

# Resident Handbook & Rules

**HARVEST LANDING HOMEOWNERS ASSOCIATION OF  
BREVARD, INC.**

c/o Access Management (the “Management Company”)

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## Welcome to the Neighborhood!

We are pleased to welcome you to the Harvest Landing Community, and we look forward to introducing you, your family, and guests, to the variety of leisure experiences that you will find at the Harvest Landing Community. We take great pride in providing Amenities maintained to our high standards of excellence and an atmosphere that is always warm, welcoming, and friendly. We provide the Harvest Landing Community with a place where friends are plenty and a neighborly spirit and smile set the tone. Our goal is to make available the opportunities you seek.

The HARVEST LANDING HOMEOWNERS ASSOCIATION OF BREVARD, INC., owners, family, guests and tenants, will be referred to in this packet as (the “Users”). The HARVEST LANDING HOMEOWNERS ASSOCIATION OF BREVARD, INC., is referred to as (the “HARVEST LANDING HOA”). The Resident Handbook contains the Rules and Regulations (referred to in the booklet as “Rules”).

The Resident Handbook has been designed to provide the necessary information needed to start utilizing the Amenities made available to you as a User in the Harvest Landig Community. The usage guidelines provided in this packet have been thoughtfully considered to maintain the proper utilization of all areas while providing users with a safe and enjoyable experience.

The Harvest Landing Harvest Landig Community provides Users with the following Amenities:

- Cabana and Pool
- Tot Lot
- Green Spaces
- Walking Trails

The Cabana and Pool will be referred to in this packet as (the “Amenity Center”). The Cabana and Pool, Tot Lot, Green Spaces, and Walking Trails will be referred to in this packet as (the “Amenities”).

We are delighted that you have decided to become a part of the Harvest Landing Harvest Landing Community, and we look forward to seeing you at the Amenities!

Sincerely,

HARVEST LANDING HOMEOWNERS ASSOCIATION OF BREVARD, INC.

## **Resident Portal and Harvest Landig Community Website**

Our Residents are discovering that keeping up with the neighbors, through the Resident portal, puts everything they want to know about the Harvest Landing Community on their computer screen. The Resident portal website address is <https://home.accessdifference.com>.

The Resident portal allows the Residents the opportunity to:

- Locate the Governing Documents
- Find Design and Harvest Landing Community Standard documents
- Send messages to the Management Company
- Pay Assessments
- Anonymously report violations
- View the Harvest Landing HOA Contracts
- View the Monthly Financials

The Harvest Landing HOA utilizes the Resident portal as a vehicle to communicate with all Residents. Please keep your contact information updated with your current email address, please contact the Management Company for assistance by emailing [customerservice@accessdifference.com](mailto:customerservice@accessdifference.com).

In addition to your Resident portal, there is also a separate Engage Enumerate site where Users submit their Architectural Review Board (“ARB”) applications and order pool key cards.

The website address is <https://engage.goenumerate.com/s/harvestlanding/>. Click on For Residents, then choose Online Forms to begin.

## **Amenities Hours of Operation**

The Amenities will be open seven (7) days per week with the following hours in place.

- |                                   |                     |
|-----------------------------------|---------------------|
| • Cabana and Pool                 | <i>Dawn to Dusk</i> |
| • Tot Lot                         | <i>Dawn to Dusk</i> |
| • Green Spaces and Walking Trails | <i>Dawn to Dusk</i> |

## **Inclement Weather**

According to the National Weather Service, Users should seek shelter in a substantial building or hard-topped vehicle and wait thirty (30) minutes after the storm to resume activities.

## **Maintenance Days**

To achieve the highest standards of facility cleanliness and safety, there will be times when certain areas of the Amenities may be shut down for improvements, cleaning, and preventative maintenance. User understanding and patience are appreciated.

## **Facility Access & Eligibility for Use**

All Users are entitled to use the Harvest Landig Community Amenities. The Harvest Landing HOA reserves the right to suspend an Owner’s use of the Amenity Center for failure to follow the policies

and procedures, posted rules and regulations, directives of staff, and for an Owner's failure to pay any amounts owed to the Harvest Landing HOA.

### **Disclaimer**

Users of the Amenities do so at their own risk and agree to abide by the rules for use of the Amenities. The safety of Users at the Amenities is a primary concern. The Harvest Landing Community, its agents and employees assume no responsibility and shall not be liable for any accidents, personal injury, death, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other Users using the facilities. Users are responsible for their actions.

### **Policy Enforcement**

Please be aware that staff must protect the rights and privileges of rule-abiding Users, and that inappropriate behavior will not be tolerated. All Users are responsible for compliance with the Rules and Regulations established in the Resident Handbook for the safe operations of all the Amenities. Users continuing to violate the rules will be refused access to the Amenity Center. The Management Company and/or the Harvest Landing HOA reserves the right to ask Users to leave the Amenities.

### **Guest Policies**

Guests are defined as follows:

House Guests are guests staying at Resident's house overnight and have access to the Amenities within the Amenity Center as described in the Rules.

Day Guests are defined as guests (other than your children, parents, spouse, grandchildren, grandparents) visiting you and not staying in Resident's home overnight and have access to the Amenities within the Amenity Center as described in the Rules.

House Guests and Day Guests are collectively referred to as (the "Guests").

Guests thirteen (13) years of age and younger must be accompanied by a person eighteen (18) years of age or older when using the Amenities.

Policies and guidelines may be modified at any time as approved by the Harvest Landing HOA.

### **General Amenities Usage Guidelines**

Users shall abide by all Rules and Regulations to ensure the safety and enjoyment of all. Specific Rules for each area are posted and outlined under their own section in this packet.

- All Amenities are non-pet designated areas except for green spaces and walking trails.
- The Amenities shall be open during the hours and days established by the Harvest Landing HOA.
- All Users are entitled to utilize the Amenities if they meet all eligibility requirements.
- Users thirteen (13) years or under must be accompanied by a person eighteen (18) years of age or older when using the Amenities.
- Users are encouraged to speak to their physician before engaging in physical exercise.

- All Users utilize the Amenities at their own risk.
- Assumption of Risks, Waiver of Claims, Indemnity and Release of Liability Agreement must be executed and on file with the Harvest Landing HOA before utilizing the Amenities.
- Users must always have in their possession their key card for identification to enter and utilize the Amenity Center.
- Food and drink are limited to designated areas only.
- No glass containers are allowed within the Amenities.
- Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
- Users are responsible for cleaning up after themselves and helping to keep the amenity areas always clean.
- Excessive noise that will disturb other Users is not permitted.
- Smoking and vapor smoking are strictly prohibited within the Amenities.
- Use of profane or inappropriate language is not permitted.
- Users are encouraged to let the Management Company know if any area of the Amenities require attention or if a piece of equipment needs cleaning or maintenance.
- Bicycles, skateboards, rollerblades, and golf carts are limited to sidewalks, streets, and parking areas only.
- Designated parking for bicycles is available at the Tot Lot only.
- Bicycles, skateboards, rollerblades, and golf carts are not permitted within the Amenity Center.
- The Harvest Landing HOA is not responsible for lost or stolen items.
- All items left behind at the Amenities will be discarded.
- Users are encouraged to assist the Management Company in the enforcement of these usage guidelines. Users may notify the Management Company if a User is violating usage guidelines.
- Rules are subject to change as deemed necessary by the Harvest Landing HOA.
- Owners are responsible for their Tenants. Please inform your Tenants of the Amenities Rules.
- Owners are responsible for their Guests. Please inform your Guests of the Amenities Rules.
- Commercial advertisements shall not be posted or circulated at the Amenities nor shall solicitations of any kind be made at the Amenities without written permission of the Harvest Landing HOA.
- The Amenities shall not be used for functions or fund-raising efforts for the benefit of a political cause.
- The Amenities shall not be used in connection with organized religious services or other activities.
- The Amenities are used on a first come, first served basis.
- Reservations to the Amenities are not permitted.
- No parking allowed in grass areas.
- Amenity use parking only from dawn to dusk.
- Handicap signs must be observed.
- Guests are limited to three (3) per household unless there is ample space available at the Pool and Cabana to accommodate additional Guests.

## Pool Usage Guidelines

WARNING: Failure to follow these rules may result in serious injury or death.

THERE IS NO LIFEGUARD ASSIGNED TO THE POOL AREA. ALL USERS USING THE POOL AND CABANA DO SO AT THEIR OWN RISK. NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK.

In the spirit of cooperation and spirit of goodwill the following courtesies and codes have been formulated to create and ensure a safe, respectful, friendly, and recreational pool environment for Users. All Users are expected to adhere to posted pool rules refraining from obscenities and loud boisterous behaviors. All Users must conduct themselves in a manner that creates a climate of relaxed recreation reflective of a family-friendly environment.

- Hours of operation are dawn to dusk.
- No night swimming.
- No one is permitted in the pool area at any other time and will be strictly enforced.
- Cloth and regular disposable diapers are not permitted. If a child is not toilet trained, swim diapers are required to prevent accidents and pool closure. The Florida Department of Health requires a contaminated pool to be shut down until the pool is brought into compliance.
- All Users must shower before entering the pool.
- All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by a person eighteen (18) years of age or older who is in the water and within arm's length of the child.
- Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 18 years of age or older.
- Users are responsible for their actions.
- Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- Proper swimwear is required. Opt for swimsuits made of chlorine-resistant materials like polyester or PBT. These fabrics are durable and can withstand the wear and tear of frequent pool sessions.
- Jeans and cutoffs are not permitted.
- The pool is family friendly. Thong swimsuits of any type are not permitted.
- No Pets (except for a formally designated service animal) are allowed in Pool, Cabana, or Tot Lot.
- Glass of any kind, and sharp objects are not permitted within the pool gates.
- Smoking and vapor-smoking are strictly prohibited on the Amenity Center grounds.
- Food is NOT allowed in the pool area, except in designated eating areas. Drinks in non-glass containers are permitted.
- Audio equipment must be used with personal headphones.
- Users unable to swim twenty-five (25) yards without stopping and unable to handle themselves in the water are not permitted in water above their shoulders.
- Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
- Please be considerate of others when using the pool. Inappropriate behavior will result in expulsion from the pool area.
- Users with open cuts, wounds, sores or blisters may not use the pool.

- No person should use the pool with or suspected of having a communicable disease which could be transmitted using the pool.
- Please note: We request Users to carpool to help with the impact of parking at the Amenity Center, so there will have ample parking.
- Users who do not abide by these rules may be asked to leave the facility and may also be subject to suspension or termination of Amenities privileges.
- Trash must be placed in receptacles.
- The Harvest Landing HOA is not responsible for lost or stolen items.
- Only authorized staff members are allowed in the filter and chemical storage areas.
- The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
- Towels must be used on chaise lounges and chairs to prevent deterioration of material.
- Lower and secure umbrella when not in use.
- Pool bathing load: 55.

### **Pool Closings**

In addition to Brevard County and the State of Florida Health Code Standards, the pool will be closed for the following reasons:

- Operational and mechanical difficulties affecting pool water quality.
- During severe weather conditions (heavy rain, lightning, and thunder) and/or warning.
- When visibility to the pool bottom is compromised (deck also closed).
- For a period following any mishap that results in feces or vomit in the pool water.
- As deemed appropriate by the Harvest Landing HOA.

### **Camera System**

Smile! You are on camera! The Harvest Landing HOA utilizes a twenty-four (24) hour, seven (7) days a week motion activated recording system at the Amenity Center.

### **Live Video Monitoring**

The Harvest Landing HOA utilizes live video monitoring from the hours of dusk to dawn.

- After-hours motion activated loitering, no suspicious activity.
  - ✓ Verbal warning three (3) times.
  - ✓ If not vacated, then dispatch police with video clip.
  - ✓ A No Trespassing Warrant is filed with the police.
  - ✓ The trespasser will be trespassed by the police.
- After-hours motion activated loitering, suspicious activity, visible damage, or vandalism.
  - ✓ Verbal warning with immediate dispatch police with video clip.
  - ✓ A No Trespassing Warrant is filed with the police
  - ✓ The trespasser will be trespassed by the police

### **Tot Lot**

- Use at own risk.
- Adult supervision is required.

- No glass or alcoholic beverages permitted.
- Proper footwear required.
- Improper use of equipment is prohibited.
- Hours from dawn to dusk.
- The Tot Lot equipment is for children between the ages of two (2) through twelve (12) years.
- Only one child permitted on the slide.
- No rough play permitted.
- Tot Lot should not be entered if the Tot Lot grounds are wet.
- No pets.
- Children who are not toilet trained should wear sanitary diapers to absorb or contain urine and feces to ensure that the other children, the play equipment, and the environment are not impacted.
- Do not discard soiled diapers in the trash receptable.
- Smoking and vapor- smoking are prohibited in or around the Tot Lot.
- Trash must be placed in receptacles.

### **Green Spaces and Walking Trails**

- The green spaces are designated for friendly games of soccer, tag football, frisbee, and other activities. Golfing on green spaces is not permitted, as it leaves divots in the turf.
- No motorized vehicles are permitted on walking trails, other than necessary Harvest Landing HOA maintenance vehicles.
- Do not disturb vegetation or wildlife.
- The Management Company should be notified if any trail requires maintenance, or any strange behavior is witnessed in the green spaces and the walking trails.

### **Emergency Procedures**

In the event of an emergency, Call 911. Users MUST use their own cell phone. The Amenity is not equipped with a phone system.

If an accident or injury occurs, the staff should be notified immediately, and an Incident Report must be filed with the Management Company.

### **Emergency Phones**

There are no on-site phones. Users will need to use their own cell phone.

### **Procedure for Emergencies**

- Dial 911.
- Provide dispatcher with facility address, incident description, and description of the location of the incident.
- Keep someone with the injured party.
- Send someone to meet the ambulance.
- 1120 Trinity St, Rockledge, FL 32955.
- Report the incident to the Management Company as soon as possible!

### **Smoking and Vapor Smoking**

Smoking of any type and vapor smoking are prohibited within the Amenities.

### **Grills**

Grills of any type are not permitted on Harvest Landing common areas, including, but not limited to gas grills and charcoal grills.

### **Fireworks**

Fireworks of any type are not permitted on any Harvest Landing common areas. Including using Harvest Landing common areas for the landing of fireworks, i.e., ponds.