



Bonita Beach Club Association, Inc.
25730 Hickory Blvd, Bonita Springs, FL 34134
239-992-5928

ADDENDUM – RULES AND REGULATIONS FOR BBC GUESTS and RENTERS

Date: April 1, 2021

The Bonita Beach Club (BBC) is a residential community and not a resort. We welcome our Owners, their Family, Guest and Renters. We expect all to treat our community and our Rules and Regulations with respect.

These rules have been developed to provide for the protection, safety and mutual enjoyment of Owners, their Family, Guest and Renters, in an atmosphere of comfortable, neighborly living.

The rules cannot be overruled by Management or individual Association Board Members. Rules apply equally to everyone. The rules are made to protect all.

1. ENTRY and PARKING

- a) Entry through the BBC entrance gate requires either an Owner's transmitter, a weekly gate code (distributed by Management) or by dialing the Owner at the entrance directory (as they can open the gate remotely). Weekly gate codes are changed every Saturday and are posted in the office and library (entry available by common room key, provided by Owner).
- b) All vehicles require parking authorization. Only vehicles displaying a BBC parking pass should be parked on Association property. All cars without decals or authorized parking passes, or vehicles parked in another Owner's assigned spot without written permission of the Owner provided to the office may be towed after attempts to clarify with the Owner of the assigned spot.
- c) Park in the spot(s) assigned to you only. Assigned parking is for passenger vehicle parking only. Unauthorized items will be removed for disposal without notice.

- d) Horizontal parking in vertical parking spaces is not permitted.
- e) If you've scheduled a contractor, maintenance service, housekeeper, etc. to work in your unit, please have these visitors ring the office or Owner for access at the gate. They should go to the office to obtain the visitor pass and they may need unit access if authorized.
- f) Unauthorized vehicles are subject to towing at the owner's expense.
- g) The speed limit on Association property is 12 mph. Please be aware of the many children on the property, as well as the number of vehicles backing out from under-building spaces.
- h) Car maintenance and repairs involving flammable fluids are not allowed in the parking area, including oil changes.

2. MAXIMUM OCCUPANCY

Florida law limits the maximum number of persons allowed to occupy or use a unit overnight as follows:

1-bedroom units:	3 persons
2-bedroom units:	5 persons
3-bedroom units:	6 persons

3. USE OF FACILITIES

All amenities are for owners, their family, guests and renters only. Anyone using Association equipment or facilities assumes all risk of using these amenities. They are solely responsible for any harm or damage caused by their conduct and the conduct of their minors.

Please use footbaths to remove sand from your feet, shoes and beach gear before using any Association equipment or facilities.

Please be considerate and cleanup after yourself when using community facilities.

3.1 Carts

Carts, located by the elevators, are available for use by the community. Please return these carts as soon as possible after you finish unloading.

3.2 Smoking

Smoking is prohibited on or in all BBC areas except:

- a) the parking lot,
- b) inside a unit with Owner permission

Smoking is prohibited on lanais and balconies as they are not inside the unit.

3.3 Swimming Pool

Hours: 8 a.m. until dusk. Posted hours are subject to operating and weather conditions, at the Management's discretion.

Everyone using the Swimming Pool, Deck area and Pool Bath House is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

Keypad access number available in office.

- a) SAFETY ISSUES: There is NO Lifeguard on duty. Use the pool at your own risk.
 - i) Adult supervision required at all times for children under the age of 14 in the pool or fenced pool area. Unchaperoned children under the age of 14 will be required to leave the pool area.
 - ii) Allowed: noodles, children's flotation devices, and swim goggles.
 - iii) Prohibited: For safety, NO running on pool deck, NO diving or jumping into the pool. No pool toys or other horseplay (including Marco Polo-type games) allowed in the pool or pool area.
 - iv) Prohibited: NO glass (bottles or other glass containers) allowed inside the fenced area of the pool.
 - v) Please lower/close umbrellas prior to leaving the pool area. This helps reduce damage should there be a sudden or overnight storm.

- b) HEALTH ISSUES:
 - i) Swim diapers required for all incontinent persons.
 - (1) Accidents related to human waste result in pool closure for at least 24 hours after professionals clean the pool.
 - (2) Owners will be responsible for such professional cleaning fees related to incidences involving their Family, Guests and Renters.

- ii) No smoking or pets within the fenced pool area.
- iii) Suntan oil/cream is not allowed in the pool. Shower before entering pool.
- iv) Proper swimming attire only. Nude bathing not allowed in the pool.
- v) Food permitted in the immediate pool bath house area and at the pool deck tables only. No food allowed in other pool area (except for Association sponsored events). Failure to clean up the areas after their use could lead to removing this privilege.
- vi) No beverages, except water, within 4 feet of pool.

c) OTHER:

- i) Pool furniture remains in the pool deck area. Please do not move them outside the fenced area.
- ii) Pool furniture is not reserved for future use. Towels and other objects left on furniture without its owner present in the pool area will be removed and placed in pool bath house area.
- iii) No audible devices are permitted on the pool deck, unless used with headphones. All telephone conversations should only be audible within 4 feet as not to distract or intrude upon people nearby. Association sponsored events and activities are exempt.
- iv) Ball or frisbee playing allowed only on the beach, not in the pool or courtyard area.

3.4 Social Room, ~~Bridge Room~~, ~~Poker Room~~

The social room is in the A building, ~~bridge room~~ is in the D building, ~~poker room~~ is in the C building. These rooms require key or code access.

Everyone using the social room, ~~bridge room~~ or ~~poker room~~ is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

Direct all inquiries and reservation requests to Management. A signed written request form is required to request common area usage. Reservations are recognized on a first come first served basis. A security deposit is required and refundable if the room is left clean and orderly with no missing inventory, broken items or damage to the room.

The Association assumes no liability for damages to personal items left in common areas or personal injury incurred in using the common areas.

Game

3.5 Billiard Room

Hours: 8:00 a.m. to 10:00 p.m. Management may find it necessary to adjust these hours of operation at its discretion. The Billiard Room is in the B building.

Game
Everyone using the Billiard Room is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) All equipment and/or facilities shall be used at the risk of the person using the equipment and/or facilities. All persons under the age of 18 must be accompanied by an adult when inside the billiard room.
- b) Ping pong tables: Bring your own equipment – paddles and balls
- c) Billiard tables: Equipment is provided – you can bring your own stick

3.6 Tennis/Pickleball Courts

Hours: 8:00 a.m. until dusk, dependent on weather conditions at the Management's discretion.

Everyone using the tennis/pickleball courts is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) Keypad access number available in office.
- b) Play is on a first-come basis – No reservations. Be courteous with court time while others are waiting.
- c) Courts are striped for tennis and/or pickleball.
- d) All equipment and/or facilities shall be used at the risk of the person using the equipment and/or facilities. All persons under the age of 12 must be accompanied by an adult when inside the tennis/pickle ball courts.
- e) Please wear proper non-marking footwear and bring your own equipment.
- f) Skateboards, bicycles, and inline skates are strictly forbidden on the courts.

3.7 Shuffleboard Courts

Hours: 8:00 a.m. until dusk. Dependent on weather conditions at the Management's discretion.

Everyone using the shuffleboard courts is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) All equipment and/or facilities shall be used at the risk of the person using said equipment and/or facilities. All persons under the age of 12 must be accompanied by an adult when using the shuffleboard courts.
- b) Please return the shuffleboard equipment to the pool bath house storage after use.

3.8 Fitness Room

Hours: Nov-Apr 7:00 a.m. to 10:00 p.m. Management may find it necessary to adjust these hours of operation at its discretion.

Hours: May-Oct 7:00 a.m. until dusk. This is turtle season and minimizing light emission is enforced. The fitness room is in the E building.

Everyone using the fitness room is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) Keypad number is available in the office.
- b) All equipment and/or facilities shall be used at the risk of the person using said equipment and/or facilities. Only persons who are 18 years of age or older are permitted in the fitness room.
- c) Please wear proper exercise shoes to use this equipment. Keep the equipment and room clean by removing sand and dirt from shoes before entering the fitness room.
- d) Clean any equipment before and after use. Sanitized wipes are provided for this purpose.
- e) Turn off the TV and lights if no one else is present when you leave. The door will automatically lock when you leave.

3.9 Library Room

Hours: 8:00 a.m. to 8:00 p.m. The library is in the E building.

Everyone using the library is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) The library has an assortment of books, magazines, puzzles and games for all ages.
- b) Return borrowed items for others to enjoy.
- c) Donations of items in good condition are appreciated.
- d) The weekly gate entrance code is posted in the library display case.

3.10 Projects/Workshop Room

Hours: 8:00 a.m. to 8:00 p.m. Management may find it necessary to adjust these hours of operation at its discretion. Projects/workshop rooms are in the B and D buildings.

Everyone using the projects/workshop room is responsible for their general safety, equipment use safety, and conduct of themselves and their minors.

- a) The projects/workshop room provides a place for small projects.
- b) You may leave a project unattended that is in progress and/or drying. Please leave a note with your name and contact information should another person have a question for you.
- c) Clean the area of debris after you are done.

3.11 ~~Coin-operated~~ Laundry

Hours: 8:00 a.m. to 9:00 p.m. ~~Coin-operated~~ laundry room is in the south lobby of C building.

- a) Do not leave appliances unattended while they are in operation.
- b) Do not overload the appliances.
- c) Tints or dyes are not permitted in the laundry room or in any of the appliances.
- d) Please leave the laundry room and appliances in clean and working condition.

3.12 Grills

[on the west side of the Maintenance/PWC-Storage building.](#)

Gas grills are located behind ~~A/B, C and D/E buildings at the outer edge of the parking lot.~~ These grills should never be moved. Please be considerate when using the grills:

- a) Turn the gas off at the gas canister and grill controls.
- b) Scrape the grill surfaces clean before they cool off.
- c) Contact the office asap if the gas canister is empty.
- d) Extra gas canisters are accessible in the locked storage rack located at the south end of the maintenance garage. Lockbox code is 1972.

[This area also has picnic tables for your use. Please clean up after yourself so they are ready for use again.](#)

The trash huts are never to be used as cover for grilling during inclement weather.

4. PETS

Family, Guests and Renters may not have, possess, harbor or maintain any pets on or about the condominium premises.

5. GENERAL RULES

Please make all requests for work orders or repair services to Management. All requests are subject to Management approval.

Owners, their Families, Guests and Renters, as well as any visitor, shall not:

- a) Take or cause to be taken within the unit, any action that would or could jeopardize the soundness or safety of any part of the condominium property, Association property or the common elements.
- b) Impair any easements or rights appurtenant to any member, the condominiums' property, Association property or the common elements.
- c) Ask, request, hire or use any of the Management or condominium staff to perform personal services for them, except by Management issued work orders
- d) Keep, place, or maintain any plants, pots, shoes, or other objects on ledges of any balcony.
- e) Hang or shake any cloth, clothing, rugs, beach towels or any other object whatsoever from any balcony, porch, railing, window or door.
- f) Participate in picnics or sporting activities in the courtyard (the grass is treated with chemicals).
- g) Store anything under the first-floor stairwells, between the buildings, at the ends of the buildings or within the courtyard and any common area. Unauthorized items will be removed for disposal without notice.
- h) Wash any seashells in common area sinks.
- i) Post any notice or sign in the hallways, stairwells or other Association property except inside glass display cases by the elevators without the approval of the Management.
- j) Use a charcoal/gas grill or any smoker on any lanai, balcony, common element or Association property except in the designated grilling areas.
- k) Store gasoline, propane or other flammables anywhere on the Association property.
- l) Allow any light to emit from any window, lanai or balcony from 9 p.m. until 7 a.m. during turtle nesting season from May 1st to November 1st. This Florida State Law carries a \$500.00 fine against the violator. Owners are responsible for fines for light coming from their units should fines be assessed against the Association.

6. TRASH

Dispose of trash in the dumpster located in each parking lot.

- a) **Recycle properly:** Paper, glass and plastic (excluding plastic bags) to be placed in recycling bins. If disposing of recyclable items in a plastic bag, put recyclables in designated bins and then throw plastic bag in dumpster. If recycling bins are full, items should be placed in dumpster.
- b) **Large items:** Furniture, carpeting, appliances, mattresses, etc. are NOT to be deposited into any dumpster. Please contact Management if you need to dispose of large items.

7. ACCESS to ELECTRICITY OUTSIDE an OWNER UNIT

Electric access outside your unit is considered a common element. It is not for personal use of electric vehicles, electric bicycles, portable refrigerators, any device with a battery that supports a means of transportation (conveyances).

- a) Only small personal items powered by electricity can be plugged into electrical outlets in the common rooms.
- b) The Association does not provide electricity in any locker, storage room or public area to charge or provide power to your larger personal belongings.
- c) The Association does provide an outlet by the car wash area to use small vacuums for cleaning. That outlet, as well as other outlets on the property cannot be used to charge or power larger personal items, electrical cars or conveyances.
- d) You cannot run an extension cord or electric line from your unit to charge a personal item or vehicle outside.
- e) If you own an electric vehicle or other conveyance, you need to make arrangements to charge it off premises.

8. DRONES and SURVEILLANCE/PRIVACY CAMERAS

Under no circumstances are drones or your personal cameras allowed to fly over, hover near, or be setup on, or attached to any common area or other Owners' units.



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GUEST/RENTER SIGNATURE FORM

This form is to be signed by the Guest or Renter of the unit (when the Owner is not in residence) and signifies that the Guest or Renter has read, understands, and will abide by the Rules and Regulations in this document.

Date: _____

Unit #: _____

Signature of Guest/Renter: _____

This Guest/Renter is responsible for the terms in this agreement.

Management confirms the Family, Guest, Renter Registration form has been submitted.

Management signature: _____