

1 **ADMINISTRATIVE CODE AC-I OF THE KINGS POINT WEST**
2 **RECREATIONAL FACILITIES RULES ASSOCIATION, INC.**
3 **(a not-for-profit corporation of the State of Florida)**
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5
6 **RULES AND REGULATIONS**
7

8 **SECTION I.**
9

10 This Document is a legal and binding supplement of the Articles of Incorporation and its Bylaws as
11 set forth and prescribed therein of the Rules Association.
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14 **SECTION II. SPECIFIC RULES AND REGULATIONS**
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16 The Rules and Regulations set forth herein are defined in the Declaration of Condominium, which
17 is signed and agreed upon by each unit owner Lessee. These Rules and Regulations are adopted by
18 and may be modified by a representative association of owners, the Recreational Facilities Rules
19 Association, in accordance with the provisions regarding rule-making set forth in the Bylaws and
20 the Articles of Incorporation. The Rules and Regulations set forth the long-term standards for
21 conduct and are distinct from the Clubhouse Policies which are for the day-to-day operation of each
22 facility. The Clubhouse Policies shall be consistent with and may be used to implement the Rules
23 and Regulations of the Recreational Facilities Rules Association.
24

25 **A.** The Facilities Management Company and Security Officers are charged with the
26 enforcement of these recreational rules, regulations and policies for the benefit of the health,
27 safety, and welfare of the residents and their guests. You are required to follow their
28 instructions and decisions as to use of the facilities, including priority and length of use.

29 **NOTE: IF YOU FAIL TO COMPLY WITH THE INSTRUCTIONS AND/OR DECISIONS**
30 **OF STAFF OR SECURITY OFFICERS, STAFF MAY NOTIFY THE APPROPRIATE**
31 **LAW ENFORCEMENT AUTHORITIES AND/OR SUSPEND OR REVOKE YOUR**
32 **CLUB PRIVILEGES.**
33

34 **B.** The South Clubhouse facility serves alcoholic beverages for consumption in certain
35 limited areas. The North Clubhouse facility allows residents to bring their own alcoholic
36 beverages to certain specified events. Service of alcoholic beverages and the permission to
37 bring alcoholic beverages to an event are privileges allowed only insofar as they are
38 consistent with the health, safety, and welfare of all the residents and their guests.

39 **NOTE: IF YOU ABUSE THESE PRIVILEGES OR FAIL TO COMPLY WITH THE**
40 **SPECIFIC POLICIES PERTAINING TO ALCOHOLIC BEVERAGES IN THE**
41 **CLUBHOUSE POLICIES OR THE INSTRUCTIONS AND/OR DECISIONS OF STAFF**
42 **OR SECURITY OFFICERS, STAFF MAY NOTIFY THE APPROPRIATE LAW**
43 **ENFORCEMENT AUTHORITIES AND/OR SUSPEND OR REVOKE YOUR CLUB**
44 **PRIVILEGES.**
45

46 **C.** If you abuse clubhouse property or equipment, you will be held financially
47 responsible for any damage to such property or equipment. In addition, you are also
48 financially liable for any damage caused by your guests.
49

50 **D.** As a resident, you will be held accountable for the actions of your guests.

51 E. Unless accompanied by an adult, you must be 18 years of age or older to use the
52 clubhouse facilities. Additional age restrictions may apply regarding attendance at certain
53 events as posted by Facilities Management.
54

55 F. By Florida State Law, you must be 21 years of age or older to consume alcoholic
56 beverages at any function where alcoholic beverages are present. As well, you must be 21
57 years of age to sit at the bar and be 18 years of age or older to play billiards and bingo.
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59 G. SMOKING REGULATIONS: In compliance with the Florida Clean Air Act,
60 Chapter 386, Florida Statute, Part 2, all portions of the clubhouse facilities are non-smoking.
61 Smoking is permitted only in specifically designated outdoor areas.
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63 H. Residents and guests are required to wear proper attire including shoes, shirts and
64 closed cover-ups over DRY garments while in all areas of the clubhouse with the exception
65 of the pool and fitness centers.
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67 I. You may not bring your pets into the Recreational Facilities or the adjacent
68 recreational areas, with the exception of service dogs.
69

70 J. The Recreational Facilities are for the primary use of Kings Point residents and their
71 guests. Any club, association, society, or other group shall not use the Recreational Facilities
72 to promote any religious, political, charitable, fraternal, or civic activity. The clubhouse
73 facilities are for the use of all residents. Please respect each resident's reasonable rights to
74 equitable use of the clubhouse facilities.
75

76 K. All residents are eligible for membership in any organized group using the clubhouse
77 facilities.
78

79 L. All Kings Point clubs, groups, organizations and classes using the clubhouse
80 facilities should try to maintain a membership of 75% Kings Point residents. The remaining
81 numbers may be composed of Sun City Center Community members.
82

83 M. The Recreational Facilities Management will coordinate, schedule and approve all
84 requests for clubhouse facility use.
85

86 N. All classes are open only to Kings Point residents and their registered guests.
87

88 O. No signs of any sort may be erected or posted without Lessor's approval.
89

90 P. Supplemental rules and regulations, which may be promulgated, shall be posted in
91 specific areas as needed. All residents will be responsible for reading and abiding by them.
92

93 **SECTION III. BADGES AND PASSES**
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95 A. **Use:** Any time you use the clubhouse facilities or transportation systems; you must wear
96 your badge or have it on your person and be able to produce it at the time of request. You will be
97 denied use of the clubhouse facilities and transportation systems if your badge is not visible or if
98 you are unable to produce it. See Clubhouse Policies for applicable fee schedules.
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100

101 **1. Overall Use:** Unless as otherwise stated, the maximum number of Badges per unit
102 will not exceed the units designated living capacity as governed by the respective
103 Associations Governing Documents and Florida State law.
104

105 **B. Resident Owner Badges**

106 **1. New and Resale Resident Owner Badges:** You must submit proof of
107 ownership (a copy of the resident transfer verification form obtained from the Property
108 Management Company) and your personal identification (drivers license or similar
109 document) to the Facilities Management Company in order to obtain a resident badge.
110 Family members living within the same unit will also receive a resident badge. Resident
111 owner badges will not be issued until all agreements are satisfied and the Association
112 has approved the transfer verification form.

113 **2. Annual Resident Badge (up to 365 days):** This badge is designed for
114 immediate family members, significant others and individuals who live in a unit but are
115 not listed on the owner's deed. You must present personal identification showing the
116 unit owner's address (driver's license with a picture ID or similar document) along with
117 the unit owner's badge and written approval of the unit owner.
118

119 **C. Lessee ID Badges:** If you lease or rent your unit, owners must surrender their badges in
120 compliance with Florida Statute 718.106. Lessee badges will not be issued without compliance by
121 the owner. The Lessee badge will be issued by presenting personal identification to the box office.
122 Upon request, a yellow badge will be issued to the unit owner to attend board and membership
123 meetings.
124

125 **D. Guest Badges or Passes:** As a resident, you may apply for a guest badge or pass upon
126 presentation of your resident badge. Alternatively, your guest may apply for a guest badge or pass if
127 your guest presents your resident badge and a signed letter of permission from you.
128

129 Residents are limited to four (4) guest badges or passes at a time. Day guest passes shall not exceed
130 ten (10) days in length.
131

132 Guest badges or passes are not required for touring visitors when accompanied by a resident. A
133 guest who does not have a guest badge or pass, however, may not use the clubhouse facilities, with
134 the exception of specially designated activities.
135

136 A guest of a unit owner will qualify for a guest badge or pass provided the following requirements
137 are be satisfied:
138

139 **1. Issuance:** No guest badge will be issued in advance of such guest's arrival.
140

141 **2. Day Guest Passes:** Guests expected to stay for up to ten (ten) days will be issued a
142 pass without a picture.
143

144 **3. House Guest Badge:** Guests expected to stay more than ten (10) days but less
145 than three hundred sixty five (365) days shall be issued a House Guest badge
146 including a picture and an expiration date. An application for this badge requires
147 the guest to be accompanied by the unit owner or, submission of the unit owner's
148 badge and written approval from the unit owner. These badges are offered on a
149 single monthly basis or can be obtained one time in a block (example: 2, 3, 4 months)
150 up to but not to exceed twelve (12) months

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4. **Age:** Children under the age of 18 do not require a badge; however, an adult with a badge must accompany them at all times.
 5. **Misuse:** Any guest misusing the Recreational Facilities will be denied admittance for the remainder of his or her stay and be required to surrender his or her Badge or pass.
 6. **Replacements:** Lost badges/passes are subject to a non-refundable replacement fee.
- 160 **E. Local Area Guest Badges:** Residents of Sun City Center West will be able to attend
161 designated planned activities and events in the clubhouse facilities if they maintain residency in a
162 recognized Sun City Center neighborhood.
- 163
- 164 **F. Caregiver Badges:** Caregiver badges are for a 3-month period and must be worn at all
165 times in the Recreational Facilities. This applies only if you are a caregiver planning to use the
166 Recreational Facilities or the transportation system with the resident.
- 167
1. **Caregiver:** A person required to provide medical or health-related assistance for a Kings
168 Point resident.
 2. **Eligibility verification:** Individuals authorized by a written physician's letter are to be
169 deemed a caregiver for a specific resident up to a 3-month period when:
 - 170
171 a. The caregiver is one who accompanies a Kings Point resident who will be using the
172 Recreational Facilities for a method of rehabilitation, transportation system or recreation.
 - 173
174 b. The Kings Point Resident or guardian completes the proper form supplied at the business
175 office and provides a note from a Physician. The caregiver must be present and provide a
176 photo identification to be kept on file in the business office.
 3. **Restrictions:**
 - 177
178 a. Only two Kings Point Photo Caregiver Badges will be issued per unit.
 - 179
180 b. Caregivers may not utilize the Recreational Facilities or transportation system without the
181 Kings Point Resident.
 4. **Forfeiture:**
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183 a. Anyone obtaining a caregivers badge under false pretences will have his or her caregivers
184 status immediately forfeited.
 - 185
186 b. Anyone found abusing the caregivers privileges/restrictions will have his or her
187 caregivers badge forfeited immediately.
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- 194 **G. Miscellaneous Requirements:** the following shall apply at all times and in all cases.
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1. All persons moving to a different place or residence are responsible for turning in or
196 updating their badges at the badge office in the North Clubhouse. No person shall be held
197 responsible for another person's badge responsibilities.
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201 **SECTION IV. SWIMMING POOL AND WHIRLPOOL RULES AND REGULATIONS**

202
203 **A. RULES FOR ALL POOLS AND WHIRLPOOLS**

- 204 1. Resident/Guest badges or passes required at all times.
205 2. Report all injuries to Security immediately.
206 3. Shower before entering pool.
207 4. Swim or bathe at your own risk! Refrain from swimming alone.
208 5. NO Glass, Running, Jumping or Diving.
209 6. Children under 18 require direct adult guidance at all times.
210 7. NO children's or adult diapers of any kind
211 8. Children must be toilet trained. NO incontinent adults.
212 9. DO NOT use when experiencing transmittable health issues or with medical devices.
213 10. Adhere to all posted rules and time schedules.
214 11. Do not interfere with scheduled classes.
215 12. Use towels on chairs at all times.
216 13. NO animals on pool deck in pool or whirlpool. Service dogs allowed on pool deck.
217 14. During inclement weather, all pools and whirlpools will be closed.
218 15. Security and Facilities Management enforce all rules.
219 16. Protect your valuables.
220 17. Smoking is allowed in designated outdoor areas only.
221 18. NO large floating devices are allowed in any pool.
222 19. The Facilities Management Company has the right to close any pool or whirlpool at
223 its discretion for situations that may include, but are not limited to maintenance and
224 the safety and welfare of its users.
225 20. Posted signs take precedence over printed rules with respect to pool and whirlpool
226 closings.
227

228 **B. ALL WHIRLPOOLS - (*exclusive rules and regulations*)**

- 229 1. Users must be 18 or older.
230 2. Limit usage to 15 minutes per use.
231 3. NO food or drinks allowed.
232

233 **C. ALL INDOOR POOLS - (*exclusive rules and regulations*)**

- 234 1. NO food or drinks allowed in pool or on pool deck.
235

236 **D. NORTH CLUB OUTDOOR POOL - (*exclusive rules and regulations*)**

- 237 1. Food and beverages must be in plastic containers.
238 2. NO food or drinks allowed in pool.
239

240 **E. SOUTH CLUB AND THE COMMUNITY POOL - (*exclusive rules and regulations*)**

- 241 1. With the exception of bottled water in plastic containers, NO other outside food or
242 beverage is allowed on the pool deck or in the pool.
243

244 **SECTION V. OTHER RECREATIONAL ACTIVITIES**

245
246 **A.** A sufficient amount of free, open or unscheduled time shall be allocated on a daily basis for
247 residents and their guests to obtain court time for recreational activities like, but not limited to, lawn
248 bowling, shuffleboard, tennis, pickle ball, basketball, volleyball, and bocce ball.
249

250 **B.** Further rules, regulations, procedures and schedules for these activities shall be promulgated
251 and appropriately posted by the Facilities Management Company.