

LOMC RULES & REGULATIONS 2/10/25

Lauderdale Oaks Management Corporation ("Management") was created for the purpose of managing and operating the Lauderdale Oaks recreation facilities and all communal areas of the development and exercising all the powers granted to it by the unit owners for the fullest benefit, enjoyment, and security of all concerned.

To create an atmosphere of goodwill and harmony among all the unit owners in Lauderdale Oaks, certain rules and regulations must be observed to govern activities in and about our complex.

Management has contracted with an impartial outside security company whose duties are to secure compliance with these rules and regulations with courtesy and firmness. Owners, residents, and guests should not dispute any rules with security personnel. If a difference or dispute should arise, either security personnel, the owner, resident or guest may file a report with the Grievance Committee who will investigate such complaint. All parties involved in any dispute or named in any grievance complaint shall be required to appear before the Grievance Committee.

It is important, therefore, that each unit owner is familiar with the following rules and regulations. Unit owners are responsible for the acts and conduct of their guests and tenants and should make certain that they are also familiar with these rules and regulations.

DEFINITIONS

Management:	Lauderdale Oaks Management Corporation
Grievance Committee :	Executive Committee is the Grievance Committee as defined by the By-Laws of LOMC Article V Section 2, D.
Areas of Responsibilities :	Clubhouse, Pools, Shuffleboard Courts, Oak Room, Model and Office Buildings, Furnishings, Equipment and Common Areas including all property demised in the Lauderdale Oaks Recreation Lease.
Security Personnel :	Individuals either compensated or volunteers that are charged with the duty to preserve order, maintain safety and the enforcement of all the rules and regulations as in this document.
Unit :	An apartment in the Lauderdale Oaks complex.
Unit Owners :	One or more persons identified as grantee or grantees in the deed or other instrument vesting title to a unit in the Lauderdale Oaks Complex.

Bracelet :

A form of identification authorized and required to be always worn by all residents and guests while occupying and/or using the recreation facilities as in this document.

SECTION A - GENERAL

1. no pets or “emotional support animals” are allowed in any part of the recreation areas. Only certified service animals will be permitted in these areas and must be in a harness secured to a leash.
2. All unit owners shall be personally responsible for all damages and expenses caused by and resulting from improper usage of any part of the recreational facilities and/or violation of the following rules and regulations by said unit owners, their guests, tenants, and invitees.
3. The Grievance Committee, in cooperation with Management has the right to refuse use of the recreational facilities to anyone whose behavior the Committee and or Management determines, in its sole discretion, creates a disturbance in any way detrimental to the tranquility of the complex.
4. All complaints with reference to the recreation facilities, including all property demised in the Lauderdale Oaks Recreation Lease must be made in writing to the Grievance Committee.
5. All people should avoid walking on the grass. Walkways are provided for easy access to and from the recreation areas.

SECTION B - IDENTIFICATION BRACELETS

To enable unit owners and the guests to use the recreational facilities and to prevent and discourage unauthorized persons from using the recreational facilities, management has been empowered to issue identification bracelets.

1. Each unit shall be entitled to a blue identification bracelet for each person whose names appear on the deed or other evidence of title to a particular unit.
2. An owner who is a sole occupant of a unit is entitled to one (1) blue resident bracelet and one (1) red guest bracelet without a deposit.
3. Neither blue owner nor red guest bracelets may be transferred or loaned to other persons. In case of this occurrence the bracelets may be confiscated by any security personnel and the unit owner will be required to apply to the grievance

committee for their return.

4. Unit owner(s) who rent or lease their units must surrender their blue bracelets to their tenants for their sole and exclusive use.
5. The Executive Committee will decide the fee for replacement of lost bracelets.
6. Upon sale or transfer of a unit all bracelets issued for that unit must be surrendered to the new owner or to the management office.
7. A deposit will be required for each guest bracelet and will be refunded upon return of the bracelet.
8. Except for lessee's guest bracelets described in paragraph 4 above all guest bracelets must be returned or reissued within fifteen (15) days or the deposit is forfeited.
9. The use of the clubhouse, pools, shuffleboard courts and other recreational facilities is restricted to unit owners and their guests with proper bracelets.
10. Children under 18 years of age are allowed in Lauderdale Oaks only as guests with limited use of the recreational facilities and must always be accompanied by an adult.
11. No umbrellas or other devices are to be attached to any of the chairs or lounges in any of the recreational areas.
12. No equipment or furnishings shall be removed or moved from any recreational area.
13. If permission is granted to any group to use any recreational facility each group must make its own arrangements to leave the premises thoroughly clean and in order. No regular maintenance personnel are to be approached during their working hours to help in this matter.

SECTION C - CLUBHOUSE

1. No intoxicating beverages will be allowed in the clubhouse or at other recreational facilities unless approved by the executive committee.
2. No religious services of any faith will be allowed in any section of the Lauderdale Oaks recreation/common areas.
3. No meetings or other functions may be held by any individual, club or organization unless arrangements are made with and authorized by the Executive Committee. No club or organization may use any part of the recreational facilities for meetings or other functions unless the membership of such club or organization consists solely of unit owners and residents of

Lauderdale Oaks. The executive Committee may waive this rule in its sole discretion if there is a specific benefit to Lauderdale Oaks.

4. Persons using any of the designated rooms in the clubhouse are required to clean up before they leave. Please put all refuse in proper receptacles.
5. There will be no card playing in the clubhouse except in the designated card rooms. Tables are available on a first come first served basis and specific tables may not be reserved. Card rooms shall not be used for private affairs or meetings after 6:00 PM.
6. All designated rooms are available to owners and their guests until closing time of the clubhouse.
7. Gambling in any form is strictly prohibited, always, in the clubhouse and at all Lauderdale Oaks recreational facilities including all property demised in the Lauderdale Oaks Recreation Lease.
8. Children under 18 years of age are not allowed in the clubhouse unless accompanied by an adult.
9. No person under the age of eighteen (18) years of age will be allowed to participate in or attend the game of bingo.
10. Condominium associations, clubs, organizations, and unit owners who plan to use the auditorium, meeting rooms, card rooms or other recreational facilities must apply in writing to the Executive Committee. Since buildings 1, 2, 3, 4, 16, 17, 18 and 19 do not have conference rooms they will have priority on use of the Oak Room and other meeting rooms by their respective associations. This is not to be construed as a right to preempt any person or organization who has received prior permission to use such facilities.
11. Residents and their guests must be fully attired, and shoes must always be worn while in the clubhouse and while participating in any event or sporting activity. Bathing suits and other workout clothing are absolutely forbidden except in the health clubs and pools. The outside doors leading directly into the health clubs will be used exclusively for entrance into the saunas. Anyone using the saunas must be appropriately attired (not naked). It is advisable that all people using the sauna have someone accompany them as a safety precaution.
12. Unit owners and guests must have their respective bracelets on while attending social events in the auditorium. However, they are not needed for any stage, theater production, bingo game or Saturday night affair.
13. Any organization or club desiring to use the auditorium or any other facilities of the clubhouse for a fundraising function must first obtain permission from the executive committee and they will have to pay a fee in advance as decided by the executive committee.

14. Use of the showers are for pre or post exercise activities and not for anyone's substitute for bathing in their respective residences. Anyone who is found utilizing the facilities for this purpose will be banned from future use of the clubhouse until further notice.

SECTION D - SWIMMING POOLS & RECREATION AREAS

1. Unit owners and guests must always wear their bracelets while in the swimming pool area. All persons wishing to use the pools must use the pool side shower prior to entering the pool. No soap may be used in the poolside showers.
2. Running, jumping, or any other kind of rough housing poolside or in the pools is strictly prohibited. Security personnel, at their sole discretion, are authorized to compel violators to leave the pool areas.
3. Food, drink, glass bottles and containers are strictly always prohibited in the pool areas.
4. No pool equipment such as chairs, tables, umbrellas etc. may be removed from the pool area.
5. Lounges and chairs at poolside or in the recreational areas are for the exclusive use of unit owners and tenants on a first come first served basis. No lounges or chairs may be reserved by placing clothes, bags, books, towels, or other personal possessions except on the one lounge or chair being utilized by the actual person, in attendance, at the swimming pool or recreational area. No person shall use more than one lounge or chair at a time.
6. Persons using suntan lotions, oils, etc. must use towels or pads to completely cover the chairs or lounges. Lotions and oils must be completely removed prior to entering the pool.
7. No scuba equipment, snorkels, toys, balls, tubes, or floating devices are to be used in the pools.
8. All rules as posted at the pools and recreation areas must be complied with and observed without exception. Failure to follow such posted rules will authorize security personnel to deny any violator the use of the pool or recreation area.
9. Children under five years of age are not allowed to enter the pool unless accompanied by an adult.
10. Tables are provided for anyone who wishes to play cards or similar games in the pool and recreation areas. No unnecessary noise or gambling is allowed.
11. Children under 18 years of age are not permitted to use the shuffleboard courts.

- 12.** Use of the swimming pools shall be limited to the following hours:

6:00 AM TO 10:00 PM

13. Loitering after hours whether in person or in vehicles on or around any Common Areas including all property demised in the Lauderdale Oaks Recreation Lease is prohibited. Security personnel are authorized to enforce this regulation.

In order to maintain peace, harmony, and tranquility the orders of security personnel must be fully and always complied with.

Obedience of all rules must be stressed by the officers of each building to their residents and guests.