

THOROUGHbred LAKES HOMEOWNERS ASSOCIATION, INC.  
CLUBHOUSE RULES AND REGULATIONS

The following Rules and Regulations have been adopted and will be administered by the "Thoroughbred Lakes" Community Association Board of Directors. These Rules and Regulations will be reviewed periodically by the Board of Directors and amended as necessary to better serve the community. The Rules and Regulations may be changed at any time by the Board. It is the intent of the Board to limit these Rules and Regulations so that every member will obtain maximum use and enjoyment of the facilities.

Although they place some restriction on member activities, *they are intended to respect the right of the membership as a whole.* Enforcement of the Rules and Regulations will primarily be placed in your hands and those of the Association.

The Rules and Regulations of Thoroughbred Lakes Clubhouse are designed to protect the rights and privileges of the Thoroughbred Lakes residents, their families and guests and to protect the property. The following Rules and Regulations have been formulated to acquaint members of Thoroughbred Lakes Homeowners Association with the proper utilization of the facilities.

#### MEMBER/OWNER

Member is defined to include the owners of record of the home within Thoroughbred Lakes Association including all minor children under the age of 18 and further to include unmarried children residing with their families up to the age of 25. Parents of unit owners whose legal and permanent residence is within the member's unit are also entitled to be members.

Renter(s) are permitted to use the facilities providing an "Application for Residency" is on file with the Association.

A member will be required to be with their guests while using the facility. (This includes the Pool, Tot Lot, the Fitness Center, Racquetball and Volleyball courts and Billiards Room and Clubhouse.

All owners shall be issued one (1) community key (one key per home). These keys shall be required to be carried at all times while on facility property. Loss of the key will require a replacement at a cost to the owner of \$40.00.

Additional community keys are available at a charge of \$40.00 each and only with proper ID verification of the owner.

#### FACILITIES HOURS OF OPERATION

- If you should, for any reason, change your phone number, you will be required to notify the Property Management Company in writing of the change. This will allow them to ensure your privacy and confidentiality and have a record of the change in your file.
- EMERGENCY ENTRY BY FIRE RESCUE or AMBULANCE WILL HAVE ENTRY VIA A KNOX BOX SO THE GATE WILL OPEN AUTOMATICALLY WHEN ACCESSED BY EMERGENCY PERSONNEL.
- Gate Openers will be available from the sales office during business hours or the Management Company at a cost of \$50.00. Checks should be made payable to Thoroughbred Lakes Homeowners Association, Inc.
- PLEASE VIEW CHANNEL 8 ON YOUR TV FOR COMMUNITY UPDATES.

- Fitness Center  
Must be 16 years or older unless accompanied by a parent or guardian) Mon-Sun 7:00 AM - 11:00 PM
- Billiards Room Mon-Sun 7:00 AM - 11:00 PM
- Swimming Pool Mon-Sun Dawn to Dusk
- Spa Mon-Sun Dawn to Dusk
- Racquetball Court Mon-Sun 7:00 AM - 11:00 PM
- Interior of Clubhouse Reservations Only
- Tot Lot Mon-Sun Dawn to Dusk
- Volleyball Court Mon-Sun Dawn to Dusk
- Clubhouse Reservation Form
- Access Gate Use Instructions

### GENERAL RULES AND REGULATIONS

- Age Requirements - Please 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.
- No smoking will be permitted in the Clubhouse facility or in and around the Pool.

- 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.
- The hours of operation may be adjusted seasonally as usage dictates.
- Parents will be responsible for the conduct of their children at all times.
- Owners will be responsible for the conduct of their guests at all times. Guests must be accompanied by the owner at all times.
- Members using the facility are responsible for leaving it clean after its use.
- The cost of replacing any property that is broken, damaged or removed by a member or guest shall be charged to the member concerned.
- Wagering is not permitted while engaging in any activity in the Clubhouse.
- No pets shall be permitted anywhere in the Clubhouse or racquetball courts or in or around the Pool or on the common areas immediately adjacent to these facilities.
- The use of propane or barbecue grills is prohibited in the Clubhouse, patio or Pool deck area.
- 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.
- Management may require the use of specific facilities from time to time.
- All persons entering or exiting the facilities must wear shoes (for their protection). We also ask that all shoes be dried off in order to prevent slipping on tile floor.
- Where damages have been caused by Owners or Renters or their guests, the Owner or Renter will be held responsible for the cost of the damage.
- Management has the right to deny any person who violates the Rules and Regulations of the Thoroughbred Lakes Clubhouse the use of the facilities.
- Advertising, signs, leaflets, petitions, papers or other written matter shall not be distributed on the premises without the written consent of the Management. Sale of merchandise or funding soliciting is not permitted without Management approval.
- Cars may be parked only in designated parking areas. Any car parked illegally will be towed and reclamation will be at the owner's expense without recourse.
- Car washing, polishing, or repair is not permitted on Thoroughbred Lakes Clubhouse property.
- Overnight parking of Vans, Trailers, Buses, Boats or Trucks is not permitted without Management approval.

- Bicycle riding, Gopeding, Rollerblading, Skateboarding or G-Karting is not permitted at the Thoroughbred Lakes Clubhouse or its grounds. This includes having

### FITNESS CENTER GUIDELINES

*This facility is for the use and enjoyment of Thoroughbred Lakes Residents, their families and invited guests only.*

- Thoroughbred Lakes 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.
- It is strongly recommended that you consult your physician prior to beginning any exercise program.
- Hours of operation are 7:00 AM to 11:00 PM daily.
- Children under 16 years of age are not permitted inside the Fitness Center for any reason unless under the direct supervision of their parents.
- Any person using this facility must do so at his or her own risk and the Management assumes no responsibility on any actions taking place in this room. Please refer to the second provision for this facility above.
- Proper attire must be worn at all times: this includes closed shoes (sneakers), shorts/pants, and a shirt.
- Bare chests and/or bathing suits are not permitted for health reasons.
- Personal radios are permitted in the Fitness Center but only with headphones/earphones.
- Please do not abuse the equipment.
- Time limit on treadmills is 30 minutes at peak times: 8:00 AM - 10:00 AM and after 3:00 PM until closing.
- Please be courteous to others who are waiting their turn.

- Profanity is not permitted. Abuse of this rule could result in ejection from the Fitness Center.
- No smoking, food, glass containers or drinks other than water are permitted in the Fitness Center.
- The Management is not responsible for items left in this room before, during or after use of this facility.
- Wipe down equipment when finished.

### POOL RULES

*This facility is for the use and enjoyment of Thoroughbred Lakes Residents, their families and invited guests only.*

- Thoroughbred Lakes 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.
- Members, their families and guests shall have the right to use the Pool at any time it is open.
- No lifeguard on duty anytime ~ use pool at your own risk.
- Hours of operation ~ dawn to dusk.
- Children under the age of 16 are not permitted in the pool unless under the direct supervision of their parents.
- Shower prior to entering pool.
- Towels may not be used to reserve chairs.
- No food, drink, glass containers or alcoholic beverages are allowed in the pool or anywhere around the pool area or deck.
- No running, pushing or boisterous play is permitted in the pool area.
- All radios, CD's, tape players must have a set of headphones for listening.
- Diapered Age children must wear rubber pants in the pool.
- Floats and rafts may not be used in the pool.
- No animals are permitted in the Clubhouse, the spa or in or around the pool area.
- Pool bathing load ~ 60 persons.
- Maximum water temperature is 104° F.

# NO DIVING

## SPA RULES

*This facility is for the use and enjoyment of Thoroughbred Lakes Residents, their families and invited guests only.*

- Thoroughbred Lakes 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
- Members, their families and guests shall have the right to use the Spa at any time it is open.
- Children under the age of 16 are not permitted in the Spa.
- The hours of operation are from dawn to dusk daily.
- Maximum use is no more than 10 minutes.
- Do not immerse your head under water to avoid heat exhaustion.
- No horseplay permitted in the spa.
- No food, drink, glass or alcoholic beverages permitted in spa or anywhere around the spa area or deck.
- Proper bathing attire must be worn at all times when in spa.
- Spa bathing load ~ 5 persons.
- No animals shall be permitted anywhere in or around the spa.
- Maximum water temperature 104° F.
- Shower before entering spa.
- Pregnant women, small children, people with health problems, using alcohol, narcotics or other drugs that can cause drowsiness should not use spa pool without first consulting a doctor.

## RACQUETBALL COURT GUIDELINES

*This facility is for the use and enjoyment of Thoroughbred Lakes Residents, their families and invited guests only.*

- Thoroughbred Lakes 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.
- Members, their families and guests shall have the right to use the Racquetball Court at any time it is open.
- Play at your own risk.
- The hours of operation are from 7:00 AM until 11:00 PM daily.
- No food, drinks, smoking or glass containers will be permitted on the court.
- The court is not to be used for any purpose other than Racquetball.
- Children under the age of 16 years are not permitted on the court unless under the direct supervision of their parents.
- 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 chests and NO bathing suit.
- For safety and enjoyment of others, please no excessive noise, screaming or profanity.
- Turn light off when finished playing.
- Time limit is 1-hour play time.
- Please be courteous to others who are waiting their turn. Reservations are not necessary as courts are used on a first come, first serve basis. Please be prepared to relinquish the court when others are waiting after one hours play.

## BILLIARDS ROOM GUIDELINES

*This facility is for the use and enjoyment of Thoroughbred Lakes Residents, their families and invited guests only.*

- Thoroughbred Lakes 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.
- Owners, their families and guests shall have the right to use the Billiards room at any time they are available.
- 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.
- The hours of operations are from 7:00 AM until 11:00 PM daily.
- No food, drinks, smoking or glass containers will be permitted in the Billiards Room.
- The Billiards table is not to be used for any purpose other than to conduct a game of billiards.
- Children under the age of 16 years are not permitted in Billiards Room unless under the direct supervision of their parents.
- 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 chests and NO bathing suit.
- For safety and enjoyment of others, please no excessive noise, screaming or profanity.
- Turn light off when finished playing.
- Time limit is 1-hour play time.
- 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 Billiard table when others are waiting after one hour play.

## TOT LOT/PLAYGROUND GUIDELINES

*This facility is for the use and enjoyment of Thoroughbred Lakes Residents, their families and invited guests only.*

- Thoroughbred Lakes 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.
- Owners, their families and guests shall have the right to use the Tot Lot/Playground at any time they are available.
- There is no night lighting of this area.
- Play at your own risk.
- The hours of operation are from sunrise until sunset daily.
- No food, drinks, smoking or glass containers are permitted on the lot.
- The lot is not to be used for any purpose other than to play on the equipment provided.
- Children 12 years of age and younger must be accompanied by and directly supervised by their parents.
- 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 chests and NO bathing suit.
- For safety and enjoyment of others, please no excessive noise, screaming or sand/mulch throwing or profanity.
- No pets shall be permitted anywhere in or around this Tot Lot/Playground or on the common area immediately adjacent to this facility.

# PLAY SAFE

## VOLLEYBALL COURT RULES

*This facility is for the use and enjoyment of Thoroughbred Lakes children, their families and invited guests only.*

- Thoroughbred Lakes 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.

- Owners, their families and guests shall have the right to use the Volleyball Court at any time they are available.
- Play at your own risk. The Management assumes no responsibility for any actions taking place on this court.
- The hours of operation are from sunrise until sunset daily.
- There is no night lighting of this area.
- No food, drinks, smoking or glass containers are permitted on the Volleyball Court.
- The Volleyball Court is not to be used for any purpose other than to play volleyball.
- Children under the age of 16 years are not permitted on the court unless under the direct supervision of their parents.
- 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 chests and NO bathing suit.
- For safety and enjoyment of others, please no excessive noise, screaming, sand throwing, or profanity.
- No pets shall be permitted anywhere in or around this Volleyball Court or on the common area immediately adjacent to this facility.

# PLAY SAFE

THOROUGHBRED LAKES HOMEOWNERS ASSOCIATION, INC.

RESERVATIONS FOR CLUBHOUSE  
(FOR A PRIVATE FUNCTION)

To confirm your reservation for the use of the Clubhouse, 10090 Clubhouse Turn Rd., Lake Worth, Florida 33467. Please return this form properly completed, signed and with the checks as noted below.

RESIDENT'S NAME(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

## BILLIARDS

- Thoroughbred Lakes 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.
- Owners, their families and guests shall have the right to use the Billiards room at any time they are available. The operating hours are from 7:00 AM to 11:00 PM.
- No food will be permitted in this facility. The Billiards room is not to be used for any purpose other than to conduct a game of billiards and no wagering is permitted.
- Age requirement: **Children under 16 years of age** and younger must be accompanied by and directly supervised by their parents.
- Dress Code: Shoes must be worn at all times. No bare feet, bare chests or bathing suits are permitted.
- All equipment must be returned to the racks and the balls must be put away.

### Billiards Reservations:

- Reservations are not necessary as billiards are used on a first come, first serve basis. Please be prepared to relinquish the court when others are waiting after one hour's play.
- Lights will be turned off after use. For safety and enjoyment of others, please no excessive noise or profanity.