

WILLOW SPRINGS OWNERS ASSOCIATION, INC
RULES AND REGULATIONS REGARDING SWIMMING POOL

THE RULES AND REGULATIONS REGARDING SWIMMING POOL OF WILLOW SPRINGS OWNERS ASSOCIATION, INC. (the "Association") are made effective as of this 4th day of June, 2024.

RECITALS

WHEREAS, the Willow Springs Owners Association, Inc. ("Association") is a private not-for-profit corporation whose members are owners of Lots as defined in, and subject to, the Declaration of Covenants, Conditions, Restrictions and Easements for Willow Springs, recorded at Book 4349, Page 1690, *et. seq.*, in the public records of Clay County, Florida ("Declaration").

WHEREAS, Section 10 of the By Laws of the Association provides that the Board of Directors shall have all the power to adopt rules and regulations for the operation of Willow Springs.

WHEREAS, it is recognized that there is a need to administer the use and access of certain amenity facilities of the Association, and it is desirable to establish certain rules and regulations for the use and access of those specific amenity facilities known as the Swimming Pool (the "Amenity Center").

NOW THEREFORE, the Board of Directors of the Association believes that it is in the best interest of the Association to adopt the following rules and regulations specifically for the use and access of the Amenity Center.

1. Recitals; Defined Terms. The above stated recitals are true and correct. All capitalized terms not defined herein shall be given the meanings ascribed thereto in the Declaration.

2. Use and Access of Amenity Center.

(a) The Amenity Center for the Association is for the use of Homeowners, residents and tenants along with their guests and visitors only;

(b) Homeowners will be responsible for the actions of their tenants, guests and visitors, all of which must be mindful of the rights of other Homeowners and residents. Homeowners, residents and tenants shall assume full responsibility for the conduct of their

guests and shall be held responsible for any damages to the Amenity Center, equipment, furnishings and other Common Elements used by their guests and/or visitors.

(c) The hours of operation for the Amenity Center is subject to change with the approval of the Board of Directors and such hours shall be placed on the exterior of the Amenity Center. The Board of Directors, by majority vote, shall have the authority to adjust hours of operation. The hours of operation and noise restrictions must be strictly observed. Access to the Amenity Center after the hours of operation are prohibited and violators will be subject to maximum fines available by law.

(d) Guests and visitors are permitted to use the Amenity Facilities when accompanied by a Willow Springs Homeowner, resident or tenant with a valid pass as defined below. The Homeowner, resident or tenant must be present at all times while its guests or visitors are using the Amenity Center. The Homeowner will be responsible for any damages as an individual assessment.

(e) Violation of the Rules and Regulations shall cause the offender to be denied use of the Amenity Facilities.

3. Pool FOBs.

- (a) Pool FOBs are permanent. Upon resale of your home, the pool FOBs are to be given to the new homeowner at the closing of the sale. Pool privileges will be suspended, and pool FOBs confiscated if someone other than a family member or guest is caught using your FOB.
- (b) Each home will be issued two (2) Amenity Passes for use of the amenity facilities at no charge. A fee of twenty-five dollars (\$25) will be charged for a replacement pass.
- (c) Delinquent dues will result in deactivation of FOBs with reactivation occurring when dues are made current.
- (d) Any occupant that enters the Amenity Center without the issued Key FOB is subject to a fine of \$100.00 per occurrence. Any repairs needed to Association gates or access controls will be placed on the owner's ledger as abatement.

4. General Swimming Pool Rules.

- (a) Swimming Pool hours are from dawn to dusk.

- (b) Absolutely no glass containers of any nature are permitted in the pool area.
- (c) No one under the age of 16 is permitted in the amenity center or pool area without supervision of parent or guardian. Parents are responsible for the conduct of their children at all times.
- (d) Amenity Center members must accompany guests and Members are responsible for their guests at all times.
- (e) No alcoholic beverages are permitted.
- (f) Occupants may not jump or be lifted over the fence for access. All occupants must use the access gates as intended.
- (g) Vulgar, loud, or abusive language and/or music is prohibited.
- (h) Pets are not permitted on the pool deck or in the pool.
- (i) No littering or loitering.
- (j) No horseplay or running and jumping into the pool.
- (k) Shower before entering pool.
- (l) Skateboards, scooters, and bicycles are not permitted inside the pool fence.
- (m) Children who are not toilet trained **MUST** wear an approved swim diaper while in the pool. Changing of diapers on pool deck is not permitted.
- (n) **NO DIVING!**

IN WITNESS WHEREOF, the Board of Directors of the Association have caused these Rules and Regulations for the Swimming Pool to be duly executed by the Association's respective authorized officer as of the day and year first above written.

[Remainder of Page Blank]

WILLOW SPRINGS OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: CLC
Print Name: CURTISS AKIM
Title: PRESIDENT

Sworn to and subscribed before me by means of physical presence or online notarization, this 4th day of June, 2024. Such person did take an oath and: (*Notary must check applicable box*).

- is/are personally known to me.
- produced a current driver's license as identification.
- produced _____ as identification.

{Notary Seal must be affixed}

Bryan M Davis
SIGNATURE OF NOTARY

Bryan m Davis
Name of Notary (Typed, Printed or Stamped)

