

LIVE OAK PRESERVE ASSOCIATION, INC.

**RESOLUTION REGARDING COMMON
AREA GENERAL RULES AND REGULATIONS**

WHEREAS, Live Oak Preserve Association, Inc. (the "Association") is a nonprofit corporation duly organized and existing under the laws of the State of Florida; and

WHEREAS, Section 1.1 of the Declaration as recorded at Official Records Book 13544, Page 1843 of the Public Records of Hillsborough County, Florida, defines the "Approving Party" as the Community Association a/k/a Live Oak Preserve Association, Inc.; and

WHEREAS, Section 10 of the By-Laws of Live Oak Preserve Association, Inc. as recorded at Officials Records Book 13544, Page 1895 of the Public Records of Hillsborough County, Florida, provides the Board of Directors of the Association (the "Board") with the authority to adopt, or adopt previously adopted, reasonable rules and regulations concerning the use, operation, maintenance of property subject to the Declaration; and

WHEREAS, the Board has determined that it is in the best interest of the Association to amend the previously amended and restated Common Area General Rules and Regulations (the "Common Area Rules").

NOW, THEREFORE, BE IT:

RESOLVED, that the Board of Directors of the Association hereby approves and adopts the attached amended Common Area Rules; and

RESOLVED, that notwithstanding the foregoing, any restrictions or guidelines set forth in the Declaration, amended Common Area Rules, or in other rules and regulations of the Association shall remain in full force and effect and shall continue to be followed and observed.

IN WITNESS WHEREOF, the Board of Directors of Live Oak Preserve Association, Inc., at a duly noticed regular meeting of the Board of Directors at which a quorum was present, held on the 16 day of July, 2014, in the manner required by the Association's governing documents, has adopted the foregoing resolutions upon motion made by Frank Micallef and seconded by Anthony Leone and passing with a vote of 5 in favor and 0 opposed; therefore, a majority of the Directors approved the resolution, which is to be made a part of the minutes of the meeting of the Board of Directors held on the 16 day of July, 2014.

LIVE OAK PRESERVE ASSOCIATION,
INC., a Florida nonprofit corporation

By: Frank Micallef
Its: President

LIVE OAK PRESERVE ASSOCIATION,
INC., a Florida nonprofit corporation

By: Anthony Leone
Its: Secretary

Exhibit A – Amended Common Area Rules and Regulations

LIVE OAK PRESERVE ASSOCIATION, INC.

EXHIBIT A – Amended Common Area Rules and Regulations

I. General Rules and Regulations

- 1.1 The Live Oak Preserve Association’s Board of Directors has established rules for the use of the Association facilities to be followed by all members, tenants, and their guests.
- 1.2 It is their responsibility of all members to ensure that their ~~family members,~~ tenants, invitees and guests are familiar with and abide by all Association rules.
- 1.3 Association members using recreational facilities must confine their activities to within the marked boundaries of these areas.
- 1.4 Persons under the influence of drugs or intoxication are prohibited from using the Association facilities.

II. Common Area

- 2.1 Age Requirements: Refer to the specific activity for information on age requirements. All age requirements will be strictly enforced. It is the duty and responsibility of the member to become familiar with these requirements and to cooperate in the enforcement thereof.
- 2.2 No smoking will be permitted in the Clubhouse facility or in and around the Pool.
- 2.3 Dress Code: Proper attire is to be worn at all times in accordance with acceptable practice for the particular facility. Shirt cover-up and shoes must be worn at all times while in the Clubhouse. Appropriate attire and footwear must be worn while in the workout room.
- 2.4 The hours of operation may be adjusted seasonally as usage dictates.
- 2.5 Parents will be responsible for the conduct of their children at all times. Children under the age of 16 years old must be accompanied by an adult or qualified guardian, who must be a minimum of 16 years old.
- 2.6 Members, their guests and invitees shall have the right to use the Common Area. However, Members are limited to five (5) total guests and/or invitees per household. ~~Owners~~ Members will be responsible for the conduct of their guests and invitees at all times. Guests and/or invitees must be accompanied by the ~~owner~~ Member at all times.
- 2.7 Members using the facility are responsible for leaving it clean after its use

- 2.8 The cost of replacing any property that is broken damaged or removed by a member or guest shall be charged to the member concerned.
- 2.9 Wagering is not permitted while engaging in any activity in the Clubhouse.
- 2.10 No pets shall be permitted anywhere in the Clubhouse or in or around the Pool or on the common areas immediately adjacent to these facilities.
- 2.11 The use of propane or barbeque grills is prohibited in the Clubhouse, patio or Pool deck area.
- 2.12 All persons using the facilities shall follow the instruction and decisions of Management and Staff regarding the use of the facilities and the priority and length of time of use of the facilities.
- 2.13 Management may require the use of specific facilities from time to time.
- 2.14 All persons entering or exiting the facilities must wear shoes (for their protection). We also ask that all soles be dried off in order to prevent slipping on tile floor.
- 2.15 Where damages have been caused by Owners or Renter or their guests, the Owner or Renter will be held responsible for the cost of the damage.
- 2.16 Management has the right to deny any person who violates the Rules and Regulations of the Live Oak Preserve Clubhouse the use of the facilities.
- 2.17 Advertising, signs, leaflets, petitions, papers or other written matter shall not be distributed on the premises. Sale of merchandise or funding soliciting is not permitted without Management approval.
- 2.18 Cars may be parked only in designated parking are-as. Any car parked illegally will be towed and reclamation will be at the owner's expense without recourse.
- 2.19 Car washing, polishing, or repair is not permitted on Live Oak Preserve Clubhouse property.
- 2.20 Overnight parking of Vans, Trailers, Buses, Boats or Trucks is not permitted without Management approval.
- 2.21 Bicycle riding, Gopeding, Rollerblading, Skateboarding or G-Marting is not permitted at the Live Oak Preserve Clubhouse or its grounds.
- 2.22 Association facilities may not be used for commercial purposes (food sales, swimming lessons, etc.). Similarly, there will be no solicitation or distribution of literature on Live Oak Preserve property.
- 2.23 Foul language or abuse directed to any Live Oak Preserve Association employee, Board of Directors' member, or Committee member, will not be tolerated.

III. Fitness Center Rules

- 3.1 Live Oak Preserve Homeowners Association, Inc., its members, Board of Directors or Property Management Company and their representatives will in no way be liable for loss, damages or injuries to any resident or guest in connection with the use of this facility.
- 3.2 It is strongly recommended that you consult your physician prior to beginning any exercise program.
- 3.3 Hours of operation are 5:00 AM to 11:00 PM daily. No one will be allowed in the fitness center beyond the 11:00 PM curfew.
- 3.4 Members, their guests and invitees shall have the right to use the Fitness Center at any time it is open. However, Members are limited to five (5) total guests and/or invitees per household. Children under 12 years of age are not permitted inside the Fitness Center for any reason unless under the direct supervision of their parents and a waiver must be on file signed by the parents. Parents must sign a waiver for each child ages 12-17. Children ages 12-14 must be supervised by an adult at all times.
- 3.5 Proper attire must be worn at all times: this includes closed shoes (sneakers), shorts pants, and a shirt.
- 3.6 Bare chest and/or bathing suits are not permitted for health reasons.
- 3.7 Personal radios are permitted in the Fitness Center but only with headphones/earphones.
- 3.8 Please do not abuse the equipment.
- 3.9 Time limit on treadmills is 30 minutes at peak times: 8:00 AM - 10:00 AM and after 3:00 PM until closing.
- 3.10 Please be courteous to others who are waiting their turn.
- 3.11 Profanity is not permitted. Abuse of this rule could result in ejection from the Fitness Center.
- 3.12 No smoking, food, glass containers or drinks other than water are permitted in the Fitness Center.
- 3.13 The Management is not responsible for items left in this room before, during or after use of this facility.
- 3.14 Wipe down equipment when finished.

IV. Pool Rules

- 4.1 Live Oak Preserve Homeowner's Association, Inc., its members, Board of Directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.
- 4.2 Owners, Members, their families and guests and invitees shall have the right to use the Pool at any time it is open. However, Members are limited to five (5) total guests and/or invitees per household.
- 4.3 The pool is a community amenity that is to be used for recreational purposes only. Due to liability concerns, at no point in time, may the pool be used for private swimming lessons.
- 4.4 No lifeguard is on duty at anytime. **All persons entering the water for whatever purposes do so at their own risk.**
- 4.5 Hours of operation - dawn to dusk.
- 4.6 Children under the age of 16 are not permitted in the pool unless under the direct supervision of their parents.
- 4.7 Shower prior to entering pool.
- 4.8 Towels may not be used to reserve chairs.
- 4.9 No food, glass containers or alcoholic beverages are allowed in the pool or anywhere around the pool area or deck. Eating is only allowed in the designated picnic areas.
- 4.10 No running, pushing, or boisterous play is permitted in the pool area.
- 4.11 All radios, CD's tape players must have a set of headphones for listening.
- 4.12 Diapered age children must wear rubber pants in the pool. In addition, diapered age children cannot be changed pool side, but can be changed at the changing tables available in the restrooms.
- 4.13 Floats and rafts may not be used in the pool.
- 4.14 No animals are permitted in the Clubhouse, the spa or in or around the pool area.
- 4.15 No Diving.

V. Spa Rules

- 5.1 Live Oak Preserve Homeowner's Association, Inc., its members, Board of Directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.

- 5.2 Owners, Members, their families and guests and invitees shall have the right to use the Spa at any time it is open. However, Members are limited to five (5) total guests and/or invitees per household.
- 5.3 Children under the age of 16 are not permitted in the Spa. **All persons entering the water for whatever purposes do so at their own risk.**
- 5.4 The hours of operation are from dawn to dusk daily.
- 5.5 Maximum use is not more than 15 minutes.
- 5.6 Do not immerse your head under water to avoid heat exhaustion.
- 5.7 No horseplay permitted in the spa.
- 5.8 No food, drink, glass or alcoholic beverages permitted in spa or anywhere around the spa area or deck.
- 5.9 Proper bathing attire must be worn at all times when in spa.
- 5.10 No animals shall be permitted anywhere in or around the spa.
- 5.11 Maximum water temperature of 104°F.
- 5.12 Shower before entering spa.
- 5.13 Pregnant women, people with health problems, using alcohol, narcotics or other drugs that can cause drowsiness should not use spa pool without first consulting a doctor.

VI. Billards Room Rules

- 6.1 Live Oak Preserve Homeowner's Association, Inc., its members, Board of Directors or Property Management Company and their representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with the use of this facility.
- 6.2 Owners, Members, their families and guests and invitees shall have the right to use the Billiards room at any time they are available. However, Members are limited to five (5) total guests and/or invitees per household.
- 6.3 Any person using the Billiards Room must do so at their own risk. The Management assumes no responsibility for any actions taking place in this room.
- 6.4 The hours of operations are from 8:00 AM until 11:00 PM daily. No one will be allowed in the billiards rooms beyond the 11:00 PM curfew
- 6.5 No food, drinks, smoking or glass containers will be permitted in the Billiards Room.

- 6.6 The billiards table is not to be used for any purpose other than to conduct a game of billiards.
- 6.7 Children under the age of 16 years are not permitted in the Billiards Room unless under the direct supervision of their parents.
- 6.8 Proper attire should be worn at all times. Proper shoes must be worn at all times. Black-soled shoes or bare feet are not allowed. NO bare chest and NO bathing suit.
- 6.9 For safety and enjoyment of others, please no excessive noise, screaming or profanity.
- 6.10 All equipment must be returned to the racks and the balls must be put away.
- 6.11 Turn light off when finished playing.
- 6.12 Time limit is 1--hour play time.
- 6.13 Please be courteous to others who are waiting their turn. Reservations are not necessary as Billiard table is on a first come, first serve basis. Please be prepared to relinquish the table when others are waiting after on hour play.

VII. Playground Rules

- 7.1 Live Oak Preserve Homeowner's Association, Inc., its members, Board of Directors or Property Management Company and their representatives will in no way be liable for loss, damages or injuries to any resident or guest in connection with the use of this facility,
- 7.2 Owners, Members, their families and guests and invitees shall have the right to use the Tot Lot/Playground at any time it is available. However, Members are limited to five (5) total guests and/or invitees per household.
- 7.3 There is no night lighting of this area.
- 7.4 Play at your own risk.
- 7.5 The hours of operation are from sunrise until sunset daily.
- 7.6 No smoking or glass containers are permitted on the lot.
- 7.7 Food and drinks are permitted only in the designated picnic area.
- 7.8 The lot is not to be used for any purpose other than to play on the equipment provided.
- 7.9 Children 12 years of age and younger must be accompanied by and directly supervised by their parents.

- 7.10 Proper shoes must be worn at all times. Black soled shoes or bare feet are not allowed. Proper attire should be worn at all times. NO bare chest and NO bathing suit.
- 7.11 For safety and enjoyment of others, please no excessive noise, screaming or sand/mulch throwing or profanity.
- 7.12 No pets shall be permitted anywhere in or around this Tot/Lot Playground or on the common area immediately adjacent to this facility.