

SUMMER READINESS PACKET

RULES FOR FITNESS CENTER, ENCLOSED INDOOR AND OUTDOOR POOL AREAS AND HOT TUB

ALL OWNERS, RENTERS, AND GUESTS MUST COMPLY WITH ALL OF THE POLICIES AND PROCEDURES RELATED TO THE ABOVE-NAMED AREAS

All guests must sign in every time they enter the building and the concierge will contact the owner for admittance.

Please do not allow piggybacking off your FOB. Each person must use their own FOB to gain entrance into the building.

Please do not allow piggybacking off your garage pass. One car at a time through the garage door.

Please do not throw any cigarette butts or any item off your balcony as all items travel to lower levels and trash balconies below, not to mention the possibility of causing a fire on another's balcony and into the Bella Condo.

Guests are not allowed to bring pets into the building

Packages **MUST** be picked up within 3 days after being notified by Concierge. If you are not in the building and cannot pick up the packages, notify the Concierge and they, for a service fee of \$25, can put the package(s) in your apartment. A fine of \$25 will be added to your ledger IF we do not hear from you within the provided time.

Parking Passes (tags) for guests are only for 72 hours due to Resident Occupancy and limited spaces. After this time, you must return the tags. Tags not returned will forfeit your \$20 deposit. If tags are not returned because of loss, a fee of \$100 will be charged to the unit owner for replacement costs.

GENERAL

1. The published policies and procedures of Bella Condominium Association pertaining to personal conduct shall apply to all owners, renters, and guests utilizing the fitness center, indoor and outdoor pool, and hot tub area. We reserve the right to restrict access in the event of inappropriate conduct. A maximum of 6 people per unit is allowed at the pool at one time.
2. THERE IS NO LIFEGUARD, YOU SWIM AT YOUR OWN RISK. Bella is not responsible for any accidents or injuries.
3. The massage room key can only be signed out by Bella's authorized Massage Therapist or Concierge.
4. Alcoholic beverages are never permitted in the fitness center, the pool, or the hot tub.
5. All chairs and bikes need to be tagged. Regular "sweeps" will take place to remove any chairs and/or bikes untagged.
6. Glass of any kind is strictly prohibited in the fitness center, indoor and outdoor enclosed pool areas including the pool deck.
7. Concierge will be responsible for the enforcement of these policies and procedures. If, in their judgment, persons using the fitness center, pool, hot tub, or deck area, display conduct that affects the comfort and safety of others, Concierge/Security will be called to escort such persons from the area. Any such incident will be pursued under the Condominium rules violation procedures. Conduct that poses a risk of physical injury to any person using the facilities is strictly prohibited.
8. All Valet and Grocery carts need to be signed out at the Concierge desk and returned within an hour.
9. Pets are not permitted in the fitness center, indoor or outdoor pool area, hot tub, or pool deck area at any time.
10. Smoking is prohibited in the fitness center and the enclosed indoor and outdoor pool areas and hot tub
11. Every Owner, renter, or guest user is responsible for leaving the area neat and clean, showing maximum respect for the other users and the facility and equipment.

12. **All Residents and their guests/children must shower before entering the pool, especially those coming directly from the beach. Sand is the major factor that damaged the prior liner. As an ongoing caution, we must be vigilant with those who do not shower before entering the pool. A \$50.00 fine will be administered for each person not rinsing off sand. Our cameras in the pool area will assist in our vigilance. Please help us preserve our new pool liner.**
13. **All Owners, renters, and their guests must clean their beach chairs, beach items, towels, blankets, coolers, bikes, and of course, their children of SAND before entering the pool area. A hose is provided outside the chair container area as well as before entering the back door of the Bella Building by the dog park. Remember that SAND is an enemy of the pool!**
14. **Any disregard for the Bella rules and regulations will result in a fine to the unit owner.**

OUR CAMERAS IN THE POOL AREA WILL ASSIST IN OUR VIGILANCE IN KEEPING BELLA SAND-FREE!

FITNESS CENTER

1. Those who use the fitness equipment understand and agree that they do at their own risk. The Bella is not responsible for any accidents or injuries.
2. No individual under the age of 16 is permitted to use the fitness equipment without adult supervision. This means that an adult must be with the juvenile while they are working out in the gym. Additionally, no Guest is permitted to use this equipment unless accompanied by and directly supervised by an Owner.
3. No more than two (2) guests from a single Unit are allowed to use the fitness center/ fitness equipment at any one time.
4. The unit owner shall be subject to a fine for any disregard of the Bella rules and regulations.

OUR CAMERAS IN THE FITNESS CENTER WILL ASSIST IN ONLY ALLOWING AGE-APPROPRIATE USERS INTO OUR GYM.

HOT TUB / HOT TUB AREA

1. The hot tub is for the use of adults only. Maximum of 4 Adults in the hot tub at any one time. Individuals under the age of 18 are not permitted in the hot tub. No eating or drinking in the hot tub.
2. Proper bathing attire is required in the hot tub area at all times, no gym trunks, shorts, cut-offs, thongs etc permitted in the hot tub area.
3. In the case of high winds or heavy storms, it may be necessary to evacuate the pool area and deck area.
4. Guests must be accompanied by an Owner. No more than four (4) individuals from a unit are allowed to use the hot tub/ hot tub area at any one time.
5. Women who are pregnant/ or may be pregnant should not use the hot tub.
6. All persons using the hot tub do so at their own risk. Bella is **NOT** responsible for any accidents or injuries.
7. Any misbehavior will be subject to a fine to the unit owner.

Our Cameras in the hot tub area will assist in monitoring the hot tub area.

MASSAGE SERVICES

See Concierge for Massage Therapist information. Guests are not permitted to use the massage room without the presence of a licensed, insured massage therapist.

POOL / POOL DECK AREA

1. Children under the age of sixteen (16) must be accompanied by an adult, eighteen (18) years of age or older when entering/ utilizing the pool facility. Parents must be **ACTIVELY SUPERVISING** their children in the immediate pool area. This means that they should not be out on the pool sun deck but must be in very close proximity to the child/ren.

2. The pool facility is for the exclusive use of the Owners, Tenants, and their Guests. Owners and Tenants shall in every case be responsible for the conduct of their Guests. **The act of providing the pool for the use of the Owner, Tenants, and their Guests, with or without the employment of a Lifeguard, does not create a duty of care on the part of BELLA Condominium Association, nor does BELLA Condominium Association assume any responsibility for the safety of any Owner, Tenant and/or their guests in their use of the Pool.** All Owners, Tenants, and Guests utilize the pool at their own risk. BELLA Condominium Association does not maintain insurance coverage pursuant to the acts or omissions alleged on behalf of BELLA Condominium Association pertaining to the safety of Residents or Guests of residents who utilize the pool facilities.
3. Proper bathing suit attire is required for swimming; gym trunks, shorts, cut-offs, thongs, etc. are not permitted.
4. Personal safety flotation devices such as children's water wings, inflatable rings, and life jackets are permitted. **No airborne toys such as balls, frisbees, or bean bags. Flotation devices such as inner tubes, personal inflatable chaise loungers, and boogie boards are not permitted.**
5. Food and beverages are not permitted within the pool enclosure. Food and beverages are permitted on the outdoor pool deck area. All trash must be properly disposed of in the receptacles provided. There is NO GLASS permitted anywhere in the facilities.
6. You may not bring furniture into the outdoor pool enclosure or pool deck area nor may furniture be removed from any of these areas.
7. In the event of an injury or any circumstance where first aid may be necessary, a first aid kit is available in the pool area. Call 911 and Concierge Desk at 609-310-8260.
8. Radios or other sound-emitting devices are not permitted in the pool enclosure or pool deck unless used with headphones.
9. Diving and jumping are NOT prohibited. Please advise your children of this Rule for their own safety.
10. In the case of high winds, lightning, or heavy storms, Owners, Tenants, and Guests will be required to evacuate the pool enclosure, and pool/ hot tub deck area. The Pool Operator/Maintenance Manager will supervise all shutdowns of the facility when on duty.
11. **Any disregard for the Bella rules and regulations will result in a fine to the unit owner.**

GENERAL TRASH INFORMATION

TRASH CANS ARE PROVIDED IN ALL AREAS OF THE BELLA ESPECIALLY IN THE INDOOR AND OUTDOOR POOL AREA. ALL TRASH IS TO BE DEPOSITED IN THE TRASH RECEPTICALS PROVIDED. ADDITIONALLY, ALL OVERSIZED CARDBOARD BOXES ARE TO BE BROUGHT DOWN TO THE LOADING DOCK AREA AND DEPOSITED IN THE OUTSIDE GARBGE BINS (THIS MEANS PIZZA BOXES, OVERSIZED CARDBOARD BOXES ETC.)

PLEASE DEPOSIT YOUR PLASTIC BOTTLES IN THE APPROPRIATE RECYCLE TRASH BINS.

BELLA CONDOMINIUM ASSOCIATION RESERVES THE RIGHT TO CHANGE, AMEND, OR ALTER THESE POLICIES AND PROCEDURES AT ANY TIME

