

Stoneybrook Master Association of Orlando, Inc. Membership Guide

Revision Date 7-1-08

FORWARD

The following Membership Guide (Rules and Regulations) have been adopted, and will be administered by the Stoneybrook Master Association of Orlando, Inc. (the "Association") Board of Directors ("Board"), and may be changed at any time by the Board. It is the intent of the officers and directors to limit these Rules and Regulations so that every Member (as defined below) will obtain maximum use and enjoyment of the facilities.

Although they place some restrictions on member activities, *they are intended to respect the rights of the Membership as a whole.* Enforcement of the Rules and Regulations will primarily be placed in the hands of a carefully selected staff. It is the duty of those using the Association Common Areas (including facilities) to know these Rules and Regulations, and to cooperate in the enforcement thereof. Any capitalized terms not defined herein shall have the same meaning as they do in the Declaration of Covenants, Conditions and Restrictions for Stoneybrook, A Golf Community (the "Covenants").

GENERAL INFORMATION

The Rules and Regulations of Stoneybrook are designed to protect the rights and privileges of the Stoneybrook residents, their families and guests, and to protect the Common Areas. The following Rules and Regulations have been formulated to acquaint Members of Stoneybrook with the services available to them, and for proper utilization of the Common Areas. These Rules and Regulations will be reviewed periodically by the Board and amended as necessary to better serve the Membership.

Printed copies of the Membership Guide are available at the Stoneybrook Fitness Center.

MEMBER PRIVILEGES

Members/Membership is defined to include up to two (2) adults residing in a unit (adults being defined as over 18 years of age), and to further include unmarried children residing with their families within the unit up to the age of 25 years. Parents of unit owners whose legal and permanent residence is within a Member's unit are also entitled to be Members.

All Members, Transferees and applicable members of their families shall be issued Membership cards. These cards are to be carried at all times while on Association property. ~~Loss of the card should be reported to the Association Manager, at which time a replacement card will be issued for a fee.~~ Members shall not permanently give their cards to others for any reason, and to do so will result in suspension of Membership privileges.

GUESTS & RELATIVES OF OWNERS OR TRANSFEREES

The Fitness Center Director reserves the right to ensure Members have access to Common Area equipment or facilities at all times. Guests of Members may be permitted to use Common Area facilities provided it does not interfere with Member privileges.

Guests who are permitted to use Stoneybrook Common Area facilities shall be considered individuals who are temporarily staying in the home of a Stoneybrook Member, or those who are accompanied by a Stoneybrook Member who is using a Common Area facility.

No more than 4 guests per Stoneybrook Member shall use the Common Area facility at any given time.

Guests of Stoneybrook Members shall be required to carry the ID card of the Member if they are using the Common Area facility without the Member present. The guest shall present the ID card upon request, or be able to provide a contact number for the Member at that point in time. If a Stoneybrook Fitness Center staff member is unable to verify the guest status, the individual will be requested to leave.

Privileges as a Member, transferee or guest may be revoked immediately for:

- 1) Defacing, marring or otherwise causing destruction to property.
- 2) Violation of any Stoneybrook Rules and Regulations.
- 3) Violation of any state, federal, and/or local law.

Both minors and adults may have Member, Transferee, or guest privileges suspended. Parents or guardians are responsible for the behavior and actions of the minors in their care.

TRANSFER OF MEMBERSHIP

Any Lot owner may transfer his or her right to use the Common Area facilities to his or her tenants subject to the Provisions of Paragraph 5.2 or the Association Covenants. Such a transfer should be requested in writing by providing a completed transfer form signed by the Lot owner and submitted to the Fitness Center Director. A non-refundable transfer fee of \$500.00 must be paid, and the transfer will be in accordance with the policies set by the Board. The Lot owner's privileges are rescinded during the period specified on the transfer form. The transferee must be renting and residing in the Unit for which the privileges are transferred (see the Fitness Center Staff for transfer forms).

FACILITY AVAILABILITY AND USAGE

Stoneybrook facilities will be utilized to offer programs that support the active lifestyles of the Members of the community. Some facilities will also be available for reservations by Members either as a privilege, or with a nominal rental fee based on the planned activity.

Planned Programs – Contractor Managed

All planned fitness center programs shall be approved by the Fitness Center Director and shall be consistent with the policies set forth in the bylaws and the Association.

- Contractors shall sign a contractor agreement
- Contractors must carry a minimum of \$1M in Liability insurance
- A program must have a minimum of 4 participants, and should exist to benefit the residents of the Stoneybrook residents
- Program and class sizes must have at least 70% Stoneybrook residents

To inquire about availability of planned programs, please check with Fitness Center Director. Suggestions of new programs are welcome, and will be investigated provided there is ample community support. Program fees will be determined by the contractor, not the Fitness Center Director or Committee.

Private Programs – Contractor Managed

All private programs are the responsibility of the Member. Should the Member choose to use the Stoneybrook Fitness Center facilities, the Member shall notify the Fitness Center Director and ensure the following:

- Contractors shall sign a contractor agreement
- Contractors will contribute 5% of revenue to the Association
- Contractors must carry a minimum of \$1M in Liability insurance
- Should reservations be required, the Member will comply with all reservation requirements for the particular facility they are using

Examples of this type of program would be use of a private Tennis Instructor or Physical Trainer at a Stoneybrook facility.

Facility Usage – Reservations Available

The following facilities are available to Members on a reservation basis.

- Activities Room in Fitness Center
- ~~Recreation Field~~
- Basketball Court

- Volleyball Court
- Tennis Courts

These facilities will be available with no rental subject to the following guidelines:

- The facilities are used for their designed purpose
- The facilities may not be available if Leagues, Clinics or other events are planned for that specific facility.
- Other than the Activities Room in the Fitness Center, no more than 4 guests per Stoneybrook household shall use the facility at any time. Ex. If a Member wants to reserve the Recreation Field for a Flag Football team practice, and there are 3 Stoneybrook Members on that team, then they can invite an additional 12 guests into the community and use the facility.
- If multiple Members are reserving the field together, then all Members' names shall be provided to the Fitness Center Director at the time of reservation.
- Reservations must be made at least 2 weeks in advance of the planned date of use, or at the Fitness Center Director's discretion if less than 2 weeks before planned event.
- If the planned event has not started within 10 minutes of the scheduled start time, the facility becomes available on a first come first serve basis.
- Members shall remain on site during the planned event, and must have their Stoneybrook Fitness Center ID Card available upon request by a Fitness Center staff member. If it is determined that the Member/guest ratio is not being adhered to, the Member shall lose reservations privileges.

Facility Usage – Rental Contract Required

The following facility is available to Members on a rental basis:

- Activities Room (includes Swimming Pool availability for Pool Parties)

This facility will be available for rent subject to the following guidelines:

- Member agrees to pay the rental fee set forth by the Facility Rental Schedule. This will be modified from time to time and may be without notice. Rental fees are available from the Fitness Center Director.
- Member shall sign a Rental Agreement and will follow all guidelines set forth in the agreement.
- Reservations must be made at least 2 weeks in advance of the planned date of use, or at the Fitness Center Director's discretion if less than 2 weeks before planned event.
- ~~Members shall remain on site during the planned event, and must have their~~ Stoneybrook Fitness Center ID Card available upon request by a Fitness Center Staff member.

From time to time, some facilities will not be available for reservation/ rental/ independent use based on planned activities that will benefit the broader community as a whole, or due to approved Fitness Center programs. Please check with the Fitness Center Director if there is ever a question on facility availability.

In addition to the Rules and Regulations stated above, each Fitness Center facility has specific rules governing the usage of that facility. Please refer to the specific section in the Stoneybrook Master Association of Orlando, Inc. Membership Guide for further details.

FACILITIES HOURS OF OPERATION

(Subject to Change)

Fitness Center (Resident I.D. Card for Access) <i>(Weight Room, Activity Room, Sauna)</i>	Mon – Sat Sun	4:00 a.m. - 10:00 p.m. 4:00 a.m. - 9:00 p.m.
Swimming Pool (Resident I.D. Card for Access)	Sun – Sat	Daylight – Dusk
Tennis Courts	Sun – Sat	Daylight - 11:00 p.m.
Rec Field	Sun – Sat	Daylight – Dusk
Playground	Sun - Sat	Daylight – Dusk
Basketball Courts	Mon – Sat Sun	Daylight - 9:45 p.m. Daylight – 8:45 p.m.
Volleyball Courts	Sun - Sat	Daylight - Dusk

Staff Hours:

Mon-Sat 9 a.m. - 10 p.m.
Sun 10 a.m. - 9 p.m.

GENERAL RULES AND REGULATIONS FOR ALL FACILITIES

Members, Transferees and Guests are to be respectful of Facilities' employees and are not permitted to reprimand employees or in any way interfere with the management of the facilities.

Members, Transferees and Guests shall conduct themselves in an orderly fashion as ladies and gentlemen.

Please refer to the specific facility for information on age requirements.

Proper attire is to be worn at all times in accordance with acceptable practice for the particular facility. Please refer to the specific facility for more information on proper attire. Attire that displays vulgar, offensive or distasteful language, words, symbols, pictures or drawings will not be permitted at any facility within Stoneybrook. The Fitness Center Staff will have the sole and absolute discretion on this matter. Anyone not conforming to the dress codes, outlined in these Rules and Regulations, will be asked to comply to the dress code before they will be allowed to use the facilities.

The hours of operation of the various facilities may be adjusted seasonally as usage dictates and without notice.

Parents/guardians shall be responsible for the conduct of their children at all times.

Members using a facility are responsible for leaving it clean after its use.

For the use of radios, CD's, Tape Deck, T.V. etc. at a facility, please refer to the specific section in this membership guide.

All bicycles are to be parked in a bicycle rack if they are available. It is highly advisable to lock bicycles on the bicycle rack.

Automobiles shall be parked in the parking space established for such purposes and not on any grassy areas. Inoperable vehicles are not permitted to be stored, parked, or have repairs done on facilities or common grounds. If the vehicle is not removed within 24 hours after notice to owner, said vehicle will be removed at the vehicle owner's expense.

No Member, Transferees or Guest shall commit any activity on facility or common grounds which will be a fire or health hazard.

Subscriptions, petitions, or notices which do not concern facility affairs, shall not be distributed or posted on any facility property, without prior approval of the Community Association Manager.

There will be no solicitation by any person on facility property for any cause whatsoever, unless authorized by the Community Association Manager.

The cost of replacing any property that is broken, damaged, or removed by a member, transferee or guest, shall be charged to the member concerned.

Gambling is not permitted in any facilities properties.

~~For rules and regulations concerning pets on facility property, please refer to the specific section in this membership guide for additional information. At facilities that permit pets,~~

the pets must be leashed at all times. Any waste deposited by the pet must be immediately picked up and properly discarded by the Member, Transferee or Guest.

No Member, Transferees or Guest shall bring any weapons (including, but not limited to, firearms, knives, etc.) to any facility properties or common grounds.

Alcohol shall not be consumed anywhere within the facilities or grounds unless provided through an Association sponsored event.

Assumption of Risk: All individuals who participate in fitness activities will be doing so at their own risk and on a volunteer basis. Each individual is encouraged to consult a physician prior to participating in any fitness activities.

SWIMMING POOL

Residents shall have the right to use the pool at any time it is open. The operating hours are from daylight to dusk daily, or as determined by the Fitness Center Director.

Members, their families, guests and transferees must be prepared to present their membership card prior to using the pool.

Children under the age of 14 are not permitted at the pool unless under the direct supervision of their parents or a designated adult, to be present in the immediate pool area.

There is no lifeguard or attendant at the pool, and use of this facility is at each individual's own risk.

A shower must be taken prior to entering the pool.

Suntan oils and body lotions clog the pool filter and drain. Please remove these products before entering the pool.

All persons using the pool must have a towel.

Chairs may not be reserved.

No glass is allowed in the pool or on the pool deck.

No food or drinks are allowed within 4 feet of the edge of the pool unless provided through an Association sponsored event.

Alcoholic beverages are strictly forbidden in the entire pool area unless provided through an Association sponsored event.

No running, pushing or boisterous play is permitted on the pool deck.

All radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming.

Pets are not allowed on the pool deck or in the pool.

~~Persons with open sores, cuts or who are symptomatic of illness may not enter the pool.~~

Diapered age children MUST wear rubber pants in the pool.

The Fitness Center Director may block off times during which the pool will be reserved for water aerobics or other special events.

The pool deck may only be used for group parties when in conjunction with the rental of the Activities Room. If you have not rented the Activities Room, please limit your guests to four per residence.

No skates, roller blades, bicycles, skateboards, etc. will be allowed on the pool deck.

SAUNA

Residents shall have the right to use the saunas any time the saunas are open.

No food is permitted in the sauna.

Children under 18 years of age must be accompanied and directly supervised by their parents or a designated adult.

A shower must be taken prior to entering the sauna.

Suntan oils and body lotions clog the sauna filter and drain. Please remove these products before entering the sauna.

No glass is allowed in the sauna.

All persons using the sauna must have a towel or proper sauna mat for sitting.

No furniture is allowed in the sauna.

All radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming.

No animals are allowed in the saunas.

Persons with open sores, cuts or who are symptomatic of illness may not enter the sauna.

No sprays or other fragrant materials are permitted in the sauna.

WEIGHT ROOM

Members, Transferees and Guests use the Weight Room at your own risk. It is strongly recommended that you consult your physician prior to beginning any exercise program.

Members, Transferees and Guests must be prepared to present their membership card prior to using the Weight Room.

Children under 16 years of age are not permitted in the weight room unless escorted and under the direct supervision of their parents or a designated adult. A children's play area in the Weight Room is provided.

Pets are not allowed in the Weight Room under any circumstances.

Everyone using the Weight Room is required to bring a towel to wipe the equipment dry after use. Wipe down the equipment with disinfectant spray after each use.

All radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming.

Persons with open sores, cuts or who are symptomatic of illness are prohibited from using the Weight Room equipment.

Tennis or like soft sole athletic shoes must be worn at all times in the weight room. Bare feet and sandals are strictly prohibited in the Weight Room.

Men's proper attire is: Tennis or running shorts, shirts and/or appropriate warm-up suits. **UNDER NO CIRCUMSTANCES WILL MEN BE ALLOWED IN THE WEIGHT ROOM BARE-CHESTED.**

Women's proper attire is: Tennis or running shorts, shirts and/or appropriate warm-up suit or leotards.

Jeans, cut-off shorts and bathing suits are not permitted attire in the Weight Room.

Limit workout on cardio equipment to 30 minutes when others are waiting.

TOT-ROOM

Members, Transferees, and Guests using the Weight Room may use the Tot-Room during the normal operating hours of the Fitness Center.

Children must be directly supervised by their parents or a designated adult in the immediate Weight Room area. Children must not be left unsupervised at any time. Fitness Center Staff are not to be considered designated adults.

Children using Portable Audio or Video Players are required to have a set of headphones when listening to personal equipment.

No food will be allowed. No open drinks will be allowed. All drinks must be in spill proof containers.

Children with open sores, cuts or are symptomatic of illness will be prohibited from using the Tot-Room.

ACTIVITY ROOM

Members, Transferees and Guests use the Activity Room at your own risk. It is strongly recommended that you consult your physician prior to beginning any exercise program.

Members, Transferees and Guests must be prepared to present their membership card prior to using the Activity Room.

Children under 14 years of age are not permitted in the Activity Room unless escorted and under the direct supervision of their parents or a designated adult.

Pets are not allowed in the Activity Room under any circumstances.

Everyone using the Activity Room for exercise purposes is required to bring a towel to wipe the equipment dry after use.

All radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming while exercising.

