



**BRIDGETOWN AMENITY CENTER
RULES AND REGULATIONS
2012 (revised June 2013)**

BRIDGETOWN AMENITY CENTER

at The Plantation

RULES AND REGULATIONS

These Rules and Regulations have been established to govern the use of the amenities provided at Bridgetown Amenity Center at The Plantation (Amenity Center) and to promote the health, safety, welfare and enjoyment of all persons using the Amenity Center. It is the intent of Management to limit these Rules and Regulations to the minimum required for the enjoyment of the Amenity Center by all residents, designees, immediate family residents and their guests. The obligations of enforcing these Rules and Regulations for the good of all users is placed primarily in the hands of a trained staff whose principal responsibility is to assure residents of all the courtesies, comforts and services to which a member is entitled. It is also the responsibility of the residents to be familiar with these Rules and Regulations and to abide by them at all times.

GENERAL CLUB RULES

1. Use of the Amenity Center is only available during operating hours unless otherwise posted. Certain facilities will be closed from time to time for maintenance, repairs and other purposes deemed appropriate by Management and may restrict the use, or reserve the use, of any or all of the Amenity Center for special events or private functions during normal operating hours from time to time.
2. **RESIDENTS, DESIGNEES, IMMEDIATE FAMILY RESIDENTS AND GUESTS USE THE AMENITY CENTER AND ALL OTHER FACILITIES PROVIDED AT BRIDGETOWN AMENITY CENTER AT THEIR OWN RISK.**
3. Residents, designees, immediate family residents and guests must abide by all rules established by Management as they may be amended from time to time and both residents and designees are responsible for ensuring that their immediate family residents and guests comply with all Rules and Regulations of Bridgetown Amenity Center at the Plantation.
4. Proper attire, decorum and consideration of others must be observed at all times while at the Amenity Center.
5. Residents, designees, immediate family residents, and guests are not allowed in any service areas, including but not limited to, pool and spa service area, or restricted areas of the Amenity Center.
6. Dogs and other pets, with the exception of guide dogs, are not permitted on the Amenity Center without the prior approval of Management. If permitted on the Amenity

Center, such dogs or other pets must remain on a leash at all times. Residents and designees are responsible for any damage caused by a dog or other pet owned by the member or designee or under the member's or designee's control.

7. Self-parking is permitted only in areas clearly identified for parking. Parking must be confined to spaces designated in the paved parking lot. Parking on grass areas, at the front entrance or in the delivery area or in any way which blocks the normal flow of traffic is not permitted. "No Parking" signs and reserved parking designations must be observed. Violators may be towed at the vehicle owner's expense.

8. Advertisements in any form and solicitations of any kind are prohibited on the Amenity Center and shall not be posted or circulated on the Amenity Center without the prior written approval of Management.

9. Petitions may not be originated, solicited, circulated or posted on the Amenity Center at any time.

10. There shall be no solicitation in the name of, or on behalf of, Bridgetown at Plantation Community Association Inc/Bridgetown Amenity Center at the Plantation nor shall the name or logo of Bridgetown Amenity Center at the Plantation be used for any purpose, without the prior written approval of Management.

11. Smoking is not permitted inside the Amenity Center.

12. Loud or offensive language is not tolerated at any time.

13. To facilitate the proper management of the Amenity Center, all complaints, criticisms or suggestions relating to the operation of the Amenity Center must be in writing, signed and addressed to the Lifestyles Coordinator or the Property Manager.

14. Management may restrict the use, or reserve the use, of any or all of the Amenity Center for special events or private functions from time to time and any such restricted or reserved areas may not be available for use by residents and designees during such times.

15. Management reserves the right to modify the privileges at Bridgetown Amenity Center at the Plantation, including but not limited to, establishing rules governing access.

16. Management shall have full authority to enforce these Rules and Regulations.

17. Management reserves the right to amend these Rules and Regulations from time to time in its sole discretion. All amendments to these Rules and Regulations shall be effective when posted at the clubhouse or emailed to the residents.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Management is not responsible for any loss or damage to any private property used or stored at the Amenity Center.
2. Any personal property that has been left in or on the Amenity Center and remains unclaimed for six months or more may be sold by Management, with or without notice, at a public or private sale, or may be otherwise disposed of in any manner deemed appropriate by Management, and the proceeds, if any, shall belong to Management.
3. Property or furniture belonging to Bridgetown Amenity Center at the Plantation shall not be removed from the room in which it is placed or from the Amenity Center, without prior approval of the Management. The cost of repairing or replacing any such equipment, furnishings or property of Bridgetown Amenity Center at the Plantation damaged by a member or designee or his/her immediate family residents and guests shall be charged to such member.
4. Injuries may result from using the facilities provided at Bridgetown Amenity Center at the Plantation, from adverse weather conditions, including lightning, and from participating in events and other activities held from time to time either on or off the Amenity Center. Every member and designee is responsible for all property damage and/or personal injury occurring at the Amenity Center or at any activity or function operated, organized, arranged or sponsored by Management whether on or off the Amenity Center, caused by the member or designee and his/her immediate family residents and guests and Management shall not be responsible or liable for any property damage and/or personal injury occurring at the Amenity Center or at any activity or function operated, organized, arranged or sponsored by Management whether on or off the Amenity Center, caused by the member or designee and his/her immediate family residents and guests, including but not limited to, those resulting from the actions of others. Residents, designees, immediate family residents, guests and all other persons who, in any manner, make use of, or accept the use of, any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by Bridgetown at Plantation Community Association Inc./Bridgetown Amenity Center at the Plantation or who engage or otherwise participate in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by Management, either on or off the Amenity Center, shall do so at his/her own risk. To the fullest extent permitted by applicable law, residents and designees release, waive, satisfy and forever discharge Pulte Group, Bridgetown at Plantation Community Association Inc./Bridgetown Amenity Center at the Plantation and their successors and assigns, and the directors, officers, shareholders, partners, managers, residents, employees, affiliates, representatives and agents and the family residents of each of them, from any and all manners of action, causes of action, damages, claims and demands whatsoever, including any claims arising out of negligence, in law or in equity, which the member and designee may have now or at any time in the future, arising out of or resulting from the use of any of the Amenity Center and any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by Management, or the participation in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by Management, either on or off the Amenity Center. Residents and designees shall defend, indemnify and hold harmless Pulte Group, The Plantation Homeowners Association Inc./Bridgetown Amenity Center at the Plantation and their successors and assigns and the

directors, officers, shareholders, partners, managers, residents, employees, affiliates, representatives and agents and the family residents of each of them, from and against any and all losses, damages, claims or suits arising out of any property damage or personal injury caused by the acts or omissions of the residents or designee and his/her immediate family residents and guests.

5. Should any member, designee, immediate family member or guest file a legal action against Bridgetown at The Plantation Community Association Inc./Bridgetown Amenity Center at the Plantation for any claim and fail to obtain judgment therein against them, the member and designee shall be liable to Bridgetown at The Plantation Community Association Inc./Bridgetown Amenity Center at the Plantation for all costs and expenses incurred by them in the defense of such legal action, including reasonable attorneys' fees (including fees required in connection with appellate proceedings).

ACTIVITIES/SPECIAL EVENT RESERVATIONS AND CANCELLATIONS

1. Residents and designees are required to make reservations in advance for all activities and special events for the Community Room. All other areas of the Amenity Center are not available for reservations. Reservations will be accepted on a space available basis and will be taken on a first-come, first-served basis. A \$500 cleaning and damage deposit is required.

2. No more than 40 guests are allowed per reservation; unless approved by Management.

3. Guests of reservation are allowed in other areas of the Amenities Center; however, these areas may not be reserved by sectioning off or pulling furniture together to create private areas.

4. Set up may not begin prior to day of reservation. Items for reservation may not be stored in any area of the Amenity Center prior to day of reservation.

5. Unless stated otherwise for special events, cancellations are required twenty-four (24) hours in advance. If cancellation is not timely, the member and designee will be charged for each person reserved.

6. Amenities Center activities for groups will be permitted only with the permission of Management.

CHILDREN

1. Management may post policies at the entrance to a particular facility prohibiting use of such facility by persons under a specified age, or restricting use of such facility by children under a specified age unless accompanied and/or supervised by an adult. These policies must be observed at all times.

2. Any person who brings a child to the Amenity Center is responsible for such child's conduct and safety while on the Amenity Center. Parents are responsible for and must control their children with due regard to the comfort of other residents.
3. Children under sixteen (16) of age are not permitted on the Amenity Center unless accompanied and supervised by an adult.

GUEST PRIVILEGES

1. All guests are expected to comply with these Rules and Regulations and all other policies conduct of his/her guests while on the Amenity Center. Any guest who, in the discretion of Management does not comply with these Rules and Regulations, or whose conduct is disruptive, abusive or otherwise inconsistent with the standard of conduct expected from residents and designees, may be asked to leave the Amenity Center immediately. Guest privileges may be limited, denied, withdrawn or revoked at any time by Management.
2. Homeowners planning to invite more than 8 (eight) guests at one time must notify Management 48 hours prior to visit. If such notice is not given, Management reserves the right to ask Homeowner and guests to leave Amenity Center immediately. Guest privileges may be additionally limited from time to time, in the sole discretion of Management. Notice of such limitation will be given by Management.

FITNESS CENTER RULES

1. Children under the age of twelve (12) are not permitted to use the Fitness Center. Children thirteen (13) to sixteen (16) are not permitted to use the Fitness Center unless accompanied by an adult.
2. Appropriate athletic attire is required for all residents and designees using the fitness center. Casual attire, including, but not limited to denim of any type or bathing suits, is not allowed. Residents and designees are expected to ensure that immediate family residents and guests adhere to such rules. Closed toe shoes are required to be worn at all times inside the fitness center.
3. Personal trainers, massage therapists, and group fitness classes are available as an additional amenity to residents. All fees will be paid directly to the trainer, massage therapist, or instructor and not through Bridgetown Amenity Center at the Plantation.
4. Massage rooms are designated for massage therapy done by licensed professionals appointed by Management only. Management will schedule massage appointments.
5. The aerobics studio is not available for individual use when scheduled group fitness classes are in session.

6. Group fitness classes are available to all residents on a first-come first-serve basis and maximum participation will be established based on space and the nature of the specific class. Reservations are required.
7. Group fitness class schedules are subject to change or cancellation without notice at the discretion of the instructor or Management.
8. No person will be permitted to enter any group fitness class after it has begun.
9. Sound equipment may not be used without headphones.
10. Smoking and other tobacco products are strictly prohibited in the Fitness Center.
11. All surfaces of equipment is to be wiped down after each use using sanitizer and paper towels provided.
12. No horseplay or loud or offensive language will be tolerated.
13. Injuries and defective equipment should be reported to the staff immediately.
14. Cardio equipment will have a thirty (30) minute limit during peak hours.
15. Use of the Fitness Center while under the influence of drugs, alcohol, or other narcotics is strictly prohibited.

POOL RULES

1. Pool hours of operation are dawn to dusk; no night swimming allowed.
2. All persons must shower before entering pool.
3. Children under twelve (12) are not allowed in pool area without adult supervision.
4. Bathing Load for the Pool is 107 persons.
5. Glass is prohibited in the pool and surrounding areas. No food is allowed in pool.
6. Animals are not allowed in pool area with the exception of guide dogs.
7. Coolers are permitted in the pool area and other areas of the Amenity Center.
8. Radios are prohibited in the pool area. Personal sound systems that can not be heard by others are allowed in the pool area.

SPA RULES

1. Spa hours of operation are dawn to dusk; no night swimming is allowed.
2. All persons must shower before entering spa.
3. Children under twelve (12) must be accompanied by an adult.
4. Pregnant women, people with health problems and people using alcohol, narcotics or other drugs that cause drowsiness should not use spa without first consulting a doctor.
5. Bathing Load for spa is eleven (11) persons.