# RECREATION CENTER - RULES & REGULATIONS

*Amended by the Orange Tree Master Maintenance Association, Inc.*
*August 20, 2025*

## *Welcome to the Orange Tree Recreation Center!*

To accommodate our residents efficiently and safely, we ask that you, your family, and your guests, take the time to carefully read these Rules and Regulations.

**GENERAL RULES AND REGULATIONS**

1. The Orange Tree Recreation Center hours of operation are posted at the entrance to the clubhouse. The hours of operation will be subject to change for special scheduled events and holidays, and as determined by the HOA Board of Directors.

2. All residents 12 years or older will be issued Orange Tree identification (ID) cards, which are required for admittance to the Recreation Center. The recreation staff will issue these cards initially at no charge to the resident. In the event of lost or stolen ID cards, a new one will be issued for $5.00.

3. All residents and guests use the recreational facilities at their own risk and must comply with these Rules and Regulations. The staff are instructed to always enforce these Rules and Regulations.

   Residents more than 90 days delinquent in paying their association fees, or with outstanding violations of more than 90 days, may have their rights to use the facilities suspended.

4. The recreation staff are here to help you enjoy the use of the facilities. Abusive behavior toward Recreation Center staff or employees will not be tolerated. Any perceived misconduct of Orange Tree staff should be reported to the Property Manager. The HOA Board of Directors shall be solely responsible for directing and supervising employees of the Association.

5. No Smoking is allowed in the Recreation Center or at the pool and court areas.

6. A responsible adult (18 years or older) must accompany children under the age of 12 at the Recreation Center. Parents are responsible for the behavior and conduct of their children at all times. Youth 12 to 16 years of age may use the facilities without an adult present (except the Fitness Center and Saunas) if they conduct themselves in a responsible manner.

7. Cars, motorcycles, mopeds, bicycles, etc. must be parked in the designated Recreation Center parking areas and are not allowed inside the buildings or around the pool areas.

## GUESTS

1. An Orange Tree resident must accompany their guests when registering them to use the Recreation Center facilities.

2. Houseguests may be issued a pass good for the duration of their visit, valid for up to thirty (30) days, upon the written request of the resident. This guest pass will serve as the guest's ID card while using the facilities.

3. The number of guests allowed per resident when using the Recreation Center facilities is as follows, whichever is greater:

    - Each Orange Tree property is limited to four (4) guests at any one time; or
    - Each resident, ages 12 and up, is limited to two (2) guests each.

4. Guests without guest passes must leave the Recreation Center when the resident leaves.

5. Guests must strictly adhere to all Rules and Regulations of the Orange Tree Recreation Center. Any violation of these rules will result in the revocation of the guest's privileges.

6. Orange Tree residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

7. Residents that have rented use of the facilities, and their guests, must comply with the rules and regulations of the approved rental agreement.

## FITNESS CENTER

1. The Fitness Center facilities are used at the resident's and guest's own risk. Use the utmost care. Everyone is urged to contact a physician before starting any exercise workout routine.

2. Members of the recreation staff are not trained or authorized to plan, set up, or offer instruction on any kind of personal exercise program.

3. Children under 16 years are not permitted under any circumstances in the Fitness Center.
4. Proper exercise attire is required. Shirts must be worn. No swimwear, sandals, or flipflops.
5. Water bottles are allowed. No food, glass containers, or soda cans are permitted.

## SAUNAS

1. Sauna use is by appointment only and requires signing a *Waiver and Usage Agreement.*
2. Residents and guests using any medications must consult a physician or pharmacist prior to using the sauna.
3. Consult your physician if any doubts about your ability to use the sauna for health reasons.
4. No one under the age of 18 can use the sauna unless accompanied by a supervising adult.
5. Sauna sessions should be limited to no more than 45 minutes and temperatures must stay below 150 degrees Fahrenheit.
6. It is recommended to drink plenty of water before and after your sauna session.
7. Plastic water bottles are not allowed in the sauna.
8. Sauna appropriate clothing must be worn in the sauna.
9. Pregnant women should not use a sauna or check with their physician prior to using a sauna.
10. Discontinue use of the sauna if you feel light-headed, dizzy, or heat exhausted.

## PICNIC AREA

1. Personal BBQ grills are not permitted in the picnic area.
2. Glass containers are not permitted in the picnic area.
3. Residents and their guests are responsible for removing trash after use and depositing trash into the provided receptacles.

## TENNIS, PICKLEBALL, RACQUETBALL, BASKETBALL, AND VOLLEYBALL COURTS

1. The tennis, pickleball. racquetball, and basketball courts will be open at 8:00 a.m. each morning. Volleyball court hours are the same as the Recreation Center hours.

2. Court lights are set on a timer and will automatically shut off in the evening when the courts close.

3. In the evening, if others are not waiting for court time, residents should shut off lights manually as they leave.

4. Tennis, pickleball, and racquetball courts are reserved on a first-come, first-served basis, up to 7 days in advance. Residents may schedule court time in the Recreation Center with the recreation staff. A resident is only allowed to reserve one court at a time. The resident who reserved the court must be present the entire time for the reservation to be honored.

5. The maximum court time per group is one hour when others are waiting.

6. No food or glass containers are permitted on any of the courts, at any time.

7. Proper court shoes are required.

8. Bicycles, skateboards, skates, or wheeled toys are not permitted on the courts.

9. Washing off sand from the volleyball court must be done outside the Recreation Center building.

10. Pets are not permitted on the courts.

**POOL**

1. THERE IS NO LIFEGUARD ON DUTY AT THE POOL. EACH RESIDENT SWIMS AT HIS OR HER OWN RISK.

2. Pool hours are the same as the Recreation Center hours. WHEN THE RECREATION CENTER IS CLOSED, THE POOL AREA IS CLOSED.

3. A responsible adult (18 years or older) must accompany children under 12 years of age.

4. ABSOLUTELY NO DIVING IS ALLOWED.

5. Pets are not allowed in the pool, on the pool deck, or anywhere within the fenced-in pool area.

6. No food or drink is permitted within three (3) feet of the pool's edge.

7. Glass containers are not allowed in the pool or on the pool deck.

8. Please shower before entering the pool.

# Orange Tree Recreation Center – Rules and Regulations

9. Floats, rafts, toys, balls, and scuba gear are not allowed in or at the pool unless under the direct supervision of the Recreation Center staff.

10. Children who are not toilet trained must wear rubber pants in the pool.

11. No running, pushing, or other physical disturbance will be tolerated in or around the pool.

12. Proper bathing attire is required. Shorts and cut-offs are not permitted in the pool.

13. Bathers are required to wear footwear and cover their bathing suits when passing through the Recreation Center building.

14. Bicycles, skateboards, skates, or wheeled toys are not permitted on the pool deck.

15. Staff members have the authority to strictly enforce Recreation Center rules at all times, and to clear the pool and deck areas if necessary.

16. Noise travels far. Please keep your noise level down. Radio volume must be kept low.

**NOTICE:**

**THESE RULES AND REGULATIONS MAY BE AMENDED FROM TIME TO TIME BY THE BOARD OF DIRECTORS OF THE ORANGE TREE MASTER MAINTENANCE ASSOCIATION.**

# Orange Tree Recreation Center – Rules and Regulations

## REVISION HISTORY

| Revision Number | Revision Date | Revision Description | Approved By |
|---|---|---|---|
| 1 | April 2002 | Revised and adopted by OTMMA. | Board |
| 2 | 02/16/11 | Amended by OTMMA. | Board |
| 3 | 09/17/25 | Revised formatting. Added this Revision History.<br>Clarified that a Responsible Adult is 18 years or older.<br>Added residents with overdue fees or outstanding violations may have right to use facilities suspended.<br>Added residents that rent use of the facilities, and their guests, must comply with the rules and regulations of the rental agreement.<br>Changed Health Club to Fitness Center.<br>Added proper attire is required in the Fitness Center.<br>Added No Smoking is allowed.<br>Changed from ID being worn to being available.<br>Added new section on Saunas. | Board |