defecate on someone else's private property.

LEASES/RENTAL OF UNITS: Owners are required to submit a lease application and an security deposit equal to one month rent at current market value before moving in. This is mandatory. Owners leasing their homes are responsible for the actions of their tenants. Owners of leased units are not released from any obligation to abide by the Community rules and regulations or to ensure that their tenants are aware of and abide by the community rules and regulations. Owners are required to provide the Association Rules & Regulations to their tenants before moving in.

I _____ hereby acknowledge that I have read and understood the Coral Lakes Association Rules & Regulations.

Signature_____ Date: _____