11. No lifeguards are on duty.
12. See additional Rules posted by the pool deck.

B. GYM – Available 6 am to 11 pm

1. Use a spotter when lifting weights.
2. Return weights to the rack after use. Do not drop weights.
3. Wipe down equipment after use.
4. Food or drinks other than plastic-bottled water or sports drinks are not allowed in the gym.
5. Wear appropriate gym attire.
6. Horseplay is prohibited.
7. No pets, except for trained service animals on a leash, are allowed in the gyms.
8. Please be considerate of others who are waiting to use the facilities.

C. TENNIS COURTS – Available 6 am to 11 pm

ISSUE #1

1. ~~Proper attire and rubber-soled shoes shall be worn on the courts.~~
2. Court times are on a first-come, first-served basis. Please see Security for availability.
3. Courts are for tennis only – No rollerblading, skateboarding, bike riding, no children's play, etc. permitted.
4. ~~No pets, except for trained service animals on a leash, are allowed on the tennis courts.~~

D. BARBECUE – Available 11 am to 11 pm

1. Grills are for the exclusive use of Residents and their guests. A reservation is required.
2. Obtain information regarding the reservation and sign the protocol on CondoControl.
3. A $20.00 refundable deposit is required for BBQ, payable on CondoControl.
4. Time frames for usage are from 11 AM to 3 PM, 3 PM to 7 PM, or 7 PM to 11 PM.
5. Only persons 18 years of age and older may operate the grills.
6. Grills shall be attended to at all times.
7. Noise level shall be kept to a minimum. This includes audio devices.
8. Water at the fish cleaning station and faucet is available to extinguish uncontrolled flames.
9. Use proper receptacles for trash and recycling. Leave tables and benches clean and ready for the next grillers.
10. Use only the brush provided to scrub the grill after each use.
11. Only charcoal may be used, and when you are finished, leave it to cool. Do not attempt to remove ashes.
12. No pets, except for trained service animals on a leash, are allowed at the barbecue area.
13. The grill is locked; contact Security for the key.

E. CAR WASH — Available 24 hours

1. Car washing is only allowed in the space provided.
2. Use biodegradable cleaning products.
3. Remove the vehicle immediately after washing. The car wash is not a parking space.

F. RECREATION, LOUNGE ROOMS — Available 6 am to 11 pm

1. Parties in the recreation room shall make the reservation on CondoControl at least 48 hs in advance. A $300.00 refundable deposit is required.
2. The room shall be left clean and undamaged before you leave. If it is not, a $35.00 cleaning fee will be deducted from your deposit. If there is damage, fees will be deducted from your $300.00 deposit, and the owner will be billed for the balance.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW — BOARD & COUNSEL REVIEW

Sec. 2 (p. 8): Occupancy or amenity restriction discriminates based on familial status / disability or imposes an overbroad age restriction under the Fair Housing Act and HOPA.

Statutory / Legal Reference: 42 U.S.C. §§ 3604(b), 3604(f), 3607(b)(2) & 24 C.F.R. §§ 100.304 - 100.307 (HOPA)

Statutory Comparison: The Fair Housing Act (42 U.S.C. § 3604(b)) prohibits familial-status discrimination against families with children - including adult-only rental age floors (e.g., 24+), mandatory hourly pool exclusions targeting all minors under 18, blanket Common Area parental-escort rules for children, and caps on grandchildren - unless the community actively qualifies as 55+ Housing for Older Persons under 42 U.S.C. § 3607(b)(2) and 24 C.F.R. §§ 100.304 - 100.307 (which regulates occupancy rather than fee-simple title ownership and does not authorize intrusive medical/disability disclosures for live-in caregivers under 42 U.S.C. § 3604(f)).

CURRENT WORDING IN DOCUMENT:
Court times are on a rst-come, rst-served basis. Please see Security for availability. 3. Courts are for tennis only - No rollerblading, skateboarding, bike riding, no children's play, etc. permitted.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Any age-based occupancy restriction shall be enforceable only while the Association actively qualifies as "Housing for Older Persons" pursuant to 42 U.S.C. § 3607(b)(2)(C) and 24 C.F.R. §§ 100.304 - 100.307, including maintaining at least 80% occupancy of units by at least one person 55 years of age or older and conducting mandatory biennial age-verification surveys. Absent active HOPA qualification, no restriction shall discriminate on the basis of familial status.