

OCEAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

RULES & REGULATIONS

November 2024

Ocean Village POA
2400 S. Ocean Dr.
Fort Pierce, FL 34949
(772) 489-0300

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OCEAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

MISSION STATEMENT

The OCEAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC. (OVPOA) is a Florida not-for-profit corporation chartered to operate, maintain and improve the common areas in our community. Effective operation of these common areas is integral to preserving the quality of life that the 1228 owners of the OVPOA have reason to expect.

HOW DO WE FULFILL THE MISSION?

- By operating a legal and ethical Homeowners' Association according to the provisions of Florida Statutes Chapter 720, applicable federal, state and local ordinances, and the OVPOA governing documents.
- By raising sufficient funds to operate, maintain and improve common amenities/recreational areas, including but not limited to – pools, tennis/racquet courts, golf course and restaurant/Tiki – in order to meet the diverse needs of our ownership.
- By strategically improving common amenities and infrastructure (roads and buildings) to ensure continuing market competitiveness.

RULES & REGULATIONS

- The following is a compilation of the overall Rules & Regulations established by the Board of Directors of the OVPOA in accordance with the authority granted it in the POA Bylaws.
- All persons on POA property are required to adhere to these Rules & Regulations so as to ensure appropriate usage of the facilities and preserve the high quality and safety of our community.
- Note: Owners are responsible to ensure that their invitees, tenants, guests, and vendors are aware on the POA rules at all times. Owners will be held responsible for the actions of their invitees, tenants, guests, and vendors.
- These Rules & Regulations shall be interpreted at the sole discretion of the Board of Directors.

ENTRANCE AND REGISTRATION

Upon entrance to the Ocean Village property, all non-owners must register at the Security Gatehouse. Owners may be issued Automobile Identification Decals and Entrance Transponders at the Admin Office. Transponders are available to owners for a \$12.50 fee each. Identification Decals will be issued at no charge for owners' cars (maximum two (2) vehicles). A \$5 fee will be charged for additional Decals. Seasonal (minimum of two (2) months) and long-term renters may obtain a Transponder for vehicles registered in their name, with proof of lease and cluster permission for a \$12.50 fee. ALL TRANSPONDERS MUST BE AFFIXED TO VEHICLES BY SECURITY or ADMIN STAFF –TRANSPONDERS & DECALS WILL NOT BE GIVEN TO RESIDENTS TO USE FOR MULTIPLE VEHICLES. Private golf carts or golf cars are NOT permitted on OVPOA property at any time, except by management or by persons authorized by management.

Residents should notify Security of expected guests, deliveries, or service companies to facilitate entrance to the Village.

Owners can use the online system or call the Gatehouse at 772-467-2901. To get to the online system, log into oceanvillage.com, and click on "Gatehouse/Security." Once in the online system, you can update your guests, regular visitors and vendors.

PETS DEFINED

- The term "Pets" as used in these Rules and Regulations does not include Service and/or Support Animals

PARKING

- Overnight parking is not permitted on OVPOA property. Pickup trucks and motorcycles are permitted to park overnight on cluster property **with cluster permission only**.
- All vehicles parked on POA property must fit within one (1) parking space unless written permission is obtained in advance from OVPOA Management.

NO OTHER INTERPRETATION OF THESE RULES WILL BE ACCEPTED

GENERAL PROVISIONS

ALL PERSONS USING THE RECREATIONAL FACILITIES AT OVPOA DO SO AT THEIR OWN RISK

1. In order to protect the community and its reputation, all persons on POA property must exhibit proper decorum. Use of loud, profane, or abusive language, including, but not limited to harassment or threats, either in person or electronically; actions that cause unsafe conditions or impair the rights or privileges of others in the community; and physical assault are strictly prohibited.
2. All persons must display a valid wristband while on POA property with the exception of the restaurant. SEE WRISTBAND POLICY. The Recreation and Security staff will restrict amenity privileges unless wristbands worn in plain sight.
3. The number of guests from anyone (1) unit using the recreational facilities in a given day is limited to four (4). If a larger number of guests are expected, contact the Recreation Office for up to four (4) temporary wristbands, (772-429-7415). More than eight (8) guests require Administration approval.
4. All persons under 13 years of age must be accompanied by responsible supervision while using any of the recreational facilities.
5. Coverups must be worn at the Beach Club while wearing wet clothing, especially going to and from the restroom and sauna. Street clothing or cover ups must be worn at all times when not in a pool or on the beach/crossovers. Outside restrooms are available adjacent to the Beach Club pool.
6. If any injury occurs while using a recreational facility, a staff member of the Recreation Department should be notified immediately (772-429-7415) between the hours of 8:00 a.m. and 6:00 p.m.; at all other times, notify the Security Department at 772-467-2901. **IN CASE OF SERIOUS INJURY CALL 911**
7. Trash cans in the recreation areas, including golf course, must **not** be used for the disposal of raw garbage, dead fish, unwrapped food, diapers, or animal waste.
8. Owners are responsible for damage to, and/or the defacing of, any property at OVPOA that they, their family members, their guests and/or their tenants (including tenants' subtenants) have caused. Likewise, renters are also responsible for damage to, and/or the defacing of, any property at OVPOA that they, their family members, their guests, and/or their subtenants have caused.
9. Recreational equipment, including bocce balls, tennis racquets, golf clubs, shuffleboard equipment, beach volleyball, etc., may be rented at the Recreation Office. Persons under 13 must be accompanied by responsible supervision. All equipment must be returned in satisfactory condition to the office at the conclusion of play.
10. When using the beach, use the beach access walkways only. The Florida Beach and Shore Preservation Act is in place to preserve and protect our beach and dune systems and makes it unlawful to cause harm to the dunes. All recreation facilities, including but not limited to bocce courts, shuffleboard courts, pickleball courts, tennis/racquet courts and basketball courts, must have playing time arranged through the Recreation Department so as to not interfere with regularly scheduled league play. Online reservations may be made as well. Owners, renters, and guests may obtain credentials for the reservation system at the Recreation office.

11. The facilities owned by the OVPOA shall not be utilized by any owner, tenant, occupant and/or guest for commercial purposes. No individual or business entity is permitted to utilize any of the OVPOA's facilities without the express consent of the OVPOA, whose decision to approve or disapprove the use of its facilities is final, and to be made in the sole discretion of the OVPOA Board of Directors.
12. DO NOT STORE ITEMS UNDER CROSSOVERS. Items left after June 1st will be removed and discarded.

PETS

1. All dogs and cats four (4) months or older must be registered with the City of Fort Pierce. Such owners/renters/custodians must register the dog/cat and obtain tags within 30 days of acquiring the animal or within 30 days after establishing residency in the City, whichever occurs later. The tag must be securely affixed to a collar or harness.
2. Pets are required to be restrained by leash while outdoors.
3. Pets are not allowed in any OVPOA amenity/recreation area, including but not limited to pools, tennis/racquet courts, golf course and restaurant/Tiki.
4. Pet waste is the responsibility of the pet owner and must immediately be picked up, wrapped, and disposed of in cluster dumpsters.

BEACH

1. SWIM AT YOUR OWN RISK, NO LIFEGUARD ON DUTY
2. Use crossovers only to access the beach. State law prohibits walking on the dunes.
3. The OVPOA beach is multipurpose – swimming, fishing, volleyball, surfing, relaxing, etc. Therefore, please be mindful of and courteous to others who are using the beach.
4. Sea Turtle season is from March 1st through November 15th each year, so please remember a few simple things to help protect them. The turtles are protected by both State and Federal laws. For more information you can visit <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/>
 - a. Do not touch or disturb nesting sea turtles, hatchlings, or their nests.
 - b. Fill any holes dug in the sand.
 - c. Avoid going to the beach at night. If you must, limit your walking and do not use flashlights.
 - d. Turn off outside patio lights and shield indoor lights on any unit which can be seen from the beach.

SWIMMING POOLS

BEACH CLUB AND KIDDIE POOL RULES

1. NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK
2. Pool and kiddie pool hours: 7:00 a.m. – dusk, unless the OVPOA installs lighting pursuant to Fla. Admin. Code §64E-9.006(2)(c), in which case the hours will be 7:30 a.m. until 9:00 p.m. (Pool is cleaned daily. Please do not interfere).
3. Shower before entering pool and kiddie pool.
4. Bathing Load: pool eighty-five (85) persons and kiddie pool six (6) persons.
5. No food, snacks, or glass of any kind on pool or kiddie pool decks, at the tables or in either the pool or the spa.
6. Beverages in unbreakable plastic or metal containers and smoking are permitted on the pool and kiddie pool decks, but are not permitted in the pool or kiddie pool or on their sides.
7. No pets.
8. Do not swallow pool water, it is recirculated.
9. Do not use pool or kiddie pool if you are ill with diarrhea (see #14 below).
10. NO DIVING.

11. Lounges/chairs/tables/umbrellas: May be used on a first come, first served basis and cannot be reserved. Only one lounge/chair per person. Towels will be removed if vacant for one hour. Avoid getting oils and suntan lotion on furniture. Cover chairs and lounges with towels during use. Gently close and secure umbrellas in high winds and when departing.
12. Visible Ocean Village wristbands are required for all users over the age of 10.
13. Non-swimmers and children under 13 must be accompanied by responsible supervision.
14. Diapered or incontinent persons of any age must wear appropriate waterproof/watertight swimwear when entering or being carried into the pool or kiddie pool. Persons with open wounds, infections, fungus and persons with contagious or unsanitary skin conditions cannot enter the pool or kiddie pool.
15. No splashing, diving, running, ball playing, horseplay or loud or rowdy behavior.
16. No floats, beach or other balls, surf or boogie boards, frisbees or other toy or flotation devices are permitted unless used in conjunction with organized activities pre-approved by recreation or management. Exception: "arm floaties" on small children or on adults when medically necessary and pre-approved by recreation or management.
17. No skates, skateboards, bikes, trikes, hoverboards or other wheeled apparatus (except wheelchairs or other medically necessary devices).
18. No loud, disturbing, or excessive noise. Radios, phones, or other sound amplifying devices must be used with headphones except when in conjunction with organized activities pre-approved by recreation or management.
19. Swim or resort wear appropriate for family atmosphere is required.
20. No hanging on pool rope/float line. Recreation personnel may remove safety rope from 7 a.m. - 8:30 a.m. daily, with discretion to extend to 9 a.m. Safety rope shall remain in place at all other times per Fla. Admin. Code §64E-9.008(4).
21. Emergency phone located on wall by the security stand
 - a. Call 911 first
 - b. Then Security at (772) 467-2901
 - c. To report problems or rule violations call Recreation at (772) 429-7415 or Security at (772) 467-2901.

ARUBA, BERMUDA AND CAYMAN POOL RULES

1. NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK
2. Pool hours: 7:00 a.m. – dusk unless the OVPOA installs lighting pursuant to Fla. Admin. Code §64E-9.006(2)(c), in which case the hours will be 7:30 a.m. until 9:00 p.m. (Pools are cleaned daily. Please do not interfere).
3. Shower before entering pools.
4. Bathing Load
 - a. Aruba: pool thirty (30) persons
 - b. Bermuda: pool fourteen (14) persons
 - c. Cayman: pool thirty-eight (38) persons
5. No food, snacks or glass of any kind on pool decks, at the tables or in the pools.
6. Beverages in unbreakable plastic or metal containers and smoking are permitted on the pool decks, but are not permitted in the pools or on their sides.
7. No pets.
8. Do not swallow pool water, it is recirculated.
9. Do not use pools if you are ill with diarrhea (see #14 below).
10. NO DIVING.

11. Lounges/chairs/tables/umbrellas: used on a first come first serve basis and cannot be reserved. Only one lounge/chair per person. Towels will be removed if vacant for one hour. Avoid getting oils and suntan lotion on furniture. Cover chairs and lounges with towels during use. Gently close and secure umbrellas in high winds and when departing.
12. Visible OVPOA wristbands required for all users over the age of 10.
13. Non-swimmers and children under 13 must be accompanied by responsible supervision.
14. Diapered or incontinent persons of any age must wear appropriate waterproof/watertight swimwear when entering or being carried into the pools. Persons with open wounds, infections, fungus and persons with contagious or unsanitary skin conditions cannot enter the pools.
15. No splashing, diving, running, ball playing, horseplay or loud or rowdy behavior.
16. No floats, beach or other balls, surf or boogie boards, frisbees or other toy or flotation devices are permitted unless used in conjunction with organized activities pre-approved by recreation or management. Exception: "arm floaties" on small children or on adults when medically necessary and pre-approved by recreation or management.
17. No skates, skateboards, bikes, trikes, hoverboards or other wheeled apparatus (except wheelchairs or other medically necessary devices).
18. No loud, disturbing, or excessive noise. Radios, phones, or other sound amplifying devices must be used with headphones except when in conjunction with organized activities pre-approved by recreation or management.
19. Swim or resort wear appropriate for family atmosphere is required.
20. Emergency phone located; Aruba Pool, on the north wall, Bermuda Pool south end of the fence and Cayman pool on the west wall.
 - a. Call 911 first
 - b. Then OV Security at (772) 467-2901
 - c. To report problems or rule violations call Recreation at (772) 429-7415 or Security at (772) 467-2901

Seascape I and Ocean Houses pools belong to those Clusters and are not open for use by residents or guests of other Clusters.

BEACH CLUB AND ARUBA SPA RULES

1. NO LIFEGUARD – USE AT YOUR OWN RISK
2. Spa hours: 7:00 a.m. – dusk unless the OVPOA installs lighting pursuant to Fla. Admin. Code §64E-9.006(2)(c), in which case the hours will be 7:30 a.m. until 9:00 p.m. (Spas are cleaned daily. Please do not interfere).
3. No food or beverages in spa or on spa wet deck.
4. No glass or animals in the fenced spa area (or 50 feet from unfenced pool).
5. Bathing load: fourteen (14) persons at Aruba and six (6) persons at Beach Club.
6. Shower before entering.
7. Do not swallow the spa water, water is recirculated.
8. Do not use spa if you are ill with diarrhea (see #14 below).
9. Maximum water temperature 104° f.
10. Children under 12 must have adult supervision.
11. Pregnant women, small children, people with health problems and people using alcohol, narcotics or other drugs that causes drowsiness should not use spa without first consulting a doctor.

12. Maximum use 15 minutes.
13. NO DIVING.
14. Diapered or incontinent persons of any age must wear appropriate waterproof/watertight swimwear when entering or being carried into the pools. Persons with open wounds, infections, fungus and persons with contagious or unsanitary skin conditions cannot enter the spas.

SAUNA

1. Sauna Hours: 6:00 a.m. to 10:00 p.m.
2. Use of the Sauna is at the user's own risk.
3. It is highly recommended that the Sauna be used only in accordance with the manufacturer's safety recommendations.
4. Persons under 16 years of age are recommended to use the Sauna only under responsible supervision.
5. Smoking is prohibited.
6. Appropriate attire is required.

FITNESS CENTER

1. Hours: 5:00 a.m. to 10:00 p.m.
2. No person who is unfamiliar with the fitness facilities and equipment should use the facilities until they have been trained on the proper and safe use of the equipment.
3. Persons under 16 years of age are highly recommended to use the facilities only under responsible supervision or under the supervision of a personal trainer.
4. No person shall use any of the fitness facilities or any piece of equipment in the facilities other than for its intended use and in no event shall such facilities or equipment be used in a manner that violates the manufacturer's safety warnings for the equipment.
5. All use is the sole responsibility of the user and the unit under which the use is made.
6. Please sign in prior to using equipment and sign out when leaving.
7. A valid OVPOA wristband must be worn at all times and be visible in PLAIN SIGHT while using the facility.
8. Maximum time on any piece of equipment is 30 minutes if others are waiting.
9. Do not rest or loiter on the equipment.
10. Wipe off each piece of equipment after your use, using sanitary towels and sanitizing spray provided.
11. Do not wear cologne or perfume while using equipment.
12. Immediately after use, re-rack all weights and return all equipment to its proper place.
13. Glass containers of any type, all food and all liquids, other than water in capped, plastic bottles are at all times banned from the foyer and Fitness Center.
14. No smoking or other use of tobacco is permitted in the foyer or in the Fitness Center.
15. No pets.
16. Owners are responsible for the actions of and any damages caused by their family members guests, and tenants. Likewise, tenants are also responsible for the actions of and any damages caused by their family members, guests, and subtenants.
17. No loud noise, disorderly conduct, or profanity is permitted. Due to echo problems in the Fitness Center, all TVs must remain on mute and all personal radios or other audio equipment must only be used with earphones.
18. Turn off cell phones prior to entering the Fitness Center. Do not make or accept cell phone calls while in the Fitness Center.

19. Appropriate exercise attire must be worn at all times. Bare chests and/or bathing suits are not permitted. Clothing shall not bear inappropriate language or images. Athletic shoes are required in the Fitness Center and while using all equipment. No bare feet, street shoes, flip flops, shower shoes, aqua or beach shoes, sandals, or open shoes allowed.
20. Do not move any equipment. Do not drop weights. Do not take any equipment from the Fitness Center.
21. Gym bags, jackets and personal items must be kept in cubbies and removed when you leave. Any items left in lockers will be removed at the end of the day. Do not place personal items on the floor or on the equipment.
22. Exercise and use equipment at your own risk. It is recommended that you have a physical exam and/or consult with a physician and a personal trainer before exercising. Learn proper operation of the equipment prior to use. OVPOA assumes no responsibility for injury to persons or property or for lost, stolen or damaged property.
23. By your use of the Fitness Center and/or equipment, you agree to indemnify and hold harmless Ocean Village Property Owners Association, its officers, directors, employees and agents (including their employees) from any and all claims of injury or damage of any nature, whether to person or property, arising out of or in any way related to your use of the Fitness Center and/or the equipment.
24. Report all equipment malfunctions, personal injuries, and specific concerns immediately to the Recreation Office.

NOTE: The use of the Fitness Center is a privilege, not a right. The Fitness Center is monitored by closed circuit TV and Recreation and Security staff members will make periodic inspections. Everyone must comply with these Rules and with any directives from staff or management. Failure to do so may result in actions as specified in the Covenants and Rules Enforcement policy.

CLUBHOUSE FACILITIES

All clubhouses (including the new Community Center) will be available to Members and Tenants for:

1. Non-private Ocean Village events attended by Members, tenants, and guests according to the rules and regulations.; and,
2. Private events sponsored by Members, tenants or Ocean Village organizations subject to the proposed private event Rules and Regulations below.
3. Rules governing non-private and private events shall be in effect immediately upon passage with the exception of rental fee requirements for private events which will go into effect January 1, 2025.

Clubhouse Rules and Regulations:

I. General Terms Applicable to ALL Clubhouse Meeting Facilities

- a. Reservations for all clubhouse venues, regardless of whether private or non-private, will be managed by the Recreation Staff, subject to review by the General Manager (GM) and Board of Directors if necessary.
- b. The following order of reservation precedence will be observed when managing all clubhouse venue reservations:
 - i. All Board meetings including but not limited to regular meetings, workshops and special meetings and Board-sponsored events.
 - ii. Ocean Village Committee and Task Force Meetings

- iii. Official Cluster Meetings/Groups
 - iv. Recreation Office Meetings/Events
 - v. Community Clubs
 - vi. Non-private events sponsored by a Member or tenant
 - vii. Private Events
- c. A sponsor of any event must be a Member, tenant or Ocean Village entity in good standing with the Association as well as the relevant Condominium Association Cluster.
 - d. The individual or group sponsor for any type of reservation must submit a completed Facilities Reservation Application/Agreement to the Recreation Office when requesting a reservation.
 - e. A tenant reserving a clubhouse space for either a non-private or private event must provide a copy of their residential lease along with their Facilities Reservation Application/Agreement.
 - f. The individual or group sponsor of any event must be personally in attendance for the entire duration of the event, including during the setup and breakdown/clean up segments.
 - g. For all events that require catering, sponsoring individuals or entities are strongly encouraged to prioritize the use of the Ocean Village restaurant for all catering needs. Supporting the onsite restaurant is a priority for our community and should be a priority for all on-property catering. For private events, sponsors who use the on-site restaurant catering service are eligible for a discount on the meeting facility rental rates.
 - h. Smoking is prohibited in all Ocean Village Association buildings.
 - i. The hours for all clubhouse facilities are 7:00 a.m. to 10:00 p.m.
 - j. If an event includes music which can be heard outside, the music must be concluded by 9:00 p.m.
 - k. The tables located in the main room of the Community Center may only be moved by designated Ocean Village staff to prevent damage to the flooring.
 - l. Violation of any of the clubhouse facility rules may result in
 - i. The forfeiture of all security deposits;
 - ii. Additional charges related to any damages;
 - iii. Additional charges that may result from fire marshal violation fines;
 - iv. Temporary or permanent suspension of the sponsoring entities' access to Ocean Village clubhouse facilities and/or amenities.

II. Rules for Private Events for All Clubhouse Venues

Private events in all clubhouses are for the benefit of Ocean Village Members and contracted tenants. Events designed to primarily benefit outside organizations that are not affiliated with Ocean Village are prohibited.

a. Community Center Private Events

- i. In order to be eligible to use the Community Center, events must be for 31 or more attendees. Events that are for 30 attendees or less must be held at the other clubhouses (Aruba or Cayman). In general, no exception is available if the smaller venues are not available. However, the sponsor may apply for a waiver to use the Community Center if it is available on the requested date. The waiver request must be submitted in writing to the Recreation Office. The waiver will then be submitted to the GM who in consultation with the

Board of Directors and the Recreation staff will review and respond to the request within 7 days. The criteria for a waiver shall be developed by the GM in consultation with the Board of Directors.

- ii. Community Center events will be limited to 160 attendees including catering and event support staff.
- iii. Parking for all private events at the Community Center is limited to the existing 18 Community Center parking spaces (17 + 1 handicap space). Overflow parking will be limited to the parking lot at Aruba. Event sponsors must submit a plan to the GM that indicates how they will manage parking and move guests between Aruba and the Community Center. Private event sponsors may request a waiver from the GM (subject to review by the Board) where the day of week and time of event will be relevant factors. The GM in consultation with the Board will review the waiver request and respond within 7 days. The GM in consultation with the Board will be responsible for establishing guidelines for the waiver application process.
- iv. For private events, the Community Center may not be reserved more than 90 days in advance of the scheduled event.
- v. Rental Terms and Rates for the Community Center:
 - 1. The Community Center may be rented for a private event for a minimum of 4 hours at the rate of \$500 total. Included will be an additional 30 minutes at the beginning and 30 minutes at the end of the event for set up and cleanup for a total of 5 hours. For event time in excess of 4 hours, the rate will be \$125 per additional hour.
 - 2. For the Community Center, a refundable \$500 security deposit is required. The security deposit must be submitted with the Reservation Application form.
 - 3. For private events that exceed 55 attendees, sponsors will be required to have an event monitor for the duration of the event who will be responsible for ensuring compliance with Community Center use rules. The rate to be paid by the sponsor is estimated to be approximately \$25-\$40 per hour. The applicable hourly market rate may vary and will be determined at the actual time of the event. This fee is to be paid to the Association at its Management office which will coordinate with the designated monitor.
 - 4. For events requiring catering, the onsite restaurant should be given priority consideration for catering services. Private event sponsors who exclusively use the onsite Ocean Village restaurant for catering services are eligible for a 10% discount on the clubhouse facility rental fee.
 - 5. The event sponsor is responsible for thoroughly cleaning the facility and returning it to ready-to-use condition. If the facility is not adequately cleaned, the sponsor will be charged a \$250 cleaning fee (more if additional cleaning fees are required).
 - 6. If Ocean Village staff is needed to set up or breakdown Ocean Village equipment that is required for a private event (movement of tables, chair, etc.) a \$25 per hour fee (and per fractional hour) will be charged to the sponsor.
 - 7. At the time of the reservation, the event Sponsor must submit proof of Homeowners

Insurance in order to be eligible to reserve the Community Center.

b. Rules for Aruba and Cayman Private Events

- i. For private events, Aruba and Cayman facilities may not be reserved more than 90 days in advance of the scheduled event.
- ii. Private events may not restrict or prevent Member or tenant access to the any pool, hot tub or bathroom facilities located at the relevant clubhouse.
- iii. Rental Terms and Rates for Cayman and Aruba:
 1. Cayman or Aruba West may be rented for a private event for a minimum of 2 hours at the rate of \$50 total. In addition, 30 minutes at the beginning and 30 minutes at the end of the event are included for set up and cleanup for a total of 3 hours. For event time in excess of 2 hours, the rate will be \$25 per additional hour.
 2. Aruba East may be rented for a private event for a minimum of 2 hours at the rate of \$100 total. In addition, 30 minutes at the beginning and 30 minutes at the end of the event are included for set up and cleanup for a total of 3 hours. For event time in excess of 2 hours, the rate will be \$50 per additional hour.
 3. For Cayman and Aruba private events, a refundable \$250 security deposit is required.
 4. For events requiring catering, the onsite restaurant should be given priority consideration for catering services. Private event sponsors who exclusively use the onsite Ocean Village restaurant for catering services are eligible for a 10% discount on the clubhouse facility rental fee.
 5. The event sponsor is responsible for thoroughly cleaning the facility and returning it to ready-to-use condition. If the facility is not adequately cleaned, the sponsor will be charged a \$250 cleaning fee (more if additional cleaning fees are required).
 6. If Ocean Village staff is needed to set up or breakdown Ocean Village equipment needed for a private event (movement of tables, chair, etc.) a \$25 per hour fee will be charged to the sponsor.
 7. For both private and non-private events at the Cayman clubhouse, parking is limited to the 5 spaces in front of Cayman. Street parking and area cluster parking are prohibited.
 8. For both private and non-private events at the Aruba clubhouse, parking is limited to the designated Aruba parking spaces. Street parking and area cluster parking are prohibited.
 9. At the time of reservation, the event Sponsor must submit proof of Homeowners Insurance in order to be eligible to reserve any of the meeting spaces in Aruba and Cayman.

III. Non-Private Event Rules and Regulations for All Clubhouse Venues

- a. In order to be eligible to use the Community Center, events must be for 31 or more attendees. Events that are for 30 attendees or less must be held at the other clubhouses (Aruba and Cayman). In general, no exception is available if the smaller venues are not available. However, the sponsor may apply for a waiver to use the Community Center if it is available on the requested date. The waiver request must be submitted in writing to the Recreation Office. The waiver will then be submitted to the GM who in consultation with the Board of Directors and the Recreation Office staff will review and respond to the request within 7 days. The criteria for a waiver shall be developed by the GM in consultation with the Board of Directors.
- b. Parking for all non-private events at the Community Center is limited to the existing 18 Community Center parking spaces (17 + 1 handicap space). Overflow parking will be limited to the parking lot at Aruba. Event sponsors may request a waiver from the property manager subject to review by the Board) where day of week and time of event will be relevant factors.
- c. Community Center events will be limited to 160 attendees including catering and event support staff.
- d. For non-private events there is no rental fee nor security deposit required for any of the clubhouse venues.
- e. Members can have up to the maximum number of 8 guests at an Ocean Village event (Example: a Member invites a non-resident to attend a regular Ocean Village meeting of the Ocean Village Poker Club).
- f. The sponsoring entity or individual for the reservation is responsible for thoroughly cleaning the facility and returning it to ready-to-use condition. If the facility is not adequately cleaned, the sponsoring entity or individual will be charged a \$250 cleaning fee (more if additional cleaning fees are required).

TIKI

1. The Tiki bar/deck and Beach Club Pool/area cannot be reserved for private parties during regular business hours.
2. If Management and/or the Board determines that any OVPOA expenses should be spent to facilitate a party, gathering, or event, the unit or units primarily responsible for such party, gathering, or event shall cover all such expenses, and may be required to do so (in part or in whole) in advance.
3. Failure to comply with this rule may result in a penalty, including but not limited to a loss of the right to invite, entertain, sponsor, host, or have a party, gathering, or event at the Tiki bar and/or Beach Club Pool/area for up to 14 months, as well as any other penalty set forth in the Covenants and Rules Enforcement Guidelines.

COMMUNITY BULLETIN BOARDS

Community Bulletin Boards are provided in the Bermuda and Cayman Clubhouses. Any postings on Community Bulletin Boards and displays on designated areas are governed by the OVPOA Community Bulletin Board and Display of Free Materials Policy. All other bulletin boards and designated display areas for posting of display at the other clubhouses or centers are for OVPOA and Recreation-sponsored activities only. This

policy does not apply to Cluster properties. Postings may be no larger than 5"x7" and must include date of posting and poster's unit number.

OWNER RESPONSIBILITIES

1. If you wish to make an alteration or structural modification to the exterior of your unit, you must first obtain cluster approval and then submit your written request to the OVPOA Architectural Board of Review (ABR). Forms are available at the Admin Office and on the OVPOA website. Should a violation occur, appropriate action will be taken.
2. Excessive or loud noise is prohibited before 7:30 a.m. and after 10:00 p.m. (except for golf and tennis maintenance).
3. Fishing or swimming in ponds/lagoons is prohibited.
4. All unit owners must leave current addresses and telephone numbers with Admin , and update it when leaving for 30 days or more.

KEY POLICY

Admin staff will give out keys during regular office hours to cluster-employed window washers and exterminators for regular service. Under no circumstances will owner keys be given out to or accepted from contractors, housekeepers, owner-employed window washers and exterminators, tenants, guests, neighbors, delivery services or anyone else other than to the owner himself or herself. Owners requesting their own keys after hours on a non-emergency basis will incur a monetary charge. **An owner locking himself or herself out of his/her unit is not considered to be an emergency.**

Admin will retain owner keys for use in true emergency situations and for the limited uses set out above. A copy of the complete key policy is available at the Admin building.

WRISTBANDS

1. All owners, tenants, and their guests must have the appropriate wrist band (or other official OV POA issued identification) with them and visible at all times while on Ocean Village P.O.A. property. The only exception being the public restaurant during its hours of operation. Each unit is issued eight wristbands -two (2) purple with white letters (owner), four (4) yellow with black letters (guest) wristbands, and two (2) pink with black letters (renter) wristbands. These wristbands are assigned to the unit, not the owner. When a unit is sold, the seller must leave the wristbands for the buyer. If not surrendered to the new owner, a \$240 fee will be assessed at closing. Broken wristbands will be replaced free of charge if brought into the Admin Office.
2. Cost for replacement for lost wristbands for owners, guests and renters is \$30 each. Admin will handle the distribution of permanent owner, guest and renter wristbands. Permission of the unit owner is required prior to distribution of wristbands to renters and guests.
3. Persons entering OVPOA on foot or on a bicycle or motorcycle, must be wearing an OVPOA wristband.
4. Temporary wristbands are available for purchase at the cost of \$5 per day for up to seven days. Temporary wristbands will be issued only by the Recreations Department. Unit owners must email Recreation (OVPOARec@fsresidential.com) with the requested number of wristbands (up to 4) along with unit number, dates of the visitor's stay prior to pick up of the wristbands.

OWNER WRISTBANDS-PURPLE WITH WHITE LETTERS

1. Owners are required to wear wristbands IN PLAIN SIGHT, while using any amenity.

2. If the owner does not have a wristband, he/she will be asked to leave and return with a wristband, which must be worn IN PLAIN SIGHT.
3. If the owner refuses to leave the amenity, Security will ask the owner to leave the amenity and will then file an incident report which will be given to management.

GUEST WRISTBANDS-YELLOW WITH BLACK LETTERS

1. Guests are required to wear the wristbands IN PLAIN SIGHT, while using any amenity.
2. Owners may utilize the Temporary Wristband procedure for their guests.
3. If the guest does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn IN PLAIN SIGHT.
4. If guests refuse to leave the amenity, Security will ask the guest to leave the amenity and will then file an incident report which will be given to management.

RENTAL WRISTBANDS-PINK WITH BLACK LETTERS

1. Renters are required to wear the wristbands IN PLAIN SIGHT while using any amenity.
2. Unit owners are required to provide wristbands for their renters (all owners will receive two (2) rental wristbands).
3. Rental agencies (Realtors) are required to provide wristbands for their renters.
4. RENTERS who for whatever reason do not have wristbands provided (e.g., absentee owners who forgot) may utilize the Temporary Wristband procedure.
5. If the renter does not have a wristband, he/she will be asked to leave the amenity and return with a wristband, which must be worn IN PLAIN SIGHT.
6. If the renter refuses to leave the amenity, Security will ask the renter to leave the amenity and will then file an incident report which will be given to management.

FAILURE TO COMPLY WITH THE WRISTBAND POLICY COULD RESULT IN A TEMPORARY OR PERMANENT REVOCATION OF THE RIGHT OF AN OWNER, GUEST OR RENTER TO USE AMENITIES.

OCEAN VILLAGE GOLF COURSE RULES

The Season is from December 1st through approximately April 30th. Exact dates will be posted prior to the opening and closing of each season.

GOLF COURSE YEAR-ROUND RULES

1. Possession and display of valid OV Wristband is required.
2. Persons under 13 must be accompanied by responsible supervision.
3. ABSOLUTELY NO PRACTICING ALLOWED ON GOLF COURSE AT ANY TIME. THE ACTUAL COURSE IS DESIGNED FOR REGULATION PLAY ONLY. A practice putting and pitching green, in addition to a golf practice net, are provided for this purpose.
4. No bags or carts should be placed on greens or tees.
5. Every player must have his/her own set of clubs (at least a putter and three (3) others) in a carrier. Rental sets are available from either the Golf Shop (during season) or Recreation (out of season). Pull carts, used balls, and tees may also be purchased.
6. No more than four (4) persons may play in one group unless permitted by management.
7. Paths, where provided, must be used.
8. All roped-off areas, ground under repair and directional signs must be observed.
9. Use caution when crossing the roads in OVPOA.

10. Place all refuse in proper receptacles.
11. Use of tees is required on grass tee boxes (wooden tees are preferred).
12. Repair all ball marks, use the sand from the green tee boxes to fill in divots on the tees.
13. Powered golf carts may not be used on the course except by management or by persons authorized by management.
14. Broken windows should be reported to the Golf Shop, so owners can be notified. The OVPOA assumes no liability for any damages to persons or property which may be caused by errant balls and, in accordance with Florida law, will take no steps to repair any such damages, on either a permanent or temporary basis.
15. Proper golf attire is mandatory, including shirts and shoes. (NO BATHING SUITS OR TANK TOPS) No metal cleats permitted.
16. Fishing for, or retrieval of, balls from golf course ponds is prohibited, except for the right of a player to recover his/her own ball during play, without unduly delaying play on the golf course (3-minutes maximum during season).
17. Any golfer may retrieve an errant golf ball from any planted area as long as destruction of landscaping or property does not occur (3-minutes maximum during season).
18. The starters and rangers have the authority to enforce Golf Course Rules and Regulations.
19. All players must observe the Annual Golf Program Regulations, which are established by management.
20. No pets are allowed on the golf course.
21. No strollers are allowed on the golf course.

GOLF COURSE SEASONAL RULES

1. The Season typically is from December 1st through approximately April 15th. Exact dates will be posted prior to the opening and closing of each season.
2. Players should report 10 minutes prior to tee time at the Golf Shop.
3. All players must start at the first tee.
4. Hours of Operation:
 - o The Golf Shop is open 7 days a week (except Christmas Day) 7:00 a.m.- 5:00 p.m. Extended hours typically begin starting February 15th through April 15th 7:00 a.m. - 6:00 p.m.
 - o The Golf Course is open Wednesday – Monday 7:30a.m. – Dusk and Tuesday 12 p.m. - Dusk
5. During the season, play is scheduled by reservation. Reservations may be made up to 5 days in advance anytime online at www.oceanvillage.com, after 7:00 a.m. by telephone at 772-467-0102 or in person at the Golf Shop. Information on the procedures for making reservations, limitations on such reservations and the amount of registration or other fees will be publicized and posted prior to each season.
6. Foursomes are encouraged. Threesomes or less may be matched with other golfers.
7. The Golf Shop reserves the right to combine twosomes or singles.
8. After six (6) strokes per hole, the ball must be picked up and the player(s) must proceed to the next hole. This is required to speed up play.
9. Speed of play- 90 minutes should be the maximum time allotted to complete 9 holes of golf. Slow play must yield to faster players and teams.

GOLF LEAGUE POLICY

1. Thursday (Men's Social) and Friday (Ladies' Social) Leagues must pay at least 48 hours in advance or risk being cancelled and replaced by the waitlist.
2. Tournaments and Clinics must be paid at time of signup. Refunds are at the discretion of management.
3. Players are encouraged to post scores if they wish to compete in Leagues or events. Turning in five -- 9 holes scores will establish a handicap.

4. Rain checks and refunds are at the discretion of management.

FAILURE TO COMPLY WITH ANY OF THE GOLF COURSE RULES STATED ABOVE MAY RESULT IN A TEMPORARY OR PERMANENT LOSS OF PLAYER RESERVATION PRIVILEGES AND/OR PLAYING PRIVILEGES PER OVPOA AND FLA. STAT. §720.305 PROCEDURES. Violation of rules should be reported to the Recreation Department. If warranted and/or damage to any OVPOA amenities is involved, call Security.

OCEAN VILLAGE TENNIS RULES

OV wristbands are required to play on any court.

Court hours are from 7:30 a.m. until dusk.

1. Reservation System:

- a. Reservations are recommended and are the only way of guaranteeing a court.
- b. Court availability is as per the reservation system.
- c. Individual owners/renters may reserve one (1) court for one-time period, per day.
- d. Two or more members of a group are not permitted to reserve back-to-back time slots to allow their group to play for more than 90 minutes.
- e. Reservations not used within 10 minutes after the starting time are cancelled, and the court is available on a first-come, first-served basis.
- f. The Tennis Committee has priority over reservations for rescheduled events or matches.

2. Making Reservations:

- a. Reservations can be made at oceanvillage.com or by visiting or calling the Recreation office.
- b. Login credentials can be obtained at administration or recreation and should not be shared.
- c. The software allows reservations for the current day plus the next four days. The reservation window opens at 7am for the 4th-5th day out.
- d. Cancellations should be made as soon as possible to allow others to book the court.

3. Court Attire:

- a. Appropriate tennis attire and sneakers are required.
- b. When playing on the clay courts, clay courts shoes are required.

4. Guest Privileges:

- a. Outside guests of owners/renters are eligible to play only when the owner/renter is in residence at OV.
- b. Outside guests should be reasonably limited during prime time.

5. Sponsored Activities:

a. Round-Robin Play

- Times for Round-Robin are noted in the reservation system and posted on the bulletin board.
- Rules/structure is noted on the bulletin board.
- Round-Robin is not supervised, except for the volunteer services of players familiar with the format All players are asked to cooperate with the volunteer organizing and running the session, so players have as much equal time as possible.

b. Summer Tennis

During the shoulder seasons and summer, players may join the Summer Tennis program. Information will be posted on the bulletin board.

6. Children

As with other recreational facilities, children under 13 must be accompanied by responsible supervision.

7. Pets

Pets are not allowed in the tennis courts or in bleachers and are not to be tied to fences or any surrounding fixtures.

FAILURE TO COMPLY WITH ANY TENNIS RULES STATED ABOVE MAY RESULT IN A TEMPORARY OR PERMANENT LOSS OF PLAYER RESERVATION PRIVILEGES AND/OR PLAYING PRIVILEGES PER OVPOA AND FLA. STAT. §720.305 PROCEDURES. Violation of rules should be reported to the Tennis Pro or the Recreation Department. If warranted and/or damage to any OVPOA amenities is involved, call Security.

OCEAN VILLAGE PICKLEBALL RULES

The Season is from December 1st through April 30th. Exact dates will be posted prior to the opening and closing of each season.

1. Court Times:

- a. Court hours are 8 a.m. to 6 p.m. Daily.
- b. Each player shall be limited to hour per day of reserved play.
- c. OV wristband required.

2. Pets:

- a. Pets are not allowed in the courts and are not to be tied to any surrounding fences or fixtures

3. Reservation System:

- a. Reservations are the only way of guaranteeing a court.
- b. Reservations not used within 10 minutes after the starting time are cancelled, and the court is available on a first-come, first-served basis.
- c. Courts may not be reserved during round robin or other sanctioned activities determined by the OVPOA Pickleball Committee.

4. Making Reservations:

- a. Reservations can be made same day or up to five (5) days in advance: online at oceanvillage.com. by telephone at 772-429-7415 or at the Recreation office.
- b. Cancellations can be made at least 3 hours before the reservation time.

5. Court Attire:

- a. Proper attire in accordance with APA standards is required.

6. Guest Privileges:

- a. Outside guests of owners/renters are eligible to play only when the owner/renter is in residence at OV.
- b. Guests and Family members of owners/renters are subject to the same guest privileges and rules.

7. Sponsored Activities:

- a. Double Round-Robin Play
 - i. On Courts 3 – 6.
 - ii. Players will line up paddles in order of arrival to start play.

- iii. Replacement players are sequenced by next paddle in queue.
- iv. Each round of play will consist of one (1) game to 11 points, win by 2, however shorter games may be played when many players are waiting. See rules posted at the courts for more details.
- v. Players who have completed one round of play come off the court and stack their paddle at the end of the queue. There may be additional sequencing rules, based on the number of players waiting, posted at the courts.
- vi. Round-Robin is not supervised, except for the volunteer services of players familiar with the format. All players are asked to cooperate with the volunteer organizing and running the session, so players have as much equal time as possible.

8. Children

As with other recreational facilities, children under 13 must be accompanied by responsible supervision.

FAILURE TO COMPLY WITH ANY OF THE PICKLEBALL RULES STATED ABOVE MAY RESULT IN A TEMPORARY OR PERMANENT LOSS OF PLAYER RESERVATION PRIVILEGES AND/OR PLAYING PRIVILEGES PER OVPOA AND FLA. STAT. §720.305 PROCEDURES. Violation of rules should be reported to the Recreation Department. If warranted and/or damage to any OVPOA amenities is involved, call Security.

OCEAN VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

SERVICE/ASSISTIVE ANIMAL REQUIREMENTS INFORMATION SHEET

The following information is meant to clarify the laws and assist people who want to apply for permission to have a service/assistive animal on Association property.

Pet Rule 3 of the Ocean Village Property Owners Association, Inc. Rules and Regulations provides that pets are not allowed in any amenity/recreation area, including but not limited to pools, tennis courts, the golf course, restaurant and tiki bar. An exception can be made for disabled persons under the Federal ADA (Americans with Disabilities Act) and FHA (Fair Housing Act) laws for a service or assistive animal. The ADA governs the use of service animals by persons with disabilities in public areas. The FHA governs the use of assistive animals needed as a reasonable accommodation in residential housing.

In brief, a service animal is a dog or miniature horse individually trained to do work or perform tasks for the benefit of a disabled person and is needed when the individual is in a public area. A service animal cannot act as an emotional support animal. An assistive animal is an animal that works, provides assistance, or performs tasks for the benefit of a person with a disability, or that provides emotional support that alleviates one or more identified effects of a person's disability. An assistive animal is not a pet. An assistive animal would be present in the home. Each applicant must decide whether their need is for a service animal or an assistive animal and apply accordingly.

If the required standards for disability and service/assistive animal are not met, or if applicants do not have proper documentation to prove that the animal is necessary, the Association will deny the

request in order to prevent a violation of the Declaration of Covenants and Restrictions. An application for a service/assistive animal must be submitted along with all documentation required to support the approval of a service/assistive animal. (See Service/Assistive Animal Application Process). Any guest or visitor must also meet these standards before their service or assistive animal is allowed on Association property.

PROCEDURE FOR ASSISTIVE OR SERVICE ANIMALS

The Association has made provisions for unit owners, lessees or guests who have a medically documented need for an assistive or service animal to assist them with their quality of life at Ocean Village.

- 1.** The owner or lessee must submit the following completed forms to the Association:
 - a.** A written application to the Association pursuant to the form "Assistive/Service Animal Application".
 - b.** A "Verification of Medical Necessity" form completed by a licensed professional.
 - c.** Letterhead or prescription form showing the credentials of the professional.
 - d.** Written proof that the assistive/service animal is licensed and vaccinated as required by the Animal Control Regulations pursuant to the City of Ft. Pierce Ordinances and Florida State Statutes.
- 2.** Once the written application has been submitted, along with the required documentation, and the written approval has been given by the Board of Directors, the unit owner or lessee may then be permitted to bring the animal onto Association property.
- 3.** An approved service for assistant animal application must be updated annually (January 1st).
- 4.** At all times, when the animal is on Association property, the animal must be held by a collar and leash, not to exceed 10' in length, or under voice, signal or other effective control and if a leash interferes with the animal's work or if the individual's disability prevents using a leash.
- 5.** Any individual accompanying the animal while out of the unit must clean up after the animal. The unit owner or lessee is ultimately responsible for this task.
- 6.** The unit owner or lessee must assume responsibility that the animal be quiet.
- 7.** The unit owner or lessee is responsible for the animal at all times, for any property damage caused by the animal and for the behavior of the animal on Association property; and for due care and diligence in the use of the animal.
- 8.** There is no exercise area on Association property.
- 9.** The unit owner or lessee must follow this procedure for their visitors and guests.
- 10.** There is a fining procedure for violation of these procedures for the well-being and safety of all residents.

