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## **1. MEMBERSHIP**

1.00 : Annual Membership is for the period of one (1) year. Membership in Hunters Ridge Golf and Country Club facilities may be suspended or expelled for failure to pay, in accordance with rules and regulations, any indebtedness due to the Hunters Ridge Community Association, Inc.; a violation of the rules and regulations by the member or immediate family or Guests; disruptive or abusive conduct to a member of Hunters Ridge or an employee of the HRCA; or, for any reason or cause which, in the judgment of the Board of Directors, has or would have a detrimental effect on the well-being of the Members of the community.

1.01 : If a Membership is cancelled or suspended, no part of the annual fee will be refunded.

1.02 : Membership is mandatory and shall require the member to maintain a Golf Membership, a Social Membership or a Charter / Social Membership in the Country Club Facility.

1.03 : All Memberships are subject to the HRCA's rules and regulations. Acceptance of invitation to Membership constitutes the member's acceptance to the HRCA's rules and regulations.

1.04 : CLASSIFICATIONS - The HRCA shall have the right to establish Membership classifications from time to time as it may determine to be in the best interest of Hunters Ridge and to set fees and rules applicable thereto. The current classifications are as follows:

1.05 : Golf Membership - An owner of a residential unit in Hunters Ridge (limited to two adults and any minor children residing in the community). A Golf Member is entitled to the use of all the country club facilities, including the golf course, practice range, golf simulators, practice putting green and other related golf course facilities upon payment of the annual dues without further charge for green fees or practice range balls. Golf Members will receive use of the golf practice facilities including practice balls and preferred starting times.

Golf Members are entitled to the use of a privately-owned golf carts on the golf course by paying the required trackage fees, so long as the privately-owned golf cart meets the criteria established by the HRCA.

Golf Members only may participate in Hunters Ridge golf activities and join Hunters Ridge golf organizations. All Golf Members are also social Members.

A U.S.G.A. handicap service is available throughout the Golf Shop for a small annual fee.

1.06 : Social Membership - An owner of a residential unit in Hunters Ridge. When a residence is owned by more than two adults, the property owners must determine which two are the Members. Social Members are entitled to the use of the clubhouse, activity center, tennis courts, pickleball courts, bocce and croquet courts and swimming pool.

Social Members may be able to use the golf course after paying the required fee only as determined by the HRCA Board of Directors.

Social Members may not participate in club organized golf events.

## **2. CLUB FACILITIES**

2.00 : The use of the club facilities may be limited or restricted by the HRCA from time to time. Membership does not give the member the unlimited or unrestricted right to use the club facilities.

2.01 : Only authorized personnel are allowed in the service areas of the Club.

2.02 : Suitable attire must be worn at all times in the clubhouse and in the grill room for lunch and dinner. Members who do not meet the posted dress code for events will be required to go home to change clothes. Members asked to leave for dress code violations will still be billed for the event even if they elect not to return. Please see DRESS CODE section for more detail.

## **3. VIOLATIONS OF COMMUNITY RULES**

3.00 : Members who witness violations of our community rules can help the situation by addressing the issue directly with the other member using the assumption the other member is unaware of the rule. Remain helpful and kind. A sample of how to address any member might start with " I don't know if you realize there is a rule about ... ".

## **4. WRITTEN REPORTS TO THE BOARD OF DIRECTORS OF VIOLATIONS OF COMMUNITY RULES**

4.00 : Members who witness violations of our community rules can also submit a written incident report to the Board. The form can be found on the member website. Evidence supporting the report can include photos or video if possible. The reporting member should include all of the information available to assist the Board in their investigation. No anonymous reports will be accepted.

4.01 : The consequences for violations typically start with a written warning that will remain in a member's permanent file. Subsequent violations will incur more serious consequences. The process for violation recording and informing the accused member will follow Florida law.

## **5. MEMBER EMPLOYEE INTERACTIONS**

5.00 : Members are expected to treat employees with respect at all times. Any member that is disrespectful to employees should be reported in writing to the Board including the names of other witnesses. Reports to the Board of member's disrespecting employees will be investigated and

consequences first occurrence - the offending member will be warned in writing, 2nd offense - the offending member will be suspended for 1 month, 3rd offense - the member will be suspended for 3 months, 4th offense - the member will be suspended for 1 year.

#### **6. DISRUPTIVE BEHAVIOR AT EVENTS ON COUNTRY CLUB PREMISES**

6.00 Members must refrain from disruptive behavior at community events. Disruptive behavior includes loud public drunkenness, lewd or public displays of affection, loud arguments, or other disturbances of other Members peaceful enjoyment of common areas or club facilities.

6.01 : Disrupting Members will be asked to leave. If the disruptive behavior is in the dining area, the member will be asked to leave by the senior supervising employee. If the disruptive Members do not agree to leave, the consequence for the behavior will skip any warning and the member will be suspended for 1 month from the amenity area the incident occurred. Reports to the Board of disruptive member behavior will be investigated. Consequences first occurrence - the offending member will be warned in writing, 2nd offense - the offending member will be suspended for 1 month, 3rd offense - the member will be suspended for 3 months, 4th offense - the member will be suspended for 1 year.

#### **7. PET POLICY**

7.00 Owners must clean up after their pets. Pet Owners must collect and dispose of all pet excrement. If a member observes another member failing to pick up after their pet a written complaint can be submitted to the Board. Members are expected to photograph the occurrence and file a written report to the Board including photos. Reports to the Board will be investigated and the consequences - first occurrence - written warning, 2nd occurrence - \$100 fine, 3rd occurrence - the Board's discretion of a larger fine or asking the pet be removed from the community.

7.01 : Please do not allow your pets to litter on another member's lawn. Please keep leashed pets from walking on lawns except for the area closest to the road.

7.02 : No pets are allowed in the clubhouse, or on the clubhouse grounds, Activity Center, golf course, golf cart paths, tennis courts, pickleball courts, bocce ball area, croquet courts or in the swimming pool area.

7.03 : No animals or pets shall be allowed to run loose at any time or become a nuisance.

7.04 : Pets may not be left unattended or leashed in yards, patios, screened porches, or in vehicles parked on club property. Owners should not allow their pets to disturb the peace of their neighbors. Written noise complaints relating to pets can be filed with the Board. After investigation the consequences would be first occurrence - written warning, 2nd occurrence - \$100 fine, 3rd occurrence - the Board's discretion of a larger fine or asking the pet be removed from the community

7.05 : Pets must be under the owners control at all times. Pets reported to the Board for menacing other pets or menacing Members will be required to wear a muzzle until the owner provides evidence of successful completion of an obedience class.

7.06 : If in the sole opinion of the HRCA's Board any pet becomes the source of unreasonable annoyance or a threat to the health, safety and welfare to others or the owner of the pet fails or refuses to comply with these restrictions, the owner, upon written notice, shall remove the pet from the community.

#### **8. GUEST POLICY**

8.00 Members are expected to fill out a Guest Information Sheet for overnight Guests including any pets the Guests may have with them.

8.01 : Guests are only able to charge to member accounts after written permission from the member is provided to the office using the Guest Information Sheet.

8.02 : Our facilities and amenities are for the use of our Members only. Guests of Members are welcome to use the facilities and amenities and participate in special functions once they are registered in the Club Administration Office.

8.03 : Members are expected to inform their Guest's of our community's expectations and rules. Members are responsible for the conduct of their Guests and the Guest pets and will be held accountable for their Guest's actions. Members will also be responsible/ accountable for the conduct of their tenants /renters including pets as well as any Guest's of the tenants/renters including pets.

#### **9. FOOD AND BEVERAGE SALES**

9.00 : When food or beverages are available for purchase, no other food or beverages may be brought into the pool or patio area. Exceptions may be made for cakes for a celebration. The decision of the Food and Beverage Manager regarding outside food is final.

9.01 : Members and their Guests are responsible to clean up after themselves and dispose of their trash when using the pool area. Members who leave trash for others to dispose of can be reported in writing to the Board. Reports to the Board will be investigated and the consequences shall be - first occurrence - the offending member will be warned in writing, 2nd offense - the offending member will be suspended from the pool area for 1 month, 3rd offense - the member will be suspended from the pool area for 3 months, 4th offense - the member will be suspended from the pool area for 1 year

**10. CHILDREN**

10.00 : Children under twelve (12) years of age must be accompanied by a parent or adult person over 16 years of age who can assume responsibility for the child's behavior while in common areas or club premises.

**11. POINT OF SALE PAYMENTS**

11.00 : Charging HRCA member accounts is the preferred method to pay for dining and Golf Shop charges to avoid credit card fees charged to the association. If Members choose to use their credit cards, Members will be charged 3% on the transaction total to cover the fees paid since the member account is available to them.

11.01 : Hunters Ridge does not accept cash.

11.02 : A member is only allowed to charge purchases to his/her own personal account.

11.03 : Non-Members or Guests are strictly prohibited from using a member account without written permission from the member using the Guest Information Sheet.

**12. FEES, DUES, CHARGES and CLUB STATEMENTS**

12.00 : Annual fees (dues) are payable and due when billed and no later than the end of the month. Annual fees will be billed as follows: one-third on January 1st, one-third on February 1st, and one third on March 1st.

12.01 : Any account remaining unpaid by the last day of the month will be assessed an interest charge using the statutory rate which is currently 1.5% per month.

12.02 : HRCA shall have the right to establish the amount of the fees each year and will notify the Membership in advance.

12.03 : In the event a member fails to pay the required annual dues or charges within sixty (60) days of the due date of such dues, the HRCA shall have the right and option of suspending or terminating the Membership of the delinquent member.

12.04 : HRCA does not accept credit cards for payment of fees, dues, charges or balances of a Members statement. Members can establish auto-pay for their convenience.

12.05 : For our international Members, our accounting office cannot accept checks from International/Canadian banks even if drawn on US funds due to the fees charged by US banking institutions.

**13. DINING FACILITIES**

13.00 : Reservations are encouraged in order to assist the Clubhouse Manager and/or the Food and Beverage Director and their staff to better serve our Members.

13.01 : Reservations are required for all events unless posted otherwise.

13.02 : Reservations for special Club events must be cancelled 48 hours in advance, or as otherwise posted, or the member will be charged accordingly for the event.

13.03 : Members are encouraged to use the club facilities for special luncheons, dinners, and parties which may include non-Members, provided such affairs are coordinated in advance with the Food and Beverage Manager. Our Food and Beverage Department will be happy to assist you with any of your catering needs. Catering contracts should be finalized at least two weeks in advance. Catering events in December need to be finalized by December 1st.

13.04 : Members may not charge to another member account at any time.

**14. GRATUITY**

14.00 : An eighteen percent (18%) gratuity charge will be added to all food and beverage checks.

**15. SMOKING POLICY**

15.00 : The entire Clubhouse facility including the Golf Shop, locker rooms, card rooms, restrooms, Grill Room, Club Patio Lanai, Main Dining Room, as well as the Activity Center, Fitness Center, Pool area and all common areas have been designated a smoke-free (non-smoking) environment. Electronic cigarettes are considered smoking.

15.01 : Members who smoke are required to refrain from smoking near nonsmoking Members and to carry their own ashtray to contain any butts and to dispose of cigar or cigarette butts at their residence.

15.02 : Cigarette or cigar butts are considered litter and cannot be tossed on the ground in HR. See LITTERING.

**16. LITTERING**

16.00 : Littering is prohibited in Hunters Ridge.

16.01 : Reports to the Board of Members observed littering will be investigated. The consequences for littering are - first occurrence - written warning, 2nd occurrence - \$100 fine, 3rd occurrence - the Board's discretion of a larger fine.

**17. PERSONAL PROPERTY**

17.00 : Members and Guests are responsible for their personal property, including golf equipment, carts and other belongings left unattended on club property. The HRCA is not responsible for lost or stolen property. The HRCA will not be responsible for the loss or damage to property received or held on behalf of Members, Guests or visitors, or kept by them in the Clubhouse, cart storage building or on the grounds; nor will the HRCA be responsible for errors, mistakes or dishonesty of messengers or other employees; nor for the loss or damage to any property entrusted by the Members or their Guests to any employee.

**18. PARKING**

18.00 : Automobiles and golf carts shall be parked in the designated areas only,

18.01 : NO parking at any time in the driveway entrance to the clubhouse, as this is a handicap drop-off and pick-up zone.

18.02: NO Parking on the roadways entering and exiting the Club.

18.03 : Please note the "no parking" area in front of the Golf Shop, designated by the Bonita Springs Fire Department.

18.04 : No personal vehicles of any type are to be parked on the roadways, at any time, throughout the entire Hunters Ridge development. Parking your personal vehicle on the roadway in front of your residence, your lawn or in any vacant lot within the community is not allowed.

18.05 : Designated handicap parking spaces are for properly identified vehicles only, and violators are subject to legally imposed fines. Please be advised that the Lee County Sheriff's Department also patrols the Hunters Ridge Community and will ticket violators.

**19. SPEED LIMIT**

19.00 : Please obey all posted speed limits within the community.

19.01 : Unsafe driving may be reported by filing a written report to the Board of Directors please include witness names and evidence.

**20. DAMAGE**

20.00 : The cost of replacing any property of the HRCA, broken, damaged or removed by a member, Guest, or any member of their family, shall be charged to the member.

**21. EXTERIOR OF PROPERTY (GARAGE DOORS/TEMPORARY TENTS)**

21.00 : Garage doors should be kept closed at all times except when actively being used by the occupant of the dwelling.

21.01 : Temporary tents no larger than 10x10 can be erected for approximately 24 hours at a time for a special event. If members need a larger sized tent than 10x10, they must work with the Administration Office to ensure a larger sized tent can be accommodated on their parcel.

**22. BICYCLES/ROLLERBLADES/WALKING**

22.00 : When walking on roadways, walk facing oncoming traffic. On blind curves walk where cars can see you and ensure that you could step out of the roadway if needed.

22.01 : When bicycling and/or rollerblading exercise caution and adhere to the same "rules of the road" as motor vehicles and move with the flow of traffic, not against it.

22.02 : You may not walk, bicycle or rollerblade on the golf cart paths at any time.

22.03 : If you are walking or biking at night, for safety and increased visibility, wear light or reflective clothing and carry a flashlight.

**23. FISHING**

23.00 : Fishing in the ponds is restricted to Members and their Guests.

23.01: Fishing on the golf course is prohibited when golfers are present.

23.02: Fishermen are cautioned that reptiles and alligators may be present, and all persons who fish do so at their own risk.

**24. LEASING/RENTAL POLICY**

24.00 : Members who rent or lease their unit must fill out an Application to Lease Form. This form may be picked up at the club administration office or online at HuntersRidge-CA.com. The form must be returned to the administration office 30 days prior to the lease start date.

24.01 : All rentals must be approved or disapproved by the Administrative Office prior to any renters taking occupancy. Members agree to follow all rules and regulations for rentals/leases and agree to pay all applicable facility/amenity fees. Please refer to the Hunters Ridge Second Amended

and Restated Master Declaration of Covenants, Conditions and Restrictions for Hunters Ridge, Article VII, Section 7 for specific lease and Guest rules and regulations.

**25. HURRICANE PROTECTION DEVICES/MATERIALS**

25.00 : Members are encouraged to protect their property by installing hurricane protection devices. All exterior hurricane protection devices must be submitted to and approved by the Architectural Review Board prior to installation.

25.01 : Once hurricane warnings, issued by the National Hurricane Center, are received for our area, all residents are encouraged to immediately install their hurricane protection devices. After the storm has well passed through our area, all residents are asked to take down their protection materials.

25.02 : If a member plans to keep their hurricane protection devices installed for hurricane season when the member is away, the exterior protection devices must be either clear (lexan) or be painted the same exterior body or trim color of the home.

25.03 : Galvanized aluminum protection devices/panels may only be installed for a few days prior to and shortly after a hurricane has passed through the area.

**26. SIGN POLICY**

26.00 : To enhance and protect the property values within Hunters Ridge, and to comply with the Hunters Ridge Master Declaration of Covenants, the Architectural Review Board will regulate a uniform signage policy. The only signs allowed are For Sale or Open House signs. These signs must strictly follow the guidelines set forth in the signage policy. A copy of the signage policy is available in the Club Administration Office or on our website under the Documents section.

**27. WETLAND PRESERVE AREAS**

27.00 : Entrance into any of the designated wetland preserve areas throughout the golf course and community is strictly prohibited. Only authorized maintenance personnel may enter these areas.

**28. ARCHITECTURAL REVIEW/USE RESTRICTIONS/EXTERIOR PAINTING/ALTERATIONS**

28.00 : No improvement, addition or deletion of structure of any kind, including without limitation, any building, fence, wall, screen enclosure, awning, drain, disposal system, or other improvement shall be commenced, erected, placed or maintained upon any Site, nor shall any addition, change (including but not limited to changes made in exterior colors of any site/residence done by way of painting), alteration, repair or replacement therein or thereof be made, unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by the Architectural Review Board.

28.01 : All plans and specifications shall be evaluated as to harmony of external design and location in relation to surrounding structures and topography. For additional use restrictions in Hunters Ridge Golf and Country Club, please refer to the Master Declaration of Covenants, Conditions and Restrictions. The use restrictions are found in Article VII.

**29. VILLA INSURANCE**

29.00 : HRCA has obtained property insurance for all eighty (80) villa buildings (206 villa units) This property insurance covers the basic exterior portions of each building such as the exterior concrete block walls and roof structure systems. All eighty buildings were recently appraised, and this property insurance is based on a one hundred percent (100%) coinsurance factor at 100% of the appraised value.

29.01 : There are two (2) deductibles with this property insurance. Each building has a five percent (5%) deductible for windstorm, hail, or hurricane damage. Each building also has a ten thousand dollar (\$10,000) deductible on each building for all other perils, such as fire. If a building is damaged all 206 villa owners are responsible to provide the deductible amount for its repair. HRCA currently has NO reserves established for the villa property insurance deductibles.

29.02 : Villa property insurance excludes all floor, wall and ceiling coverings, plumbing, electrical fixtures, appliances, air conditioner/heating equipment, water heaters, water filtration systems, built in cabinets and countertops, window treatments which include curtains, drapes, blinds, hardware and similar window treatment components, or replacement of any of the foregoing which are located within the boundaries of a villa unit and serve only one unit including all air conditioning compressors or home power generators that service only an individual villa unit, whether or not located within unit boundaries.

29.03 : All villa unit owners should get their own individual interior insurance coverage. This should include exclusions from the HRCA coverage and all real or personal property located within the boundaries of the villa owner's unit. Screen enclosures, other than pool enclosures, will be insured by the HRCA policy. Swimming pools and pool screen enclosures, and liability for pools or hot tubs, shall be the sole responsibility of the unit owner to insure.

**30. SECURITY and RFID ACCESS AT SECURITY GATES**

30.00 : Hunters Ridge Members and long term renters / tenants may obtain an RFID Tag for their personal vehicles at the main office for ease of vehicle entry into the community. Members need to provide the following vehicle information for each RFID they request - License plate number, Vehicle make, model and color and vehicle registration.

30.01 : Members must exercise patience with the gate arms. Members who cause damage to the gate arms will be billed for the repair a minimum of \$200.

30.02 : There is no tailgating at the security gates. Each car must have it's own RFID. Members caught tailgating will have their RFID disabled for 1st offense - 1 week, 2nd offense - 1 month, 3rd offense - 3 months. Unauthorized vehicles "tailgating" when entering the community off of Bonita Grande Drive (Back gate) can be avoided by entering the gate, then stop and wait until the gate closes behind your vehicle. Please notify the Security Office immediately if someone tailgates into the community.

30.03 : Members should destroy the RFID when they sell their vehicle and notify the office to remove that RFID from the system.

30.04: Periodically the office will request Members verify the RFID's that are active in their names.

### **31. SECURITY GATE ACCESS**

31:00: Members must call the Security Guardhouse at 239-992-7691 to arrange entrance for Guests or service providers. Security will NOT admit Guests or service providers who have not been pre-authorized. It is the responsibility of the member to arrange entry and to be available by phone for calls from the guard when expecting Guests or service providers.

31:01: Service providers and Guests must enter and exit the community thru the front gate. All Guests/service providers must show a valid photo ID and be properly licensed and insured.

31.02 : Contractors are permitted to work weekdays and Saturdays from 7:00am to 5:00pm. No work will be permitted on Sundays or the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas Day. Should a resident need emergency service such as plumbing, electrical or air conditioning, the contractor will be allowed entry.

31.03 : If a Guest is staying overnight with a member, the member should register the Guest and the length of the visit using the Guest Information Form (the form can be found on the website or obtained at the main office). Registration will provide access for the length of the visit after the Guest shows identification at the gate.

31.04 : Members may fill out a Permanent Guest/Vendor list for their weekly/monthly service providers or regular caretakers.

31.05 : Packages are not accepted at the security guardhouse either from delivery services, residents or Guests. Florists are not permitted to leave flowers, etc. at the guardhouse.

31.06 : Moving vans, tow trucks, etc. are not permitted entry without resident authorization. All vehicles of this type must be escorted to their destination by the resident member.

31.07 : Auto carriers are not allowed into the community. Any loading or unloading of any vehicles is to be done on the North side of the security guardhouse.

31:08: When entering the community, approach the gates at slow, safe speeds. While entering the main security gate, use extreme caution if making an immediate left turn on to Fox Ridge Drive.

31.09: Be aware the resident arm bar will not raise if there is entry being made on the Guest side (inside entry lane) of the front gate.

### **32. SAFETY**

32:00: Members should exercise caution at all times and be aware they and their Guests use all amenities at their own risk.

32.01 : Members use of golf carts is at their own risk. Members should follow all rules and are responsible for their own actions and the actions of any Guests they authorize in the community.

32.02 : AMENDMENTS - These rules and regulations may be amended from time to time at the discretion of the HRCA. Regulations posted on the Activity Center bulletin board shall be considered a part of these rules and regulations and shall apply to the Membership and their Guests as included herein.

### **33. DRESS CODE**

33:00: Suitable attire must be worn at all times in the Clubhouse, Golf Shop, Grill Room, Main Dining Room and the Activity Center. It is the responsibility of the Member to inform his/her Guest and/or family Members of the Hunters Ridge Country Club dress code prior to arriving at the Club or Activity Center. Management shall have the authority to decide if dress meets the spirit of the dress code, whether the dress issue is specifically covered or not.

33.01 : "Casual attire" is permitted while dining in the Grill Room for both lunch and dinner and is defined as follows:

- Minimum requirements for women: Shorts no higher than four inches (4") above the knee, dresses, dress pants, skirts of appropriate length, suitable jeans/denim. Appropriate tops (see items below which are not allowed). Casual or dress shoes, golf shoes, athletic shoes and sandals are acceptable for ladies.
- Minimum requirements for men: Shorts no higher than four inches (4") above the knee, slacks, suitable jeans/denim. Casual or dress shoes, golf shoes, athletic shoes or sandals. No beach/pool sandals. Collared shirt, mock turtleneck shirt, or "designer" non-collared

shirts. Shirts must be tucked in at all times, unless the shirt is designed to be worn out, such as the Tommy Bahama brand, with squared bottoms.

- Items/Attire which are not allowed in the Grill Room:
  - Screen printed T-shirts - Scrubs - Swim suits
  - Concert, novelty, slogan, or offensive T-shirts - "Work Out"/Fitness attire - Sweat Shirts/Suits
  - Clothing with slogans - Muscle shirts or tank tops - Jogging suits
  - Cut-off clothing such as pants, shirts, etc. - Torn or ragged clothing - Hats, caps or visors
  - Midriiffs (anything that shows the stomach) - No jeans/denim with holes or ragged ends - Athletic Shorts

33.02 : "Cocktail Attire" is required during dinner in the Main Dining Room unless posted otherwise and for posted special events. This is intended for a more upscale dining experience. "Cocktail attire" is defined as follows:

- Minimum requirements for women: Dresses, dress pants, or skirts of appropriate length with an appropriate top (see items below which are not allowed). Sandal type shoes are acceptable for ladies only. Dress shoes. No denim.
- Minimum requirements for men: Dress slacks, collared shirt, mock turtleneck shirt, or "designer" non-collared shirts. Shirts must be tucked in at all times, unless the shirt is designed to be worn out with the squared bottoms. Dress shoes. No denim.
- Items/attire which are not allowed for posted special events and during dinner in the Main Dining Room on Saturday evening:
  - Shorts - Caps, visors - Athletic/golf shoes
  - Jeans/Denim - Scrubs - Sneakers
  - Clothing with slogans - Midriiffs (anything that shows the stomach) - Beach/pool sandals
  - Torn or ragged clothing - Tank tops/muscle shirts - T-shirts of any type
  - Sweat suits/Jogging suits/Work out attire

33.03 : "Outdoor attire" is permitted only while dining outdoors at the Clubhouse lanai area, the Club Patio Bar and The Ridge. "Outdoor attire" includes:

- "Casual attire" as defined above - T-shirts (casual) - Tennis clothing
- Workout/Fitness attire -Swimsuits at the Ridge only – no thongs - Athletic shorts

33.04 : Dress guidelines for special events (i.e., New Year's Eve, Dinner Parties) will be listed in the Scorecard Newsletter, on Bulletin Boards. The posted dress code for special events shall be enforced in all areas of dining for the event i.e.: main dining room, grill room and/or lanai areas.

#### **34. ACTIVITY CENTER HOURS OF USE**

34.00 : The Activity Center is open during business hours and when fitness classes are held.

34.01: The Fitness Center is accessible twenty-four (24) hours a day.

34.02 : Use of the facilities is at the Member's own risk.

34.03 : The pool is open dawn to dusk.

34.04 : After hours Members can access the main rooms of the Activity Center by purchasing a key fob to gain entrance.

#### **35. ACTIVITY CENTER DRESS CODE**

35.00 : Suitable attire must be worn at all times in the indoor common areas of the Activity Center. Shirts must be worn at all times. Bathing suits and cover-ups are not permitted.

35.01 : Proper exercise attire is required at all times in the fitness room. Closed toe, rubber soled fitness shoes must be worn. No bathing suits, work jeans or cut-offs are allowed. Members should use good taste and discretion when choosing fitness attire.

35.02 : Only bathing suits or proper bathing attire is allowed in the swimming pool and spa. Thong style bathing suits are not permitted.

35.03: Management and staff will reserve the right to make final judgment on appropriate attire.

#### **36. FITNESS ROOM**

36.00 : Hunters Ridge recommends that you consult your physician before starting any exercise program. Before using any fitness equipment please read all instructions.



36.01 : Equipment orientations may be scheduled with our fitness instructor.

36.02 : Use of the fitness room may be restricted at times due to organized activities.

36.03 : Proper exercise attire is required in the fitness room. Closed toe, rubber soled fitness shoes must be worn at all times. No bathing suits, jeans or cut-offs are allowed.

36.04 : Exercise Equipment MUST be wiped down after use by each user. Disinfectant spray is provided for this purpose. - Failure to do so can result in suspension from Fitness Room - first occurrence - the offending member will be warned in writing, 2nd offense - the offending member will be suspended for 1 month, 3rd offense - the member will be suspended for 3 months, 4th offense - the member will be suspended for 1 year.

36.05 : Please be courteous and wipe perspiration from yourself before using exercise equipment.

36.06: No food or drinks in the fitness room. Plastic water bottles are permitted.

36.07 : Please return all free weights to their original places.

36.08 : Children under the age of 17 are not permitted in the fitness room without proper supervision. Exceptions are made for resident children engaged in sports programs who have prior completed fitness orientation with our fitness instructor and provided a note from their resident parent or guardian accepting all risk for the young person's unsupervised use.

36.09 : DAMAGE - The cost of replacing any property of the HRCA broken, damaged or removed by a member, Guest, or any member of their family shall be charged to the member.

### **37. POOL AND SPA GUIDELINES**

37.00 : There is no lifeguard on duty so swim at your own risk.

37.01 : Florida State Board of Health and other health and safety rules must be followed.

37.02: Persons with open sores, cuts or communicable disease may not enter the pool or spa.

37.03: Specially designed swim diapers are required for babies or children not yet toilet trained. All other diapers are strictly prohibited.

37.04: Animals are strictly prohibited in the pool or pool area.

37.05 : Use of the swimming pool may be restricted at times due to organized aquatic activities.

37.06 : Nothing shall be taken into the pool which tends to pollute the water or is hazardous to swimmers.

37.07: Running, diving, and horseplay are prohibited. No playing in, on, near, or jumping from the waterfall.

37.07 : Floating devices (other than noodles) are prohibited unless used for specific exercise programs under the direction of the fitness coordinator.

37.08 : All persons must shower before using the pool and after the use of any kind of suntan lotion or oils.

37.09: Bathing suits or proper bathing attire only. Thong style bathing suits are not permitted.

37.10: Glass or breakable containers are prohibited both in the pool and the deck area. - first occurrence - the offending member will be warned in writing, 2nd offense - the offending member will be suspended for 1 month, 3rd offense - the member will be suspended for 3 months, 4th offense - the member will be suspended for 1 year.

37.11: Parents shall be responsible for the conduct of their children at all times. Children under twelve years of age must be accompanied by an adult. Children under twelve (12) years of age are not permitted to use the spa unless accompanied by an adult. Failure to supervise children can result in suspension of a Members use of the pool and spa. - first occurrence - the offending member will be warned in writing, 2nd offense - the offending member will be suspended for 1 month, 3rd offense - the member will be suspended for 3 months, 4th offense - the member will be suspended for 1 year.

37.12: No radios, tape players or CD players are allowed in the pool area, unless used in conjunction with earphones, or unless used for specific exercise programs under the direction of the aquatic fitness instructor.

37.13: The maximum number of people permitted in the spa at one time is six (6).

37.14: Members should enter and exit the swimming pool/spa area through the pool gates.

37.15: The Club does not, by these regulations, assume any responsibility for the safety of the Members, their Guests, or the personal belongings of either group while Members and Guests are using the pool.

### **38. TENNIS/PICKLEBALL**

38.00 : Members and their Guests shall have the right to use the courts at their own risk at any time the courts are open.

38.01 : Guests of Members are welcome to use the tennis/pickleball courts upon registration.

38.02: No pets are permitted in the court areas.

38.03 : No Rollerblades, skateboards are permitted on courts.

38.04 : Only pickleball or tennis balls are permitted. Soccer or Volleyballs are not permitted to be utilized on our courts.

38.05 : A tennis ball machine can be checked out in the Clubhouse Golf Shop. Pick up and return is the member's responsibility.

38.06 : Members who cause damage to the courts will be responsible for the repairs. Members are responsible for damage caused by their Guests.

38.07: Tennis rules shall be governed by the USLT Association Rule Book. Any overriding local rule will be posted.

38.08: All club rules apply to the tennis/pickleball courts when applicable.

38.9: Proper tennis/pickleball attire shall be worn at all times. Men must wear a shirt at all times.

38.10: Tennis shoes must be worn at all times (black-soled shoes or jogging shoes are not allowed).

38.11: All players are expected to observe tennis/pickleball etiquette on and off the Club courts. The use of profanity, loud noises or any form of misconduct can be subject to disciplinary action.

38.12: Distracting or interfering with players while a match is in progress is prohibited.

### **39. BOCCE/CROQUET**

39.00: Members and their registered Guests shall have the right to use the bocce and croquet courts and equipment at any time the courts are open.

39.01: Basic croquet and bocce rules apply.

39.02: Basic court rules are:

39.03: The use of the courts shall be controlled by the HRCA.

39.04: All club rules apply to the courts when applicable.

39.05: Proper attire and shoes shall be worn at all times. Men must wear a shirt. Ladies must wear shirts with a collar and/or sleeves. Shorts will be restricted to "Bermuda" recognized length. No high heeled shoes are allowed.

39.06: All players are expected to observe bocce and croquet etiquette on and off the courts. The use of profanity, loud noises or any form of misconduct will be subject to disciplinary action.

39.07: Croquet equipment can be checked out in the Clubhouse Golf Shop. Pick up and return is the member's responsibility.

### **40: GOLF COURSE RULES AND REGULATIONS and RULES OF PLAY**

40.00: U.S.G.A. rules of golf will apply. Any deviations from the USGA rules created by local regulations are specified on the scorecard and/or local rules sheet. If conditions or events warrant changes for a limited period of time, they will be posted in the golf shop and locker rooms.

40.01: Members are expected to post scores consistent with USGA guidelines and local handicap committee's published procedures. Members who do not post regular scores may be denied participation in Hunters Ridge tournaments or receive sanctions consistent with USGA rules.

40.02: Golf Season is November 1st - April 30th

40.03: Peak season is January 1st - March 30th

40.04: Off Season is May 1st - October 31st

### **41. TEE TIME POLICIES**

41.01: Tee times can be requested by Golf Members seven (7) days in advance using the Fore-tees system. A Member may select up to five tee times and should include a time allowance before and after the requested tee times. An hour before and 2 hours after the desired tee time are recommended.

41.02: A minimum of three Golf Members and one unknown are required to fully reserve each tee time.

41.03: Tee times are selected by the Fore-tees system utilizing a random draw three days in advance of the tee times.

41.04: Once the system assigns the times, any open times or slots in a foursome are available to all other Members.

41.05: Social Members and charter social Members can reserve tee times one day in advance of the tee time. Social Members can reserve one tee time for themselves and a significant other once per month ONLY. During the off season, charter social Members can reserve two tee times per month for themselves and a significant other.

41:06: To schedule tee-times on the day or to cancel on the day of the tee time, you must call the Golf Shop.

41:07: Members that make advance tee times and "no show" or show up with less than the number originally booked may lose advance tee time privileges. If you must cancel your tee time, please do so at least 24 hours in advance. Members that demonstrate a pattern of "no show" may lose advance tee time privileges.

#### **42. CHECK-IN AND REGISTRATION**

42:00: All players must register in the Golf Shop before proceeding to the golf course. In the case of any deviation from regular play (i.e. starting on number 10 tees, stopping for lunch, etc.) players shall report to the starter or golf shop for time assignment for the second nine holes.

#### **43. GUEST PRIVILEGES**

43:00: Family House Guests of Golf Members have unrestricted Guest play privileges and access to all Golf facilities when accompanied by a Golf Member and upon payment of applicable Guest fees.

43:01: House Guest of Golf Members have unrestricted Guest play privileges and access to all Golf facilities when accompanied by a Golf Member and upon payment of applicable Guest fees.

43:02: Family local – Resident Guests of Golf Members are restricted to one tee time per calendar month during the Golf season, and unrestricted Guest privileges during the off-season when accompanied by a Golf Member and upon payment of applicable Guest fees.

43:02: Non-Resident Guests of Golf Members are restricted to one tee time per calendar month during the Golf season, and unrestricted Guest privileges during the off-season when accompanied by a Golf Member and upon payment of applicable Guest fees.

43:03: Accompanied Guests who are golfing must be playing golf with the sponsoring Golf Member. A Guest is considered "Unaccompanied" if the member is not continuously present while playing, even if the member originally arrived with their Guest. The tee time must be made by the member.

43:04: Guests of active Golf Members can use the practice facilities ONLY on the day of play. Guests must register at the Golf Shop prior to practicing. Guests who repeatedly hit practice balls out of the range will be denied access to the range.

43:05: Members are responsible for the conduct of their Guests. Members whose Guests use the practice facility on a day they are not playing will be billed 1/2 the cost of a round.

43:06: Social and charter social Members cannot bring Guests.

#### **44. RENTER RULES FOR GOLF**

44:00: Renters of Golf Members have unlimited play privileges. Tee times must be made through the Golf Shop no more than 3 days in advance. Applicable fees apply.

44:01: Renters of Golf Members may play as a Guest of Golf Members without restriction upon paying applicable fees. The Golf Member must make the tee time.

44:02: Renters of Golf Members can use the practice facilities only on day of play.

44:03: Renters of Social Members or Charter/Social Members do not have access to golf or golf facilities.

44:04: Special circumstances may be accommodated by the PGA Golf Staff or General Manager.

#### **45. GOLF COURSE**

45:00 Walking, riding bikes, etc on the golf course or cart paths is strictly prohibited. Do not allow children, Guests or pets on any golf course area.

45:01: READY GOLF - Hunters Ridge plays "ready golf". A round of golf should take approximately four hours. That is, two hours per nine holes or 13.33 minutes per hole. By observing these few points, you can save a few minutes on each hole and aid in making the game enjoyable for everyone.

45:02: Keep moving, eliminate wasted time.

45:03: Go directly to your ball if it will not interfere with a player further away.

45:04: Be ready to hit when the group in front is gone and it is your turn or if you are ready and you won't interfere with another player.

45:05: Continuous putting rule for those putts that will not interfere with other lines. Reading the greens should be done prior to your turn to putt.

45:06: If you are behind more than half a hole from the group in front of you, please pick up your pace of play.

45:07: Eliminate multiple practice swings. If you are ready and it causes no problems, hit.

45:08: After playing a shot, get in your cart - do not put clubs away. This can be done at the next stop.

45:09: When two players are in one cart, each player can walk to their ball with his/her clubs and be ready to take their turn. Also, park your cart on the way to the next tee.

45:10: Putt continuously until the ball is holed as long as you are not interfering with others.

45:11: Be prepared to putt even if others are not on the green or ready to putt.

45:12: Watch the group in front of you. More than 1/2 of a hole open ahead is a sign of trouble.

45:13: Record your score at the next tee area.

#### **46. GOLF ATTIRE**

46:00: These rules apply to Members and Guests alike while using the golf course, putting green and practice range:

46:01: Suitable golf attire must be worn. Men must wear a shirt with a collar. Mock turtlenecks are permitted. Ladies must wear shirts with a collar and/or sleeves or designed for golf. Shorts will be restricted to golf industry recognized length. T-shirts, swimsuits, tennis attire, short shorts, and denim jeans or shorts are not allowed on the golf course.

46:02: Shoes must be worn, preferably golf shoes. High heeled shoes and soccer-type spikes are not permitted.

46:03: Members or Guests not appropriately dressed will be denied registration for play at the Golf Shop.

#### **47. PROPER CART USAGE**

47:00: All players must use electric carts; however, golfing Members are allowed to walk at times designated by the Golf Shop. When walking, golfing Members must carry their bag/clubs and also carry sand bottles provided by the Golf Shop. No pull carts allowed. Electric golf carts shall be available through the Golf Shop for Members and Guests at rates available in the golf shop.

47:01: Please observe the Daily Golf Cart Restrictions. When using a yellow handicap flag, carts must remain at least thirty feet (30') from tees and greens.

47:02: When the golf course is closed due to inclement weather, over seeding, fertilizing, repair work, or any reason whatsoever, carts are not allowed on the course.

47:03: Do not pull off cart paths at tees or greens, and do not drive carts near the edges of the lakes.

47:04: Obey entrance and exit cart signs, and please observe the 90-degree rule. No carts should move past an exit sign. Under no circumstances will any cart be driven on or across any green or tee, over bunker-type mounds, and through traps or other hazards.

47:05: Foursomes are limited to two carts unless approved by the Golf Shop Staff.

47:06: Only two persons are allowed in a cart at a time while on the golf course.

47:07: Only approved golf course vehicles will be allowed on cart paths. No bicycles, mopeds, etc.

#### **48. PRIVATE GOLF CARTS**

48:00: Residents are permitted their own golf carts in the Hunters Ridge community and are subject to all rules for golf carts established by the HRCA.

48:01: All carts must be registered annually with the Club Administration Office and carry liability insurance. A current certificate of liability insurance must be provided to the Clubhouse Administration Office files. The use of any cart without liability insurance is banned and no decal will be issued. Subsequent use violations will be subject to review by the Membership Committee.

48:02: Carts must be Club Car, E-Z Go, Par Car, Yamaha, Evolution or Icon.

48:03: Acceptable trackage cart colors are champagne, white, cream, beige, silver and grey. These colors are also acceptable in metallic paint. All other colors and customizations must be approved by the Board. Roof colors must be white, cream, beige, black or match the body color of the cart.

48:04: Carts that do not meet acceptable color standards or are 15 years old or older may not be transferred within or sold for use in Hunters Ridge

48:05: Privately owned non-trackage carts may incorporate a broader range of acceptable colors (red, blue, black, e.g) subject to approval. Non-trackage carts are not permitted on the golf course at ANY time.

48:06: Carts must be electric. No gas carts allowed.

48:07: Four (4) seat-style carts are permitted.

48:08: No modifications/upgrades to the original basic body design will be permitted

48.09: No off -road, ATV type carts with raised suspensions, over-sized tires, body art, etc. will be permitted anywhere. Steet legal carts must meet all standards as stated or implied.

48.10: Trackage carts must be equipped with two (2) sand buckets or bottles

48.11: Membership cart decals must be placed on the sides of the carts below the seats so they are easily seen.

48.12: Political or religious flags, signs or decals will not be allowed on any Hunters Ridge carts either private or owned by the HRCA.

48.13: All carts must be equipped with safety features such as headlights, brakes, tail lights, horn, etc.

48.14: When not in use, a privately-owned golf cart must be stored in a garage.

48.15: Members use carts at their own risk and assume liability for all damage caused by their carts.

48.16: Carts are to be parked in designated areas only. Carts are not to be parked in the cart storage area without approval of the Golf Shop.

48.17: Annual trackage fees cover only the Golf Member(s) on the account. All other passengers must pay the appropriate cart and/or green fees. Trackage fees must be paid in full every year.

48.18: Consistent with Florida law carts must only be operated by licensed drivers.

48.19: In the event of any incident, the HRCA will not be held liable at any time.

48.20: Members who are not in compliance will be subject to Membership Committee review.

#### **49. GOLF CART TRACKAGE FEE**

49.00: Payment of an annual trackage fee allows private member carts to be used on the golf course. All others must pay a cart fee for each round of golf. At no time may your golf cart be used on the golf course without paying the annual Golf Trackage Fee.

49.01: If the cart of a member who hasn't paid trackage is found to be on the golf course without notifying the Golf Shop prior to playing to ensure appropriate fee payment, the member will be notified and the member will be billed the full annual trackage fee - no warnings will be issued.

49.02: Trackage decals cannot be implemented on non-conforming carts unless they are grandfathered.

#### **50. GOLF RULES AND ETIQUETTE**

50.00: All players shall be expected to observe and comply with the following practices while playing their round of golf:

50.01: A foursome has the right of way at any time, but shall allow faster players to play through if there is an open hole ahead. A single player, a twosome or a threesome shall allow any faster moving group to play through. During busy hours of play, twosomes and threesomes shall accept other Members to fill their groups.

50.02: Repairing ball marks, raking bunkers, filling divots and avoiding slow play are all a part of golf etiquette.

50.03: The player's equipment shall not be thrown at any time.

50.04 : There shall be no practice on the course. Use the designated areas only. Practice balls are provided for your convenience to be used on the practice range. Use of these practice balls on the golf course is prohibited.

50.05 : Each player must have his/her own set of clubs and golf bag. Rental clubs are available from the Golf Shop.

#### **51. RETRIEVING GOLF BALLS**

51.00: The retrieving of golf balls from any lake and preserve area, except while playing in a registered round, is prohibited. When retrieving a lost ball during a registered round, players are asked to retrieve their ball only and proceed with play.

#### **52. PRACTICE RANGE**

52.00: The practice range and practice facility is available for the enjoyment of Hunters Ridge Golf Members & invited Guests on the day of play as well as Guests of the HRCA on the day they are playing only. The following rules apply:

52.01: Only full Golf Members have complimentary range privileges.

52.02: Members may be asked to identify themselves.

52.03 : Players are asked to aim towards the middle of the practice range.

52.04 : Follow proper divot patterns when practicing. Divot in a tight pattern to minimize turf damage.

52.05: Guests are restricted to practice range use on day of play ONLY.

52.06 : No range balls are to be used on the golf course.

52.07 : Members observed repeatedly hitting balls out of the range may be denied range privileges for a period of one month.

52.08 : Obey the proper signage on the Practice range as to when the range is open & closed. The hours that the practice range is open shall be posted in the Golf Shop and/or the Practice range.

52.09 : Proper dress is to be worn at all times. Please see Golf Attire previously mentioned.

52.10 : Guest Privilege policies may be changed by the Club Management from time to time, subject to review and ratification by the Board of Directors. All Members are requested to follow the above rules and urge others in the playing group to do the same.

52.11 : Infractions should be reported in writing to the head golf professional and no personal confrontations should be made. Infractions of the above-mentioned rules and regulations could result in club facilities suspension or expulsion.

52.12 : AMENDMENTS - Any changes in these rules will be posted on the HRCA website and bulletin boards throughout the clubhouse and shall become effective as of the indicated date.