



November 22, 2017

Please find the updated rules for Animals and Parking. In addition the previously issued Pool and Tennis Court Rules.

If you are an owner who rents out your unit, it is your responsibility to ensure that your residents abide by the rules. You may obtain copies online at www.oakwoodvillas.com.

PARKING LOT RULES

Please Note: All parking areas at Oakwood Villas are tow away zones. The name and phone number of the towing company is listed on a sign at the entrance of each parking lot.

1. All resident vehicles must be registered with the Oakwood Villas Office. Each registered vehicle will receive a parking permit decal. Guests who will be visiting for more than 7 days must register at the office and obtain a temporary parking tag. Any vehicle parked in a reserved parking space without a valid parking permit decal will be subject to towing. Any vehicle without a sticker or temporary tag parked in a Visitor space for more than seven (7) days may be towed.
2. No travel trailer, mobile home, recreational vehicle, boat, trailer or truck (larger than a pick-up truck) shall be parked overnight on the premises without prior approval of the Association President and/or the Association Manager.
3. All vehicles must have current and valid license plates/stickers and must be in operable condition. Any unregistered vehicle, any vehicle with expired registration or any vehicle displaying fraudulent plates is subject to immediate towing. In partnership with Brevard County Sheriff's Office and Palm Bay Police Department, tags of suspicious vehicles may be reviewed by law enforcement.

Seasonal owners shall make arrangements to keep vehicle registrations current at all times

4. Major vehicle repairs such as, but not limited to; engine removal, transmission removal/repair, changing/repairing brakes, oil changes, etc.... are NOT permitted on the property of Oakwood Villas. Vehicles with flat or missing tires, broken windows, placed on jacks or blocks are strictly prohibited. (24 hours for the repair of such will be permitted). After 24 hours, the vehicle will be subject to towing at the owner's expense.
5. Motorcycles, mopeds or any other motorized vehicle must be parked in a designated parking spot. Vehicles should not be parked in courtyard areas or on sidewalks/walkways.

6. Parking, driving or washing vehicles on any sodded area is strictly prohibited. Parking is not permitted in any area other than designated parking lots/spaces. There shall be no parking on any street or sidewalk in the Association. Each unit is assigned one (1) numbered parking space for the private use of that unit only.

Any violation of parking lot rules may result in immediate towing with no warning.

Animal Owners

Oakwood Villas Property Owners' Association will adhere to Brevard County Codes, Chapter 14, Sections 14-66. This includes but is not limited to:

- Failure to properly secure animal
- Animal at large
- Failure to obtain rabies certificate or animal license tag
- Animal defecating/urinating on property
 - It is the responsibility of the owner or person in control of the animal to remove and dispose of pet waste.
- Creation of a nuisance

Any complainant reporting a Brevard County Code Violation to the office, or to a board member, will be directed to report violations directly to Brevard County Animal control for enforcement.

Staff may assist complainant with making such reports, including witnessing any violation or affidavit documentation.

Staff Members and/or Board Member will be required to report any violation they personally observe to Brevard County Animal Control.

Tennis Court Rules

******Violations may result in suspension of Amenity use.******

1. Tennis Court hours are from dawn to dusk.
2. The Tennis Courts are for the use of Residents, their guests/visitors. Visitors MUST be accompanied by the Residents of the Unit. (Not the merely the guest of the resident).
3. Any person under the age of 12 must be accompanied by a supervising adult.
4. Climbing on, under, over the fence is prohibited.
5. The Court is to be utilized for only it's intended purpose only.

6. No pets, bikes, scooters, skateboards, etc... are permitted on the courts or inside the court's fenced area. No items may be left unattended on the court.
7. Courts are used on a first-come, first-served basis. There are no reservations. When others are waiting to use the court, there will be a one hour time limit imposed. This will be on an honor system. However, if it complaints are filed with the LCAM or the BOD, amenity use may be suspended for repeated violations.
8. Any unpaid assessments or monetary obligations late over 90 days will result in the indefinite suspension of all amenities until the Association is paid in full. If the owner's use rights are suspended, so too are the owner's tenants and guests. Use after suspension constitutes legal grounds for trespass.

Pool Rules

Any person using the pool will do so at his/her own risk. The Association will not be responsible for loss or damage to any property of any kind. The Association assumes no liability. There is no life guard on duty at anytime.

******Violations may result in suspension of Amenity use.******

1. Pool Hours:
 - a. **Winter (November 1 to April 30): 10:00 AM to 5:00 PM**
 - b. **Summer (May 1 to October 31): 9:00 AM to 9:00 PM**
 - c. **Management/BOD may alter hours / closing due to repairs and/or maintenance without warning, but will post on gate.)*
 - d. *The pool is subject to closure upon posted notice on the pool's gates.*
 - e. *If at any time there is an active storm warning or storm watch the pool shall be deemed closed.*
 - f. *If the cover is on the Pool there is to be NO ADMITTANCE by anyone other than employees.*
2. Entry to the pool shall be made with the Security Card (stated as card for remaining of section), through the Security Gate. Those with needs of physical or medical accommodation may find that access through the clubhouse when it is open as a better option for entry.
3. **NO POOL CARD – NO ADMITTANCE**
 - a. Each unit must use their own security card to gain entry. Do not allow entry to others who do not have security cards. Allowing entry to persons without their own security care will result in legal action, including suspension of amenities.
 - b. If a person is entering after another – they must allow the door to close and scan their own personal security card.
 - c. The Door shall not be propped open at any time other than with management's prior approval for vendor set up or event access.
4. Each unit may have up to 4 guests/visitors total at any given time.

- a. By definition: Guests are those staying in the unit with the owner and visitors are on property but are not staying at the unit for more than the day.
 - b. Guests and visitors **MUST** be accompanied at all times in the Pool Area by the Unit's Resident.
 - c. Residents are responsible for the actions of their guests and visitors.
 - d. **NOTE:** *During times of heavy pool use, it may be necessary to limit the number of those in the pool – Our pool is permitted to have a maximum of 33 persons. Residents (owners or tenants) with Guests or Visitor will be asked to come back at a later time and management may need to announce 'out of pool' in order to facilitate use by others who are waiting but due to maximum capacity have been unable to do so.*
 - e. If a Unit is rented, the right to use the pool transfers to the tenants unless specifically excluded in the rental agreement. If use right does not transfer per the terms of the written lease agreement, then the tenant may not use the pool at any time. Otherwise, the right to use Association amenities presumptively transfers from the Owner to the Resident as part of the lease agreement.
5. *No person under the age of 12 shall be permitted in the pool area without adult supervision of a parent, relative or caretaker. (Other residents using the pool are not their caretaker or responsible). Any person who is unable to swim shall not use the pool without assistance of supervision of a capable person who at all times remains in the immediate proximity of the person who needs swim assistance.*
 6. *No pets of any sort are permitted in the pool, and this includes support animals. County code will order a shutdown of the community's pool if animals, including 'support animals' use the pool.*
 7. *No person may enter the pool who is not toilet trained or is incontinent without a waterproof and sealed swim diaper.*
 8. Showers are mandatory by Florida Statutes and Regulations set forth by the Florida Department of Health: If you are using lotions/creams/sunscreens while sun bathing, you must shower to remove before entering pool.
 9. **NO GLASS** Containers, **NO** Alcoholic Beverages and **NO** FOOD is permitted within the pool area. Food is permitted **ONLY** during BOD approved events.
 10. Non-Alcoholic drinks are permitted, provided the non-glass containers are at least 4-feet from the Pool's edge. No matter the container, you cannot drink while in the pool.
 11. Regular swimsuits or swim trunks must be worn in the Pool. Please, no skinning dipping.
 12. **ONLY** small children's sized inflatable rings, noodles and arm floaties are permitted in the Pool.
 13. **NO DIVING**, **NO** excessive splashing or rough-housing or "throwing" people in the Pool. Only one warning will be given, and continued violations will result in your request for removal or issuance of a trespass notice.
 14. All Visitors, Guests, Tenants & Members will be treated with respect and keep in mind the pool is for ALL to enjoy.
 15. No bikes, scooters, skateboards, etc... are permitted in the Pool area – they must be left at the bike racks at the entrance. No unattended items may be left inside the pool area. Unattended items will be presumed to be abandoned trash and will be discarded as such.

16. When using Lotion or Suntan Oils, the Pool furniture must be covered with a towel. Help protect our investment and keep the furniture cushions clean.
17. Umbrellas must be put down when you are no longer using them and leaving the area. If while you are still at the pool and notice it becomes windy, please help the Association and close the umbrella.
18. Any unpaid assessments or charges over 90 days will result in the loss of all amenities to the owners or the owners' residents until paid in full. If the owner is suspended from use rights, so too are the owner's tenants and guests. Use after suspension constitutes legal grounds for trespass.