POOL/PARK RULES AND REGULATIONS
OF
AUBURN LAKES DISTRICT ASSOCIATION, INC.

Pursuant to the authority vested in the Board of Directors of Auburn Lakes District Association, Inc., the following rules and regulations have been adopted by the District Board of Directors. The defined terms used herein shall have the same meaning as ascribed to them in the Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for Auburn Lakes District Association, Inc.

Section I. ***Enforcement***. Every owner and occupant shall comply with the rules and regulations set forth herein, as amended from time to time. Disagreements concerning violations, including the interpretations and effect of these rules and regulations, shall be determined by the Board of Directors of the District Association, whose decision shall be dispositive. Failure to abide by these rules and regulations may result in a fine levied by the District Association. Such fine shall not exceed $100.00 for each violation, and $100.00 per day for each day that such violation continues after notice of the same is given. The District Association shall give notice of the alleged violation and shall afford the party an opportunity for hearing before the Due Process Committee. If the Board of Directors of the District Association deems it necessary, it may bring an action at law or in equity to enforce these rules and regulations including the provision herein for fines. Notwithstanding the foregoing, these rules and regulations shall not apply to District Declarant.

Section 2. ***Use of the Common Areas***. The Common Areas of the District, including the pool club and facilities, are for the exclusive use of the District Association Owners and their immediate families, lessees and guests. *No other person shall be permitted to use the Common Area of the District without the prior written consent or authorization of the District Association, subject to any easement or other rights therein or thereto which have been*

reserved by the District Declarant. Guests must be accompanied by a resident. Residents are responsible for their guests.

Section 3. ***Children***. Children under the age of twelve (12) years, using the pool club facilities **must** be supervised at all times by a responsible adult. Children under the age of eight (8) years, using the park/playground **must** be supervised at all times by a responsible adult. Children of diaper wearing age shall be permitted to use the pool, provided a specialized swim diaper is worn.

Section 4. ***Pets***. No animals of any kind shall be allowed within the playground and pool club facilities.

Section 5. ***Destruction of Property***. There shall be no marking, marring, damaging, destroying or defacing of any part of the District Property. Owners shall be held responsible for, and shall bear any expense of, such damage caused by said Owner, his family, guests, lessees and/or invitees.

Section 6. ***Cooking; Alcoholic Beverages***. No cooking, including barbecuing, or alcoholic beverages shall be permitted within the pool club facilities without the prior written consent of the District Association. Eating will be permitted, but confined to the covered area.

Section 7. ***Refuse***. All refuse, waste, cans, newspaper, magazines and garbage shall be deposited in the covered sanitary containers provided therefore. Large parties are required to remove any waste created by their event.

Section 8. ***Bottles, Glass***. No bottles or glass containers shall be allowed within the playground and pool club facilities.

Section 9. ***Radios***. All radios, cassette and compact disc players shall be played at a level not to disturb or annoy others using the Common Area.

Section 10. ***Running; Roughhousing***. No roughhousing, or unruly behavior shall be permitted within the park, playground and pool club facilities. RUNNING IN THE POOL AREA IS NOT PERMITTED.

Section 11. ***Hours of Operation***. The park, playground and pool club facilities will be open at such hours as determined by the Board of Directors. Use of these amenities during any other times is prohibited. Current Hours: 6:30AM – 8:30PM

Section 12. ***Use at Own Risk***. No lifeguard or other medical or emergency personnel will be on duty. Therefore, USE OF THE PARK, PLAYGROUND and POOL CLUB FACILITIES WILL BE AT THE USER'S RISK.

Section 13. ***Smoking***. The playground and pool club facilities are designated as a **NO SMOKING AREA**.

Section 14. ***Rules Changes***. The Board of Directors and the Homeowners Association reserve the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as necessary or desirable for the safety and protection of the buildings and their occupants, to promote cleanliness and good order of the property and to assure the comfort and convenience of Owners.

Section 15. ***Bikes; Skateboards***. No bikes or skateboards are allowed in the playground and pool area. Bikes should only be parked in the bike rack located in the parking area. ***Please do not block entrance gate with bicycles at any time. This is a safety hazard.***

Section 16. ***Cabana Reservations.*** The park cabana may be reserved by contacting the Association's management company. There is a $50.00 cleaning deposit that will be refunded if the cabana is left in acceptable condition after the party. Use of

inflatables are permitted as long as all of the insurance requirements listed on the Use Agreement Form are met. A non-refundable use fee of $25.00 will be charged for utilities. Reservation of the cabana does not allow for exclusive use of the pool, playground or parking lot. Street parking is not permitted. If additional parking is required, guests should be directed to Clubhouse Park.

Section 17. ***Parking.*** Residents and their guests shall park in the parking lot while using the pool and park facilities. Parking is prohibited on any turf area or across the sidewalk and pool/park users are encouraged to avoid parking in front of the private residences that are adjacent to the area.

Overflow parking is available on a reserved basis only. Residents wishing to utilize a pool parking space for overnight parking must contact the Association (via Fairway Management, 321-777-7575) and provide the make, model, color and license plate number of the vehicle. Vehicles may not be parked in the lot prior to the closure of the pool (typically at dusk) and must be removed from the parking lot prior to the opening of the pool (typically at dawn).

Permission will be granted based on availability of spaces and the owner's status with Association dues. If approved, the household will be permitted to park one (1) vehicle for no more than five (5) consecutive days, once per calendar month. Permission will not be granted for rotating vehicles during the five-day period or for multiple, inconsecutive dates in a calendar month. Permission must be obtained prior to each use and will not be granted on a long-term basis (i.e. the first five days of each month).

UNAUTHORIZED VEHICLES WILL BE TOWED AT THE OWNER'S EXPENSE.

Adopted February 20, 2014
Revised September 29, 2015
Revised February 7, 2017