

# *Mainlands Five, Inc.*



## **RULES AND REGULATIONS**

### **I – CLUBHOUSE**

- A. Only members and tenants in good standing and their guests shall be permitted to use the facilities of the Clubhouse.
- B. Use of the Clubhouse for private parties may be granted, upon application, provided that:
  - 1. The host or hostess is a paid up member and makes a contribution of \$200.00 that includes the cost of air conditioning.
  - 2. Persons using the Clubhouse and equipment, for private parties are responsible for cleaning the clubhouse after the party. A damage and cleanup deposit of \$350.00 will be required, which will be refundable upon inspection of the clubhouse and equipment. The homeowner renting the Clubhouse will be liable for any damage in excess of the \$350.00 damage and cleanup deposit.
  - 3. Those using the clubhouse for a private party will be permitted to use the kitchen and any of the clubs appliances. Persons catering parties must bring their own pots, pans, dishes and other utensils.
  - 4. Pool is not part of the Clubhouse rental.
  - 5. Upon submission of completed application form and any additional information as may be required.
- C. Pets are not allowed anywhere in or near the pool, clubhouse, shuffleboard courts and lawn areas.
- D. All children sixteen (16) or younger must be accompanied by an adult when using the clubhouse.
- E. Each homeowner user shall be accountable for any physical damage to the Clubhouse and all common areas caused by his/her guest.
- F. No bicycles, skate-boards, skates or golf carts, are allowed on the clubhouse property, with the exception of members who use bicycles or golf carts as a means of transportation and leave them outside in bicycle parking areas provided outside the Clubhouse.
- G. Persons in wet bathing suits are not permitted in the clubhouse at any time.

- H. Persons using the Clubhouse at any time must be sure when they leave to:
1. Turn off all clubhouse and restrooms lights
  2. Turn off all fans
  3. Close all windows
  4. Lock all doors, including the restrooms, both inner and outer doors.

## ***II –POOL***

- A. The pool is for the exclusive use of the property owners and tenants of Mainlands Five, Inc., and their guests.
- B. There is no lifeguard. *Swim at your own risk* Pool hours are Sunrise to Sunset.
- C. All persons using the pool area must have their pool tags available to display upon request of any homeowner.
- D. Everyone must shower before entering the pool. *NO SOAP PLEASE.*
- E. All oils and lotions must be washed off before entering pool or reentering the pool.
- F. No children under the age of five (5) are permitted in the pool. Children under the age of sixteen (16) must be accompanied by an adult.
- G. No alcoholic beverages of any kind and in any container are allowed in the pool or within the pool area.
- G. No running, jumping, diving or shoving is allowed in the pool or within the pool area.
- H. When sun-tanning, place a bath towel on the lounge chair to absorb oils.
- I. Chairs and lounges should be wiped clean and set out in the same manner as found.

## **III - RESIDENCY APPLICATION**

- A. No one with a credit score less than 650 need apply.

## **IV –PARKING**

- A. Parking any motorized vehicles, except golf carts, on the grass in Mainlands Five Inc. is not allowed. Persons parking on the grass will be warned on the first offense and cited and subject to a fine for each further violation. The fine for this violation is \$50.00 per occurrence.
- B. No parking on the street between 2:00 a.m. and 6 a.m. This is a city of Tamarac ordinance and violators may be ticketed.
- C. Parking in Pool area lots is for Clubhouse, pool and shuffleboard use only. Violators will be towed away at owner's expense, without notice.
- D. Parking in off street North parking lot and parking spaces, by the Clubhouse is allowed by permit only. The permits will be issued by an authorized member of the Board. Unauthorized vehicles will be towed at owner's expense.
- E. No derelict (inoperable) or abandoned vehicles will be permitted anywhere in Mainlands Five. These vehicles will be towed away at owner's expense

#### **V -SHUFFLEBOARD COURTS**

- A. Children under five (5) years of age are not permitted to use the Shuffleboard courts. All children under the age of sixteen (16) must be accompanied by an adult. Violators will be fined \$25.00 per occurrence.
- B. No walking, bicycle riding, skating, rollerblading or similar activities are allowed on the playing surfaces of the shuffleboard courts. Violators will be fined \$25.00 per occurrence.
- C.. When not in use, all equipment must be locked in the storage area.

#### **VI-GARAGE SALES**

- A. Garage sales are restricted to two (2) per year per household unless permission, in writing, is obtained from the Board. Violators will be fined \$25.00 per occurrence.
- B. Garage sales will not be allowed on the date that the Association holds its yearly garage sale. Violators will be fined \$25.00 per occurrence.

#### **VII -PETS**

- A. Household domestic animals must be on leashes when being walked or exercised. Domestic animals must be on anchored leads while in owner's yard. No domestic animals can run freely through the community.

- B. All animal owners must pick up and remove the fecal droppings of their animals from any property in Mainlands Five Inc.
- C. No person may feed or cause to be fed or leave food stuff for the consumption by any wild life within Mainlands Five Inc. Birds may be fed only by the use of bird feeders. The feeding of any stray animal is prohibited. Violators will be fined \$25.00 per occurrence.
- D. Pets are not allowed anywhere in or near the pool, clubhouse, shuffleboard courts and lawn areas.

### **VIII - COMPLAINTS OF VIOLATIONS**

- A. Complaints by property owners of alleged violations of our governing documents must be in writing, dated, signed and submitted to the Board or dropped in the Association's Clubhouse mailbox. An investigation will be conducted to determine the appropriate action, if any, to be taken. The complainant will be notified in writing of the results.
- B. If immediate resolution of the violation cannot be made, then a notice will be issued and a fine may be imposed or the issue referred to the Associations attorneys for appropriate legal action.

### **IX - RESALES-INVESTORS**

- A. No corporate ownership allowed.
- B. Investors may only own one property at a time. If they sell one, then they can purchase another one. If they did not abide by the rules while remodeling the home they bought to flip, then they will not be approved to purchase another property.
- C. An investor will submit to a background and financial check, which may also include proof of income in the form of copies of the tax returns for the past 3 years and copies of bank statements for the past 6 months reflecting enough funds to perform improvements to the property.
- D. Investors will begin improvements to the property within one month of purchase.
- E. Investors will pay maintenance in increments of six months in advance

**X - RENTALS**

F. Rentals in Mainlands Five are restricted to 10% of the homes (26 homes).