

AVALON TRAILS HOMEOWNERS ASSOCIATION, INC

CLUBHOUSE COMPLEX RULES AND REGULATIONS

ENFORCEMENT

Enforcement of these rules, as well as all rules officially approved by the Avalon Trails HOA Board of Directors

**THESE RULES AND REGULATIONS MAY BE ADDED
TO, AMENDED, OR REPLACED AT ANY TIME BY THE
BOARD OF DIRECTORS.**

Established June 29, 2022

~~Revised February 18, 2025~~

~~Revised August 19, 2025~~

REVISED JUNE 25, 2026



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INTRODUCTION/ GENERAL RULES & REGULATIONS

The purpose of these rules and regulations are to ensure the enjoyment of the Clubhouse Complex and amenities by residents and their guests.

The Clubhouse Complex shall include, but not be limited to: The clubhouse building, tennis court/pickleball complex, parking lot, pool, aerobics room, fitness center and poolside patio area, which may hereinafter be referred to **in** this manual as the Clubhouse and/or Clubhouse Complex. Wherever the term residents and guests appear in this manual, it shall also include "invitees".

Wherever the term person(s) appears in this manual, it shall include residents, guests, and invitees. All references to the Property Manager herein include the Clubhouse administrative staff and/or designee.

All persons using the Clubhouse Complex facilities shall conduct themselves in a courteous manner with due regard for the rights of others to use and enjoy the Clubhouse Complex. All persons will follow and comply with the Clubhouse Complex Rules and Regulations, and with the instructions and decisions of the Property Manager and/or members of the clubhouse staff regarding use of the facilities, including but not limited to priority of use, and the length of time of use.

All persons shall abide by all rules and regulations promulgated by the Homeowners Association, as amended from time to time. To encourage compliance with the Clubhouse Complex Rules and Regulations, residents, who violate said Rules and Regulations, will be subject to fines or other penalties. Suspension of Clubhouse Complex use and/or other penalties, include, but are not limited to, fines up to \$1,000.

The 1st Violation will result in a two week suspension from the room(s) where the violation occurred, up to the entire clubhouse. The 2nd Violation will result in a 30-day suspension from the entire clubhouse, including the pool deck. A third violation will result in a 90-day suspension from the clubhouse, including the pool deck.

Homeowners will relinquish their Clubhouse resident privileges to the lessees if their unit is leased.

CLUBHOUSE COMPLEX

1. Only approved clubs and sanctioned committees may reserve space on a regularly scheduled basis in the Clubhouse Complex for meetings and/or events. Other residents may request space in the Clubhouse, subject to availability. All room reservations shall be assigned by the Property Manager or the Social Director.
2. ~~The Clubhouse Complex may not be reserved for private parties.~~
3. The Property Manager may post temporary rules in specific areas as needed from time to time. If these rules are to be made permanent, they must be submitted to the Board of Directors for approval.
4. In accordance with Florida law, smoking is NOT permitted inside the Clubhouse

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- ed to, designate an exterior area for smoking.
5. Thermostats are not to be touched or tampered with by any unauthorized persons, as they have been set so they have been locked and programmed as they have been locked and programmed to maximize comfort and efficiency.
 6. Casual attire is permitted in the Clubhouse Complex buildings. All persons are required to wear shoes, shirts, or other covering garments over their DRY bathing suits in the Clubhouse Complex building at all times. For a specific event, the event sponsor may specify and define proper attire. Wet bathing suits, covered or uncovered, are NOT permitted in the Clubhouse Complex buildings at any time, except for the restrooms that are directly accessible from the pool area.
 7. ~~For all evening events with entertainment attendees are required to wear appropriate or specified attire requested by the event sponsor.~~
 8. Appropriate footwear will also be required to participate in activities, which include but are not limited to tennis, pickleball, and exercise. When playing tennis and/or pickleball, proper attire is required on the courts.
 9. **No food is permitted in the pool area. The pool area is defined as the white line along the perimeter of the pool. No glass of any type is allowed in the pool or patio area. If food or drink are brought to the clubhouse complex during club activities or consumed at the pool patio tables, individuals shall be responsible for their own cleanup.** ~~No eating or drinking of any kind except for bottles of water within the clubhouse, or in designated areas, such as the Multi-Purpose Room, Art/ Craft Room, and Cafe. No glass of any type is allowed on the pool patio area. Persons shall be responsible for their own clean up.~~
 10. Persons who are under ~~14~~ 16-years of age are not permitted to use the pool or other Clubhouse Complex facility (including the fitness studio and exercise room) unless under the immediate supervision of a responsible adult (age **18** 24 and up). Residents shall be responsible, at all times, for their guests and/or invitees (including minors).
 11. Only residents will be able to purchase tickets for guests to attend events or shows.
 12. HOA sponsored events will be open to all residents of Avalon Trails. A single resident may bring a guest who may be a nonresident. If anticipated demand is expected to exceed capacity, a random drawing system will be used to determine both attendance and seating location. Events will be open to additional guests only if tickets are available 2 weeks or less before an event.
 13. The last person leaving an activity room shall turn off the lights.
 14. All furniture and equipment should be returned to its normal location after use.
 15. The Clubhouse may not be decorated without prior approval by the Property Manager.
 16. Avalon Trails HOA and Management are not responsible for any items left in the Clubhouse facilities.
 17. All persons who use the Clubhouse Complex facilities must comply with the Association and Property Manager's safety and sanitary requirements.
 18. Residents, guests, or invitees shall not destroy, harm, or steal property belonging to the HOA or Homeowners.
 19. **Foul language, threats and physical confrontations are prohibited.**

SAFETY

1. For safety reasons, the number of persons using any or all of the recreational or other facilities at a given time may be limited as determined by the Property Manager, or designee. If deemed necessary, the Property Manager, or designee, may resolve the issue by requiring that an appropriate number of persons leave the particular facility.
2. All Clubhouse facilities are used at the person's own risk.

PARKING

1. Parking on the grass or obstructing sidewalks or in front of driveways anywhere in the community is prohibited.
2. Odd/Even month parking rules must be observed.

CARD ROOMS

1. No one under 18 years of age can participate in gambling activities.
2. Gambling of any type, conducted in the Clubhouse facilities, must comply with Florida State Law.
3. ~~No eating or drinking of any kind except for bottles of water, no exceptions.~~ **No alcohol may be served in the Cardrooms, Arts and Crafts room, Yoga room, Fitness Center or Lobby area. Aside from individual snacks, ALL food MUST be served in the Café or Social Hall only.** Failure to comply will result in being asked to leave the clubhouse.
4. **All food or drink MUST be disposed of properly. Garbage is to be put in trash bags and placed in the dumpster. All surfaces must be wiped clean.** Failure to comply will result in being asked to leave the clubhouse.
5. **No Cell phone conversations shall be made or taken in the Card Rooms, Yoga room, Fitness Center, or Arts and Crafts room with speakers turned on.** Cell phones should be operated in the vibrate mode only. All calls are to be made or taken outside of the Card Rooms, **Yoga room, Fitness Center, and Arts and Crafts Room.**
6. Residents will be responsible for any violations of these rules by their guests.

KITCHEN

1. The Property Manager or designee's permission is required for use of the Kitchen facilities.
2. Cleanup charges may be assessed to all clubs making use of this facility. Prior to the event, the Property Manager will notify the clubs of any applicable cleanup fees.

SOCIAL HALL

1. Table seating must be utilized (as opposed to theater style seating) if food or drinks are being served.
2. Cleanup and/or setup charges may be assessed to all clubs and organizations making use of this facility. Prior to the event, the Property Manager will notify the clubs of any applicable cleanup and/or setup charges.

ARTS AND CRAFTS ROOM

1. Instructors, residents and/or the responsible person must make sure the room is left clean (counters, sinks, etc.) and all items (chairs, tools, etc.) are put back in their original area.
2. All arts and crafts classes must be scheduled by the Property Manager and/or Social Director.
3. The Avalon Trails HOA and staff will not be responsible for any items left in the Arts & Crafts Room.
4. Clean-up charges may be assessed to all clubs making use of this facility. The Property Manager will notify the clubs of any applicable cleanup and/or set up fees prior to the event.
5. **No alcohol may be served in the Cardrooms, Arts and Crafts room, Yoga room, Fitness Center, or Lobby area. Aside from individual snacks, ALL food MUST be served in the Café or Social Hall. Failure to comply will result in being asked to leave the clubhouse.**
6. **No Cell phone conversations shall be made or taken in the Card Rooms, Yoga room, Fitness Center, or Arts and Crafts room with speakers turned on.** Cell phones should be operated in the vibrate mode only. All calls are to be made or taken outside of the Card Rooms, **Yoga room, Fitness Center, and Arts and Crafts Room.**
7. Residents will be responsible for any violations of these rules by their guests.

FITNESS STUDIO AND EXERCISE ROOM

1. Time on each piece of equipment is limited to a total of 30 minutes (including cool-down time) when others are waiting.
2. Proper attire is required when using any equipment in the room. (Shoes/Shirt/etc.)
3. Individuals must wait for use of the facilities when classes are in progress.
4. An individual must wipe down any equipment after using it. Disinfectant and paper towels are available in the Fitness Studio.
5. Persons using the treadmills MUST always wear the safety clip, a/k/a tag that is attached to the treadmill, while in use. Failure to do so may cause the violator to be injured, suspended, and/or fined.
6. Wet swimsuits are not permitted when using the equipment.
7. No one under the age of **14** ~~16~~ shall be allowed in the fitness center unless accompanied by a responsible adult, age 18 and up.
8. No eating or drinking of any kind in the fitness center except for plastic bottles of water and sport water bottles, no exceptions.
9. Cell phones should operate in vibrate mode only, and all calls are to be taken outside of the fitness center.
10. **Use of headphones is mandatory for all personal audio equipment.**

SWIMMING POOLS

1. POOL HOURS DAWN TO DUSK.
2. NO LIFEGUARD. USE POOL AT YOUR OWN RISK.
3. SHOWER BEFORE ENTERING THE POOL.
4. ~~NO FOOD OR BEVERAGES IN THE POOL OR ON POOL WET DECK. COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION.~~
5. NO GLASS OR ANIMALS IN THE FENCED POOL AREA (OR 50 FEET FROM THE POOL).
6. DO NOT SWALLOW THE POOL WATER.
7. MAXIMUM BATHING LOAD FOR THE POOL IS LIMITED TO 60 PERSONS.
MAXIMUM BATHING LOAD FOR THE LAP POOL IS 33 PERSONS.

**POOL MAXIMUM DEPTH: 5 FT
NO DIVING
DO NOT PLACE FURNITURE IN POOL**

8. Smoking is not permitted in the pool, on the pool deck, or in surrounding areas.
9. **Residents are permitted to bring up to 6 guests per household unless prior written approval is given by the property manager.**
10. Children under age ~~14~~ 16 must always be accompanied and supervised by a responsible adult. Supervising adult is responsible for their actions including any damages caused by the child.
11. No running, horseplay or ball playing in pool or on pool deck.
12. No diving or jumping into the pool. Enter from the step areas or ladders.
13. Persons with infections or contagious health conditions are not permitted in the water.
14. ~~Unless approved by management, no foreign or floating objects, other than life preservers when worn for safety are permitted in the pool.~~
15. No bikes, tricycles, skates, scooters, skateboards, or hoverboards in pool or on the pool deck.
16. Persons in diaper stage must wear approved swim pants.
17. Furniture (pool chairs, tables, lounges, etc.) should be returned to its original location if moved.
18. **Individual music must be used with earphones only to ensure that it is not audible to others.** ~~Personal music and noise must be kept at a level that is not disturbing to others. Earphones are recommended.~~
19. Safety equipment may be used for its intended purposes only.
20. Residents are responsible for their own as well as their guests' compliance with these and all other rules governing the use of the recreation facilities.
21. This area may at any time be under surveillance. This is to curb vandalism and disruptive behavior and should in no manner be considered security.
22. Report vandalism or rules violations immediately. Provide a description of the perpetrator(s) if possible.

PICKLEBALL AND TENNIS RULES

PICKLEBALL RULES

- Resident prime time is defined as 8:30am to 11:00am and 5:30pm to 8:00pm.
- During resident prime time hours: residents have priority with one guest per household. Resident must accompany guests.
- 11:00am - 5pm, Guests are welcome with a resident providing no residents are waiting for a court. Maximum 3 guests per household.
- League Play is allowed for residents only and must be pre-approved by ~~this Committee~~ **the Board of Directors**. Resident Leagues can play between 11:00am to 5:30pm. Maximum 4 courts.
- Games are played to 11 points and win by 2. Winners stay on the court. Two new players enter. Those 4 players may decide if they split or stay together. At the end of that game the first 2 winners must leave and the other 2 players may stay on. (Winner maximum is 2 consecutive games. They must exit the court to allow players waiting to play). If no one is waiting, play as you would like.
- When all courts are in use, the paddle rack will come into play to keep players rotating fairly. When you exit the court place your paddle in the next available slot behind existing paddles, starting from the left side of the rack. Do not place your paddle ahead of waiting paddles.
- If you need a rest and would like to skip a game, please take your paddle with you and you must return it to the end of the rack when you are ready to play. Only paddles in rack count towards next players going in. Do not put in between paddles or just walk on and say you were next waiting on the side with paddle in my hand or on benches.
- All line calls are made by the team on the ~~ball side~~ **other side of the court**.
- During open play **courts can be reserved for private games** ~~play anytime~~ if a court is not being used. **A private game** ~~Challenge court~~ is allowed to be used for **up to** 1 hour at a time **or until the court is needed to accommodate waiting players**. Guest rules still apply. When challenge court ends, rack system comes back in play. ~~Challenge court end as soon as all courts fill up.~~
- Proper attire must be worn at all times including shirts, shorts and sneakers.
- The first incidence of foul language and/or fighting/confrontation are prohibited at all times. **The Property manager or a Board Member must be notified at the time of the incident for any penalties to be assessed.** ~~threats will result in a written warning. A 2nd instance will result in a 30 day suspension of courts, pool, and clubhouse participation. Any type of threatening or combative language towards others will result in an immediate 30 day suspension.~~

- No throwing paddles or smashing them into the fences or nets! 1st offense is a warning! 2nd offense will result in a 30-day suspension!
- As bags and clothing left on the ground present a potential trip and fall hazard, NO items are permitted on the courts. All items must hang on side fences or bleachers.
- Weather – No play on wet courts or when lightning is within 10 miles. Safe play to be monitored by the Rec - Athletic Committee or Property Manager.
- Courts are NOT to be used for any purpose other than pickleball games.
- Outside Pro's - Advance request and approval must be brought to the Committee. Pro will need to provide proof of his COI, License and Workers Compensation Insurance.
- Children under ~~16~~14 years old must be always accompanied by a Resident who is responsible for their behavior and safety.

TENNIS RULES

- Tennis courts -play is for one and a half hours if people are waiting.
- Proper tennis shoes and attire at all times - No running shoes.
- Weather – No play when courts have puddles, or when lightning is within 10 miles. Safe play to be monitored by the Rec-Athletic Committee or Property Manager.
- Courts are NOT to be used for other use than tennis. 1st offense is a warning - 2nd offense results in a 30-day suspension.
- Outside Pro's - Advance request and approval must be brought to the Committee. Pro will need to provide proof of his COI, License and Workers Compensation Insurance.
- Children under ~~16~~14 years old must be always accompanied by a Resident who is responsible for their behavior and safety.
- Court maintenance will be performed as decided by our property management. No throwing tennis rackets or smashing them on the nets or fences. 1st offense will be a warning- 2nd offense will result in a 30-day suspension.

THESE RULES AND REGULATIONS WILL BE ENFORCED AND MAY BE ADDED TO, AMENDED, OR REPLACED AT ANY TIME BY THE BOARD OF DIRECTORS.