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Cascades at St. Lucie West Resident's Association, Inc.

Disclaimer

Cascades at St. Lucie West Residents' Association, Inc., acting through its Board of Directors, assumes NO responsibility for any accident or injury in connection with the use of the Cascades facilities, or for any loss or damage to personal property.

Purpose of rules

All rules are approved by the Board of Directors with input from Board appointed committees and residents. Rules are established to ensure a safe, peaceful, and enjoyable environment for all residents.

Rules are governed by the amended and restated Declaration of Restrictions and Protective Covenants and by the Bylaws for the Cascades at St. Lucie West Residents' Association. Rules approved by the Board are part of Cascades' official records.

Fines and penalties

Cascades at St. Lucie West Residents' Association is empowered by Florida law to adopt and enforce reasonable rules and regulations, and to impose fines and/or penalties against any owner for failure to comply with them. Owners or tenants who have been notified that they are in violation shall follow the Violations Rules in this handbook, which outline the process for notice, hearing, and appeal.

Owners or tenants who are found by the Violations Hearing Committee to be in violation, may be fined. Such fines shall be reasonable and constitute an assessment due to the Association. Unpaid fines shall become a charge and continuing lien against the owner's property.

Penalties may include revocation of owner privileges such as use of the Cascades amenities, for a specified time frame.

Terminology

Whenever used in this rules section, the terms Cascades, Cascades SLW, the Community, the Association and HOA all refer to the Cascades at St. Lucie West Residents' Association, Inc.

Approved by the Board of directors December 14, 2021

Access Control Rules

These Access Rules apply to anyone seeking to enter the Cascades at St. Lucie West (Cascades) community by car, truck, or other vehicle.

Cascades is a private gated community that is not open to the general public without permission. Access to Cascades is controlled and limited to the following:

- Cascades Residents-Homeowners, Tenants, Occupants
- Cascades Management and Maintenance Personnel
- Authorized Guests
- Authorized Vendors
- Emergency Services-police, fire, ambulance
- Public Utility Services-water, sewer, electric, phone
- Authorized Delivery Services-USPS, UPS, FedEx, other carriers

All entrances to Cascades are gated to provide security for the residents and to prevent general public access. The main entrance is gated and staffed by security personnel 24/7. It has 2 gated lanes—one lane reserved for owners, residents, certain authorized contract vendors and emergency vehicle use only, and the other for visitors. Residents, homeowners, certain vendors and emergency vehicles can also enter Cascades at 3 other gate locations where their vehicle access sticker will open the gate electronically; these gates operate daily until midnight.

Permanent access devices for opening the security gates at all entrances are provided by management to homeowners, residents and some contracted vendors who need to enter the community on a regular basis. Temporary access passes are provided to guests and others by the guard at the main entrance only; these are short term/temporary passes that are good for 1-7 days.

Definitions, access rules, criteria for issuing access devices, fines and penalties, and appeals procedures established by the Board of Directors are provided below.

Definitions

Access device: Any approved device used to gain access to the community or areas within the community. A barcode sticker issued to an owner or resident by the Property Manager and fixed to the owner's/resident's rear left vehicle window is a permanent access device. A handheld device issued by the Property Manager may be a permanent access device, but a paper pass issued by the guard for 1-7 days is a temporary access device.

Resident: As used in this document, the term "resident" shall mean any person living in the Cascades St. Lucie West who has properly documented their residency. The term is intended to include the concept of owner(s), tenant(s) and occupant(s).

Good standing: Residents, homeowners, and visitors are in good standing when they observe and do not violate Cascades rules. Those who are found in violation of the rules are not in good standing.

Homeowner/resident access: Homeowners always have access to Cascades and their residential lot. However, if a homeowner/resident is not in good standing, their access to Cascades facilities may be restricted.

General access: Includes all landscapers, vendors, deliveries, service calls, routine maintenance, household employees, etc. These visitors will be allowed access through the visitor's gate between the hours of 7:00 AM and 10:00 PM with emergency access as required. These hours do not apply to caregivers, medical personnel, or house sitters if arrangements have been made prior to entry.

Guest access: Visitors, caregivers, medical personnel, or house sitters may gain access to Cascades provided they are verified by the resident prior to when they arrive and observe the visitor rules while in the community. Guests who do not comply with the visitor rules may be asked to leave and/or denied future access.

Emergency services access: All law enforcement officers and fire/ambulance personnel are allowed to enter at the main gate at any time for the performance of their duty. No pass is required.

Solicitors: Solicitors are not permitted entrance at any time.

Political candidates: Political candidates with proper identification will be permitted entry to walk their precinct during daylight hours only.

Officers of the court: Process servers, those repossessing vehicles, bail agents, or other officers of the court will be given a guest pass to a specific residence or location when they present the proper authorization and identification to the Gate Officer or present a court order to the Gate Officer.

Criteria for issuing access devices

Access devices of any type are non-transferable. They are intended for the personal use and convenience of properly documented owners and residents, as well as those entities requiring emergency or regular access. Access devices shall not be altered from their original condition, defaced, removed, duplicated, or manipulated in any way.

1. Property owners in good standing:

- a. Personal use only:** Access devices are issued by the
- b. Property Manager's Office only** for the personal use of properly documented property owners and residents of Cascades at St. Lucie West.

b. Acceptable Documentation:

1. **Property Owners**-A copy of the deed or mortgage
2. document together with a personal photo ID is
3. sufficient to obtain an access device. If an owner's spouse is not listed on the deed or mortgage document, a copy of a valid marriage license and the spouse's personal photo ID must be provided.

2. Other Residents-Tenants or other occupants of a property whose owner is in good standing shall provide a lease agreement or other proof of occupancy and a personal photo ID to obtain an access device. Copies of the documentation used to obtain an access device will be kept on file by the Association.

2. Property owners not in good standing: If a property owner is found not to be in good standing, management will deactivate the access device so the owner's future access to Cascades is limited to the main entrance on Cascades Boulevard and Bethany Drive. Such an owner will be granted admission to Cascades and access to his/her residential lot only through the Visitors Lane at the main entrance. A new permanent access device will not be issued to the owner again until such time as all delinquent accounts for their property have been paid in full.

3. Tenants and occupants with an approved lease shall be granted access. Vehicles will be assigned one access device per properly documented vehicle. A maximum of two (2) access devices will be issued per Cascades rental unit.

4. Metal pedestrian gate keys: The Property Manager may issue a metal key for opening pedestrian gates along the perimeter wall, such as the gate on Granville. Residents who need to use a pedestrian gate must request a key and pay a deposit. Only one key will be issued per residence.

5. Essential and business services: The Property Manager **MAY** issue an access device to the following persons/organizations, at no fee, for use in the conduct of official business. Such an access device shall be granted only where there is an ongoing need for regular access and where access other than through the staffed gates will promote the general welfare of the community.

- a. Law enforcement
- b. St. Lucie County agencies
- c. Utility companies providing services to the Association or its members.
- d. U.S. Postal Service carriers
- e. Fire and Rescue Squad, upon request, may receive one.
access device for each emergency vehicle.
- f. Other vehicles deemed emergency vehicles by the
Board of Directors.
- g. Vendors and Contractors under contract to provide services to the Cascades.
- h. Qualified and confirmed caregivers.

A statement of indemnification shall be included in the application process. Abuse of this privilege may result in permanent deactivation of the device.

Real Estate Access

Management must be notified in advance of all Open House events.

Open house access is from 12 Noon to 4 PM on Sunday only. Entrance to open houses shall be through the main gate. Real estate agents who are neither owners nor residents shall present a valid State of Florida real estate license to security officers at main gate for admittance. The realtor or the realtor's associate shall accompany prospective purchasers at all times while visiting Cascades. Realtors/sellers may provide the guardhouse with informational flyers including directions from the main gate to the Open House. See Real Estate rules for complete information.

Access rules

- 1. Access devices** provided to Cascades at St. Lucie West residents and lot owners convey a **special privilege** for the convenience of the residents and owners as well as the general welfare of the community and others having authorized activities within the Cascades gated community. This privilege does not relieve the residents or lot owners from complying with the rules of the community.
- 2. Controlled access**, other than for residents and lot owners in good standing, may be restricted with respect to time of day and/or day of week.
- 3. Entrance** to the Cascades at St. Lucie West community without an access device must be through a staffed gate with appropriate identification.
- 4. Abuse** of the special **access privilege** by any device holder shall be cause for withdrawal of the privilege and is considered a violation. The penalty for the misuse or abuse of any access device shall be immediate deactivation of the device. Additionally, the device holder may not be afforded the privilege of obtaining an access device in the future.
- 5. Legal access:** Nothing in these access rules should be construed as denying an owner/resident legal access to the owner's residential lot in Cascades.
- 6. Security** over all entrances to Cascades at St. Lucie West is maintained and unauthorized persons are not granted access to the community.
- 7. Owners and residents in good standing** with Cascades have the privilege of extending guest invitations in accordance with applicable rules and regulations.
- 8. Resident responsibility:** Residents shall be held responsible for the conduct of their guests, and for all financial obligations of their guests to the Homeowners' Association. Residents shall also be held responsible for deliberate or careless damage to Association property by their guests.
- 9. Owners and residents not in good standing:** Owners and residents who are not in good standing shall be granted access to their residential lot in Cascades, but neither they nor their guests shall have the privilege of using any Cascades amenities

Use of Access Devices

1. Permanent access stickers must be securely fixed to registered resident vehicles on the driver's side rear window. These devices must be properly placed so they can be read by the electronic device reader at each gate, which then automatically opens and closes the gate arm.

2. Handheld and temporary access passes may be issued to residents under certain circumstances as outlined below.

Motorcycles - A resident who owns a motorcycle will be issued one handheld access device for the vehicle.

Recreational Vehicles such as campers, motor homes, trailers and boats - Residents who own this type of vehicle may obtain a pass to bring it into Cascades for loading or unloading. The vehicle can remain overnight but must be removed from Cascades within 48 hours, in accordance with the rules on Recreational Vehicles.

Rental cars - Residents who need to use a rental car can obtain a handheld or temporary vehicle access device from management so long as the rental agreement is for three (3) days or more. To obtain the handheld or temporary device, the Rental agreement, or a copy of the confirmation email regarding the rental agreement, must be provided to management during normal office hours, and a copy of that agreement will be filed by Cascades.

Residents arriving by rental car on the weekend must enter the Guard House and present a valid Driver's License along with the Rental Agreement. The access device shall only be used with the rental vehicle for which it has been issued, and it shall not be given to any other person to use with any other vehicle. At the end of the rental period, the handheld access device will be automatically deactivated and must be returned to the office in its original condition.

Temporary paper passes with specified dates for use should be displayed on the rental vehicle dashboard in full view while the vehicle is on Cascades' property. These passes can be discarded when the rental car leaves or when the pass expires.

Return and Deactivation of Access Devices

All access device(s) must be relinquished to the Property Manager as follows:

1. **Property owners** who are selling their property must relinquish their access devices to management prior to closing the sale.
2. **Occupants and tenants** who will no longer be residents of Cascades shall relinquish their access device(s) to the management prior to moving.
3. **Guests** with temporary paper access passes issued by the guard may discard the pass after use.

4. **Any devices** that are not relinquished will be deactivated.

Access Control Records

The gate officer will record the following information into the Cascades access records system for each guest pass issued:

1. The time and date that the pass was issued, and its expiration date
2. The name of the guest who was issued the pass
3. The type of guest (vendor, construction, general guest, real estate, etc.)
4. The destination of the guest including the name of the resident the guest is visiting
5. The license number of the vehicle

Approved by the Board of Directors December 14, 2021

Arts and Crafts Room Rules

The Arts and Crafts Room is a multipurpose room shared by clubs, committees, and other groups for various activities and purposes. It is open for all residents to use during open clubhouse hours, except for special association events or evening club meetings, which take precedence. All Clubhouse Rules shall be followed by those using the room, with the addition of the following:

1. Clubs, committees, and groups who wish to have the exclusive use of the Arts and Crafts room in the evening must contact management to reserve the room for a specific date and time.
2. Clubs, committees, and groups who wish to use the room during the day must contact management to reserve a time with the understanding that other groups or individuals may be scheduled to use the room at the same time.
3. Clubs may sell tickets in the room until noon on Monday through Thursday. Management will coordinate and limit the number of clubs selling tickets at one time and may reassign the location of ticket selling to a different room on an as-needed basis.
4. Management shall assign storage spaces in the room to clubs or committees upon request and as available. All storage spaces must be assigned before use.

5. All clubs, committees, groups, and individuals utilizing the room must thoroughly clean the area before leaving. Clean means free from dirt, residues, splatters, marks, stains, scratches, dents and debris. No trace of usage should be left behind.

Approved by the Board of Directors November 30, 2021

Basketball Rules

Applicable clubhouse rules shall be followed in the basketball area with the addition of the following:

1. All basketball play is at your own risk.
2. The basketball area is available for play from dawn to dusk daily in the visitor parking lot, except when the resident parking lot is in use for special events or overflow parking.

Approved by the Board of directors on December 14, 2021

Bicycle Rules

1. Cyclists on bicycles and tricycles with pedals are permitted to ride a single file on the sidewalk as long as each has a horn or audible device and use it to signal walkers with plenty of advanced warning.
2. Bicyclists must share sidewalks and crosswalks with pedestrians.
3. Low-riding tricycles must have a flag that can be seen by motorists, i.e., it must be visible at least 5 feet above the ground.
4. Bicycles at the clubhouse must be parked in the bicycle racks. Bicycles will not be permitted to be chained to any other apparatus, trees, or left unattended at the clubhouse entrance, portico, or pool walkways, decks, or patios.
5. Bicyclists traveling two or more abreast on the roadway are not permitted.
6. Bicyclists riding at night must have front lights and rear reflectors.
7. Bicyclists should ride in the same direction as vehicular traffic.
8. Bicyclists using the roads assume all the risks.

*Approved by the Board of Directors June 23, 2009, January 10, 2011,
April 7, 2011, and November 30, 2021.*

Billiards Room Rules

All rules stipulated for the clubhouse shall be in force with the addition of the following:

1. All billiards play is at your own risk.
2. The billiard tables are available daily from 7:00 AM to 10:45 PM, except for scheduled maintenance.
3. From 7:00 AM to 11:00 AM daily, residents have priority access to all billiard tables. Guest usage during this time is based on table availability. No resident will be denied access to a table because of guest play.
4. Guests 16 years of age and younger are not permitted to use the billiards room.
5. All residents and guests must follow billiards and room rules.
6. All leagues, tournaments or special events must be approved by the property manager and will take precedence over all other plays.
7. Proper attire is required. Shirts and shoes must be worn. No swimsuits.
8. If players are waiting, the length of play is limited to five (5) racks or a maximum of one hour.
9. Pool sticks, chalk, and brushes must be returned to the proper rack and/or storage areas.
10. Tables must be brushed and covered after play.
11. No sitting is allowed on the billiards tables.
12. No food or drink other than water is permitted in the billiard room.
13. Courtesy and billiards etiquette are required of all players. Loud, abusive, or disorderly conduct is not permitted.
14. Homeowners are responsible for the actions of their guests.
15. No pets, except service and emotional support animals, are allowed in the billiards room.

Approved by the Board of Directors October 10, 2005, and December 14, 2021

Bocce Court Rules

Applicable Clubhouse rules shall be followed in addition to the following:

1. All bocce play is at your own risk.
2. The bocce courts are available daily from 7:00 A.M. to 10:45 P.M., except for scheduled maintenance.
3. From 7:00 A.M. to 11:00 A.M. daily, residents have priority access to all courts. Guest usage during this time is based on court availability. No resident will be denied access to a court because of guest play.
4. All league, tournament or special events must be approved by the property manager and will take precedence over all other play.

5. All residents and guests must follow bocce court rules and regulations.
6. Guests under 16 years of age must be accompanied by a resident or an adult guest twenty-one years of age or older.
7. Courts must be allowed to dry after watering or rainstorms.
8. Courts must be swept before, between games, and after matches.
9. The lofting of bocce balls is not permitted.
10. Shoe baths located adjacent to the courts must be used when leaving the courts.
11. Spectators must stay off and stand back from the courts during play.
12. All equipment must be returned to its assigned place when finished.
13. No smoking is permitted in the court area.
14. All litter must be placed in the receptacles provided.
15. No glass containers are permitted in the court area.
16. Courtesy and bocce etiquette are required of all players. Loud, abusive or disorderly conduct is not permitted.
17. Homeowners are responsible for the actions of their guests
18. No animals are allowed on the bocce courts.

*Approved by the Board of Directors on October 10, 2005,
and December 14, 2021*

Club, League/Team and Special Events Rules

All clubs, leagues/teams and/or special events (herein after referred to as “clubs”) using the Cascades facilities, or using the Cascades name, are subject to the following rules:

1. All clubs must be approved by the Board of Directors.
2. All club memberships are only open to Cascades’ residents.
3. All clubs shall submit a set of bylaws to the Board of Directors for approval. The bylaws shall reflect at a minimum the name of the club, purpose, membership, officers, and the election thereof, and procedures for amending the bylaws. A current copy of the club bylaws shall be kept on file in the property manager’s office.
4. All clubs must provide a year-end financial statement to management no later than January 31st each year. This statement shall include the beginning bank balance, income for the last period, list of expenses (items under \$250.00 may be lumped as miscellaneous) and ending balance.
5. Management must be notified of all community-wide fundraising activities and/or the solicitation of funds from outside businesses, individuals, or agencies.

6. Clubs are subject to the scheduling procedures for the clubhouse and facilities as designated by the property manager. Approved club functions have priority. Emergency meetings of the Board take precedence over club meetings.
7. Club announcements and signage must follow communication procedures established by the Board and/or the property manager.
8. The Cascades rules and regulations supersede any and all club rules.
9. Any club-initiated contract of \$5,000.00 or more must be reviewed by a member of the Board to make sure it includes provisions that will protect Cascades such as insurance and indemnification. The Board has veto power over club contracts, which can be exercised by the President or Vice President.
10. Any club or committee negotiated contract does not obligate Cascades HOA to the specific terms of that contract or any expenses incurred. If a vendor requires the signature or approval of Cascades, as the property owner, for the use of its property for a club or committee event, the Board President or Vice President may only sign to approve the use of the property. However, if a vendor wants a signature to guarantee payment for a club event, and the club has its own separate funds, the club president must sign. Cascades Board President and Vice President are not authorized and shall NOT sign to guarantee club payments to their vendors unless the club or committee's funds have been deposited into Association funds.
11. As designated by the Property Manager each year, all clubs must submit to the property manager a calendar of regularly scheduled meetings and scheduled activities and/or events for the year.
12. Club monies raised through ticket sales to events / dinners / shows which may include a specific sum earmarked for purchase of special equipment or special projects must be disclosed in its advertising.
13. Management will send an E-mail blast to the entire community for club events that are open to all community members. Requests must be submitted 2 days prior to the date the e-blast is to be sent out. A maximum of two e-blasts can be sent per event.
14. A condition for use of any common area property for major events is that the Association has the right to review and approve the events.

Approved by the Board of Directors on March 13, 2006, September 11, 2006. April 9, 2007, December 12, 2011 and December 14, 2021

Clubhouse Facility Rules

The Clubhouse is open from 7:00 AM to 11:00 PM daily. All activities must end at 10:45 PM in order that security can lock the Clubhouse. These hours may be extended for community or social events at the sole discretion of the Property Manager.

The Association has the right to review and approve all events involved in using the Clubhouse or any Cascades facility.

The Board of Directors has and may institute temporary rules for special situations, such as emergency or health etc., that supersede these rules and remain in effect until withdrawn by the Board of Directors.

1. Residents and guests must wear Cascades wristbands at all times, in a manner that is clearly visible.
2. Residents and guests must observe courtesy, decorum, good conduct, and safe behavior. No foul language, loud disruptive, unruly, boisterous, argumentative, or disorderly conduct will be tolerated.
3. Residents and guests shall not reprimand, instruct, order, or interfere with any employees, vendor, or contractor performing their duties.
4. Proper attire is required at all times. No swimsuits, bare feet, or bare chests. Cover-ups, shoes and shirts are required.
5. No glass containers of any kind are allowed, except as approved by the Property Manager.
6. The unauthorized adjustment or resetting of any thermostat within the Clubhouse is prohibited.
7. Chairs and tables must be placed back in their original position after use. Tables and chairs are not to be removed from any room.
8. Board of Director meetings, including emergency meetings, take precedence over all other activities. Committee and club arranged functions have second priority. Clubhouse rooms not being used for Committee and Club functions or Board of Director meetings are open to residents to use.
9. Use of the clubhouse by residents for private functions is prohibited.
10. No smoking is allowed anywhere within the clubhouse or at any entrance to the clubhouse. Smoking is only permitted outside in designated areas.
11. No pets are allowed in the clubhouse or on its grounds, except registered service and emotional support animals.
12. Person(s) or organization(s) using the clubhouse shall be responsible for the cost of repair or replacement to damaged or stolen property.
13. Person(s) or organization(s) authorized to use the clubhouse kitchen facilities are responsible for care and cleanup. Urns, coffee canisters, counters, etc. shall be thoroughly washed. Garbage must be disposed of in suitable bags and/or receptacles. Furniture and equipment must be restored to their proper location. The same rules apply to the wet bar at the gazebo (Tiki bar).

14. Supplies or equipment may be stored only in designated locations that are approved by the Property Manager. Such approval will not incur any responsibility on the Homeowners Association for any loss or damage sustained to such property.

15. No equipment, furniture, decorations, supplies or other Homeowners Association property may be moved within or removed from the clubhouse without the permission of the management.

16. Postings of signs, notices or photographs are not allowed in common areas. Bulletin boards have been provided and are available for such purposes in accordance with the procedures established by the Property Manager.

17. Management must approve reservations by clubs and committees for the use of the clubhouse facilities, for functions and/or meetings.

18. No organized group, sect or cult shall use the clubhouse for religious services or similar expressions. In the spirit of interfaith togetherness this rule shall not prohibit the placing of religious symbols during the December/January holiday season.

19. Clubhouse ballroom may be used for table games during the day and evening hours if no other functions have been scheduled.

20. No club may reserve a card room for its exclusive use.

21. No food or beverages are permitted in the clubhouse unless authorized by the Property Manager.

22. Storage facilities in the clubhouse shall be assigned by management prior to use by any club or committee.

*Approved by the Board of Directors October 10, 2005, May 10, 2010
and November 30, 2021.*

Committee Rules

Cascades Committees are created by the Board of Directors to assist the Board in conducting the business of the Association, i.e., to help manage community affairs and maintain overall property values. Committees are subject to the following rules:

1. All committees are appointed and approved by the Board.

2. Committee members must be Cascades property owners with the exceptions listed in #3 . No one is permitted to serve on a committee who has an outstanding fine or penalty, or is more than 90 days delinquent in his/her quarterly assessments. All committee members must maintain their good standing within the HOA.

3. Social Committee, Entertainment Committee, Violations Committee, Budget and Finance Committee, Communication Committee, Facilities Committee, Landscape Committee, Insurance Committee and the Rules and Regulations Committee, may have residents who are non-owners on the committees. All committee members must maintain their good standing within the HOA.

4. Committee members are all volunteers; they are not paid for their time or expenses. They may withdraw from a committee at any time.

5. Standing Committees have defined decision-making authority over long-term needs. This authority is delegated to the “Architectural Control Board by the Cascades Saint Lucie West Resident's Association Inc. Bylaws. Article VIII.” Authority is delegated to the Violations Hearing Committee by Florida Statute 720. The Standing Committee members shall appoint the Committee chair from the members of the committee. The Board of Directors shall confirm this appointment at a BOD meeting.

6. Advisory committees research and develop plans for addressing ongoing needs and make recommendations to the Board, but they have no decision-making authority. An advisory committee may make a recommendation to the Board as to their preference of committee chair. An advisory committee may recruit committee members. The Board shall have final appointment of the Committee chair and advisory committee members.

7. Any vendor contract initiated by a committee of \$5,000.00 or more must be reviewed by a member of the Board to make sure it includes provisions that will protect Cascades such as insurance and indemnification. The Board has veto power over club or committee vendor contracts, which can be exercised by the President or Vice President.

8. Any vendor contract negotiated by a committee does not obligate Cascades HOA to the specific terms of that contract or any expenses incurred. If a vendor requires the signature or approval of Cascades, as the property owner, for the use of its property for a committee event, the President or Vice President may sign to approve the use of the property. However, if a vendor wants a signature to guarantee payment for a committee event and the committee has its own separate funds, then the committee chair must sign. Cascades President or Vice President are not authorized and shall NOT sign to guarantee committee payments to their Vendors unless the committee’s funds have been deposited into Association funds.

9. As designated by the Property Manager each year, all committees must submit to the property manager a calendar of regularly scheduled meetings and scheduled activities and/or events for the year.

10. Committee monies raised through ticket sales to events/dinners/shows which may include a specific sum earmarked for purchase of special equipment or special projects must be disclosed in its advertising.

11. Management will send an email blast to the entire community for committee events that are open to all community members. Requests must be submitted two days prior to the date the e-blast is to be sent out. A maximum of two e-blasts can be sent per event.

12. A condition for use of any common area property for major events is that the Association has the right to review and approve the events.
13. Committees have no authority to obligate or commit Cascades funds for any purpose, but they may recommend such expenditures to the Board for approval.
14. The Board may remove a committee chair, remove committee members, or disband a committee with or without cause.
15. A Committee may have one or two Board member(s) who serve on the Committee. One member will serve as liaison and this member reports to the Board on committee issues and activities and makes recommendations to the Board as needed.
16. Any contract with a vendor that has been developed by a committee for services or purchases by the Association must be reviewed, approved, budgeted and signed by the Board.
17. Committees may meet as needed to address the issues before them.
18. Committees may schedule meetings at the clubhouse. Management shall post the meeting schedule on the website or bulletin board.
19. The Board may appoint short-term or temporary committees (task force) for special tasks.
20. An owner or resident of Cascades may attend any committee meeting with the exception of the Violations Hearing Committee, which is a closed meeting under Florida Statute 720.

Approved by Board of Directors December 14, 2021

Fitness and Aerobics Room Rules

All rules stipulated for the Clubhouse shall be in force with the addition of the following:

The Homeowners' Association, acting through the Board, assumes no responsibility for any accident or injury in connection with use of the Fitness and Aerobic Room or for any loss or damage to personal property.

1. The use of the fitness or the aerobics rooms is at your own risk.
2. The fitness and aerobics rooms are open daily from 5:45 AM to 10:45 PM.
3. Guests are permitted to use the fitness or aerobics rooms after 11:00 AM.
4. All participants must follow all fitness and aerobics room rules and regulations.

5. Guests under 16 years of age are not permitted to use either the fitness or aerobics room at any time.
6. Prior to using the machines/equipment the user must be familiar with the purpose, function, and safety features of each.
7. Proper dress is required. Shorts or sweats with appropriate tops are recommended. No bare chests and no bathing suit are permitted.
8. Sneakers are required when using the treadmills. Sneakers and/or laced rubber soled athletic shoes must be worn when using other equipment. Street shoes, flip flops and bare feet are not permitted.
9. Thirty minutes is the maximum time allowed for using each machine, unless no one is waiting.
10. During high usage times a sign-up procedure will be utilized for the use of the treadmills, bicycles and elliptical machines.
11. After use all machines must be wiped down with disinfectant. Equipment must be returned to its proper place.
12. Treadmills must be turned off when not in use.
13. Any missing or malfunctioning equipment should be reported to the property management office.
14. Television sets are programmed to be used with closed captions. Residents and/or guests are not permitted to change the television format. Problems should be reported to the property management office.
15. Any foreign substances or water on the aerobics room floor must be cleaned up immediately. If the user is unable to do so, contact the property management office.
16. The removal of equipment is not permitted unless approved by the property manager's office.
17. The doors to the fitness and aerobics rooms are to be kept closed at all times.
18. No food is allowed. Drinks in plastic containers are permitted.
19. No loud abusive or disorderly conduct is permitted.
20. Residents are responsible for the actions of their guests.
21. No pets, except registered service animals, are allowed in the fitness or aerobics rooms.

Approved Board of Directors on October 10, 2005, December 12, 2011, and December 14, 2021

Golf Cart Rules

Residents may use a golf cart within Cascades so long as they follow the following rules:

1. All persons driving golf carts in Cascades do so at their own risk.

2. Golf carts must be insured by the owner and registered with Cascades Management before use. Proof of liability insurance must be provided when registering the vehicle in order to receive a Cascades registration sticker for the vehicle.
3. Cascades Golf Cart permit must be affixed to the windshield of the golf cart.
4. Anyone who operates a golf cart within Cascades must have a state-issued driver's license and follow all traffic rules.
5. Golf carts are only permitted to be parked in designated areas or on the golf course.
6. Golf carts are not permitted to be parked in front of the clubhouse under the portico, on either side or in front of the entrances.
7. Overnight, golf carts must be kept in the resident's garage or on the driveway.
8. Golf carts may not be driven or parked on sidewalks in Cascades.
9. Golf carts may be driven at night if they have headlights and rear lights.

Approved by the Board of Directors December 14, 2021

Golf Course Rules

Residents and their guests must follow the rules below when playing at the Cascades golf course:

1. All golf course play is at your own risk.
2. The golf course is available daily from 7:00AM to dusk, except for scheduled maintenance or action by the property manager.
3. From 7:00AM to 11:00AM daily, residents have priority access to the course. Guest usage during this time is based on course availability and/or no resident being denied access to the course.
4. All leagues, tournaments or special events must be approved by the property manager and will take precedence over all other play.
5. All residents and guests must follow all golf and course rules and regulations.
6. Guests under 16 years of age must be accompanied by a resident or an adult guest twenty-one years of age or older.
7. Generally, no group of more than four is permitted to play together on the golf course.
8. All players must tee off between the markers on the tee box and the use of a tee is recommended.

9. Play should not be held up by golfers playing more than one ball.
10. The use of woods or long irons is not permitted.
11. A conscious effort should be made to maintain a comfortable and courteous pace of play.
12. All divots and ball marks must be repaired.
13. Golf carts are not allowed within 10 feet of aprons, greens or tee areas.
14. Proper attire is required. Only soft spiked golf shoes or sneakers are permitted.
15. No pets, except service animals, are allowed on the course.
16. Courtesy and golf etiquette are required of all players. Loud, abusive, or disorderly conduct is not permitted.
17. Homeowners are responsible for the actions of their guests.
18. No flags on the course, as well as signage, signifies that the course is temporarily closed.
19. Practice chipping and the use of shag bags is only permitted in the practice chipping area.
20. Hitting the ball out of flowering or grass planted beds is not permitted. For beds that are planted with low growing decorative plants, the player must remove the ball and place it on the backside of the bed from the green. No penalty is assessed. For all other beds, the ball shall be removed, and a one stroke penalty is assessed.

Approved Board of Directors October 10, 2005, January 12, 2009, December 12, 2011, and December 14, 2021

Guest Rules

Residents may invite guests into Cascades to visit or provide needed services. Guests include family members, friends, vendors, contractors, house cleaners, caregivers, and others from outside the Cascades community.

Residents are responsible for the conduct of their guests at all times while at Cascades and must see that their guests observe Cascade rules while visiting.

In the event of a hurricane, fire, pandemic, or other public emergency, the Board of Directors may suspend the regular guest rules below and institute temporary guest rules. Such temporary rules will remain in force until the emergency passes and the Board restores the regular rules.

1. Residents must notify the gatehouse in advance to provide the names of their guests, date of their arrival, and length of stay. If the gatehouse has not been notified in advance, the guard will call the host resident when the guest arrives to verify admittance of the guest. If the guard cannot reach the host resident, the guest will not be admitted. See access rules and guest holiday gate rules for further information.
2. All guests entering the community must provide a valid driver's license to the guard upon entry, and they must have the ID available at all times while visiting Cascades.

3. Residents must tell their guests to enter Cascades at the gatehouse to check in and obtain a pass from the guard. The pass will show the date the pass was issued, guest name, host resident name and address, and the pass expiration date. The pass must be displayed on the guest's vehicle dashboard until the end of the visit. Any guest who fails to enter Cascades through security is trespassing and subjects the host resident to a possible violation.
4. Guest passes are valid for 1 to 7 days, depending on the length of the visit. Guests who are visiting longer than 7 days must renew their pass at the main gate. Guests who are visiting or working for that day will receive a guest pass for one day. Guests who are overnight guests or those on the pre-approved guest list may receive a pass for up to 7 days.
5. Guests under the age of 16 who are using Cascades facilities must be accompanied and supervised by either the resident they are visiting or a responsible adult.
6. Guests must wear a guest wristband when using the pool or other Cascades' facilities and have personal identification available to show security if asked. Guest wristbands should not be given to a guest for continuous or permanent use. If they are lost, the resident will be charged a fee to replace them. See wristband rules for additional information.
7. Residents may establish a prior approved list of guests for admittance into Cascades on an ongoing regular basis. Prior approved guests on the pre-approved guest list may be family members, health care providers, and other personal service providers. Each resident's pre-approved guest list is limited to 6 individuals. See guest pre-approved list rule for additional information.
8. Residents must provide management with the names and relationships of the individuals they want on their pre-approved guest list. The list will be available for the guards to verify before admitting them.
9. In accordance with Florida state law, guest(s) under the age of eighteen (18) are prohibited from playing bingo at the clubhouse.
10. Residents whose guests fail to comply with these guest rules are subject to the violation procedures.

Approved by the Board of Directors November 14, 2005, and December 14, 2021

Guests: Pre-approved Limited Guest Rule

1. Each residence will be allowed 6 guests total. The six guests must be family members, caregivers or vendors. Family members include parents, children, siblings, grandchildren and the spouses of each.
2. Forms are available at the management office. The relationship of each guest to member must be identified on the form.

3. An authorized residence owner or occupant must complete, sign and return the guest pre-approved authorization form to the management office.
4. All lists will be maintained by the management office.
5. Guests and vendors on the limited list are subject to all the standard check procedures per Cascades Access Control Policy, EXCEPT the guards will not have to call for approval of the guests or vendors listed on the residence list.
6. Guests on the limited residential list shall follow the rule for guests in general. The dashboard guest pass is valid for a maximum of 7 days for family members and caregivers. It requires renewal after the 7-day period has expired. The dashboard pass for vendors is valid for one day.
7. Exceptions for limited temporary circumstances may be approved by the Board of Directors and/or management.
8. All residents must update their current limited pre-approved priority guest list and submit to the office by February 1, 2022.

Approved by Board of Directors 12/13/10, 12/08/14 and 11/30/2021

Guests special holiday gate rules

In an effort to reduce delays at our Main Gate during peak holiday visiting times, residents will be offered the opportunity to PRE-REGISTER their holiday visitors.

PRE-REGISTERED Visitors will be given expedited entrance at the main gate for the designated special holiday hours. (Think of it as using the SunPass lane at a turnpike tollbooth.)

Residents may register by completing:

- A form attached to an email OR
- An e-form on the Cascades Website OR
- A form available from Resident Services

Residents may still register the name of the guest driver of one or two cars thru the automatic telephone system.

Registration is an EASY 2 step process!

1. The resident will provide his/her name, address and phone number.
2. The resident will provide the name of the guest driver.

Registration must be completed two (2) days before the holiday.

Resident Services will then prepare a list for the use of the Security Guard(s) at the gatehouse. The Security Guard will find the name of the guest driver on the list and enter the vehicle information: tag number, model and color.

Visitors who are NOT PRE-REGISTERED will require the guard to call the resident for visitor confirmation. This may create a delay at the gate and the visitor may be directed to the side until the resident can confirm the visitor. This is to reduce inconvenience to residents and other visitors.

Approved by Board of Directors Dec. 13, 2010, Dec. 08, 2014 & Dec. 14 2021

Hurricane Shutter Rule

Hurricane shutters may be closed over outside openings ONLY when a hurricane or Tornado WATCH has been issued, and they must be removed within fourteen days after the WATCH has been rescinded.

Approved by the Board of Directors December 8, 2008, and November 30, 2021.

In Home Business Rules

- 1.** Any home business that operates within the Cascades complex must comply with all applicable federal, state and county laws, and city ordinances.
- 2.** Home businesses are permitted provided that such businesses are undetectable by sight, sound, vibration, odor, noise, electronic interference, or pedestrian or vehicular traffic.
- 3.** The business shall operate in its entirety within the dwelling unit, and only by persons residing in the dwelling unit. The business shall not have a separate entrance from outside the building. The business shall not exclusively utilize more than 20% of the gross square foot floor area, or 400 square feet, whichever is less. Patios may not be used in conjunction with a home business. Garages may only be used for the purpose of storage.
- 4.** The home business shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes. The business must be consistent with the residential character of the property and cannot constitute a nuisance, hazardous or offensive use, or threaten the security and safety of other residents, as determined by the Board of Directors.
- 5.** No vehicle or equipment of any kind may be parked overnight bearing any commercial signs or any other commercial markings.
- 6.** Industrial and institutional businesses are prohibited.
- 7.** The business may not use, store, or dispose of hazardous material on the community site.
- 8.** There must be no use of common areas, the Cascades facilities or the Cascades bulletin boards for promotion or conduction of business.

Approved by the Board of Directors March 13, 2006, and December 14, 2021.

Lessons/Instructions Rules

1. Residents, as well as non-residents and/or clubs and agencies may provide lessons/instructions to the Cascades residents on either a volunteer or compensated basis.
2. All individuals, clubs and/or agencies providing instruction on the Cascades property must meet the minimum accepted standards for the area of instruction. In addition, individuals, clubs and/or agencies must provide proof of liability insurance and licenses, if required by their field of instruction or at the request of the Board of Directors. If sales tax is charged for the instructions, a copy of the sales tax certificate must be provided.
3. Liability insurance for individuals, clubs and/or agencies providing lessons or instructions to Cascades residents must include the Association as an additional insurer.
4. Prior to providing any service, the provider must be approved by the Board of Directors and coordinated by the Property Manager. The service provider must present proof of all required insurance to the property manager before final approval is given by the Association.
5. Lessons, instructions, teachings, etc., shall be open to the Cascades residents only.
6. The provider must follow all the Cascades rules and regulations.
7. The Board of Directors does not accept the responsibility for compensating or collecting any fees for a provider.
8. Providers who wish to use the Cascades facilities must coordinate the date, time, and location for their services with management.

Approved by the Board of Directors December 12, 2011, and November 30, 2021.

New Resident Application Fee

A \$150.00 application fee will be charged to all new residents. A \$200.00 application fee will be charged for rentals..

Approved by Board of Directors on June 12, 2006, Sept. 20, 2010, Dec. 12, 2011, Confirmed Nov. 16, 2021,

Approved by the Board of Directors March 8, 2022

Orientation of New Residents

All new residents must meet with the management staff before receiving wristbands and vehicle access stickers.

Pet Rules

These rules are based on the pet restrictions set forth in Cascades at St. Lucie West Protective Covenants, and other requirements in Florida Statute 767 and local pet ordinances.

- 1.** Each Cascades residence may have up to two (2) common pets such as dogs and cats, excluding reptiles, livestock, poultry and other animals.
- 2.** The keeping of a dog or other domestic pet is not a right of an Owner, but a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance, i.e. excessive barking. The Board will send a violation against the animal owner to the Violations Hearing Committee.
- 3.** The pet owner assumes liability for all damage to persons or property caused by the pet or resulting from its presence on the Association property.
- 4.** Rabies vaccinations are required by the state of Florida and the county of St. Lucie for all dogs and cats.
- 5.** Unacceptable behavior by any pet shall be reported to the property manager. Incidences of a person bitten by a dog **MUST** be reported as soon as possible, without exception to Property Manager.
- 6.** All pets must be registered at The Cascades Office. Registration of all pets must be completed by the owners of the pets whether residents or renters. Failure to register a pet is a violation of these rules.
- 7.** When outside, owners must keep their pets under control by using an appropriate length of leash, and they must have the physical ability to handle and control the pet.
- 8.** Dogs and cats are required to wear a collar with the owner's identification information and the pet's tags for license and rabies vaccination.
- 9.** No dog/cat may be walked from a moving golf cart, motorized vehicle, or bicycle; handicapped vehicles are excluded. Pet owners must give right of way to pedestrians while walking their dogs or cats on sidewalks.
- 10.** Pets are not allowed in the recreational areas or clubhouse common buildings at any time.
- 11.** Pet owners must pick up animal waste immediately. Waste must be bagged and deposited in an outdoor trash can or at the owner's residence. Waste may not be deposited in storm drains.
- 12.** Pet owners or any other persons shall not take any action that might attract stray pets or wild animals onto the Association's property. Do not feed stray animals and report incidents of stray/wild animals to the Property Manager.
- 13.** Pets are to be fed indoors. Pet food is not to be left on any lanai or in any outdoor area.
- 14.** Litter boxes must be kept indoors, and litter must be bagged before disposal.

15. Guest or visitors may bring pets on the Association property provided they follow Cascades Pet Rules.
16. Enforcement of all state laws, local county regulations, Association Protective Covenants and Association Rules and Regulations with respect to pets will be conducted by the management company under the direction of the Association Board of Directors.
17. The Property Manager must be notified upon the death or loss of a registered pet. A new pet registration form must be submitted if the pet is replaced. and a new rabies tag and license will be required.

Approved by the Board of Directors November 22, 2011, June 11, 2012, and November 30, 2021.

Pickleball Rules

Applicable clubhouse rules shall be followed in addition to the following:

1. All pickleball play is at your own risk.
2. The pickleball courts are available daily.
3. Courts are open from 7 AM until 10:45 PM Residents have priority access to all courts. Guest usage between 7:00 AM and 11:00 AM is based on court availability. No resident will be denied access to a court because of guest play.
4. Children under sixteen (16) years of age must be accompanied by a resident or adult guest that is twenty one years of age or older.
5. All league tournaments or special events must be approved by the property manager and will take precedence over all other play.
6. All residents and guests must follow pickleball court rules and regulations.
7. Courts should be swept or blown prior to play to remove debris that could cause player injury.
8. Proper athletic shoes must be worn. No sandals, flip flops or boat shoes allowed.
9. Four is the maximum number of players permitted on each court at one time.
10. All the equipment must be returned to its assigned place when play is finished.
11. No smoking allowed in the court area.
12. No animals are allowed on the pickleball courts.
13. All litter must be placed in nearby receptacles.

14. Spectators must stay off the courts during play.
15. No glass containers are permitted in the court area.
16. Courtesy and pickleball etiquette are required of all players. Loud, abusive, or disorderly conduct is not permitted.
17. Homeowners are responsible for the actions of their guests.
18. Court lights must be turned off immediately after completion of night play.

Approved by the Board of Directors on December 14, 2021

Pool and Hot Tub Rules

State of Florida Pool Rules

- 1 - No food or beverages in the pool or on pool wet deck (4" from edge of pool)
- 2 - Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.
- 3 - No glass or animals in the fenced pool area (or 50 feet (15,240 MM) from unfenced pool.)
- 4 - Bathing load: 169 persons.
- 5 - Pool hours: dawn to dusk.
- 6 - Shower before entering.
- 7 - Do not swallow the pool water
- 8 - **Warning - no lifeguard on duty, swim at your own risk.**
- 9 - Children under 16 years of age **MUST** have adult supervision.

Pool maximum depth: 6 feet

No Diving

Use of equipment is at your own risk. The Homeowners Association, acting through the Board of Directors, assumes no responsibility for any accident or injury in connection with use of the pool or hot tub or for any loss or damage to personal property. There is no lifeguard on duty. All persons using the pool and spa facilities do so at their own risk.

All rules stipulated for the Clubhouse shall be in force, with the addition of the following:

1. Everyone using the pool and hot tub must wear an identification wristband and comply with posted rules.
2. Only residents are allowed to use the pool and hot tub facilities prior to 11:00 AM. Guests may use the pool and hot tub after 11:00 AM.
3. Children under the age of three (3) are not permitted in the pool.
4. Persons requiring the use of any kind of diaper, training pants and/or protective pants are prohibited from using the pool and hot tub.
5. Play equipment is not permitted within the pool area. Styrofoam “noodles”, goggles and children’s swimming aids are permitted.
6. No running or jumping into the pool, or horseplay or ball playing, or loud profane or disorderly conduct is permitted.
7. No lounging on or blocking the steps leading into the pool is permitted. No climbing on the waterfall or fountain areas is permitted.
8. Smoking is allowed only in designated areas.
9. Food and beverages are not permitted in the pool area or veranda. They are only permitted in the Tiki Bar, and other areas designated by the Board of Directors and enforced by management.
10. Residents must advise their guests of our community requirements pertaining to the pool and hot tub facilities and will be held responsible for their guest actions.

Approved by the Board of Directors on September 12, 2005, June 12, 2006, December 12, 2011, and November 30, 2021.

Real Estate Sales/Open House Rules

- 1.** The HOA Office must be notified of all Open House events. The homeowner or the realtor can make such requests.
- 2.** “Open Houses” are permitted on Sundays from 12:00 PM to 4:00 PM. All “Open Houses” must be registered with the guard house.
- 3.** At all times during an Open House event, a realtor/owner seller must be present in the home.
- 4.** One “Open House” sign, not to exceed 24" x 36", is permitted in front of the house during the open house period. Up to three (3) directional signs are permitted, not to exceed 18"x 24". Directional signs must state realtor’s name.
- 5.** “Open House” signs must be removed within one (1) hour of the conclusion of the open house. Failure to comply will result in a \$100.00 fine for the owner.
- 6.** Realtors/sellers must provide the guardhouse with informational flyers including directions from the main gate to the Open House.
- 7.** Upon arrival, visitors to an Open House event will present themselves to the guardhouse. A daily visitors permit will be issued at that time.
- 8.** At no time will a visitor be permitted to visit the facilities common area amenities without being escorted by the homeowner or realtor.
- 9.** All realtors must check in at the office prior to touring the common area amenities with prospective purchasers. If on a weekend, check-in is at the guardhouse.
- 10.** Realtors/sellers wishing to show prospective buyers the common area amenities of the Cascades may be asked to show proper identification as a realtor and/or owner’s identification to the security officer patrolling common area amenities.
- 11.** The realtor/seller must provide the prospective buyer a copy of the Cascades Rules and Regulations and Covenants no later than at the time of the signing of the sales agreement, per Florida Statutes. Proof of receipt of these documents must be provided to the HOA by signing acknowledgment in Sales Application.
- 12.** Realtors/sellers may advertise in the “For Sale” binder within the clubhouse as determined by the Board and/or the Property Manager. Realtors/sellers may not post “For Sale” signs in yards.

13. The new buyer shall be required to submit a sales application, pay an application fee (as determined by the Board) and attend a new owner orientation meeting. At the conclusion of this meeting, the buyer will be able to obtain his/her vehicle decal(s), resident identification wristbands and other pertinent documentation and information from the Property Manager's Office.

14. The seller(s), prior to the closing on the sale of their property, shall relinquish their car decals, community gate keys and resident/guest identification wristbands to the Property Manager.

Approved by the Board of Directors on March 12, 2007, December 12, 2011, October 13, 2020, and December 14, 2021.

Record Access

Cascades records are available to the Association homeowners for inspection or viewing upon request. Exceptions include payroll, medical and other confidential information.

Management staff may not share information included in Cascades records with any person who does not own property in Cascades or with any outside entity other than the Cascades HOA attorney. Exceptions to this rule may be granted from time to time by the Board of Directors.

Any homeowner wishing to review or receive copies of specific Cascades documents must submit a written request to the management office. The office staff will make the requested documents available for viewing within 5 business days after receiving the homeowner's request. Up to 8 hours of total viewing time will be allowed for the requested documents, and the review must be completed within a 4-day period. All records must be reviewed onsite in the management office at the appointed time in the presence of a staff member or Board of Director. No records may be removed from the management office.

If an owner wants printed copies of requested records, management staff will make the copies during normal business hours. There will be no charge for the first 25 copies, but owners must pay 25 cents for each copied page over that amount. Management shall not be paid for copying the requested pages. Homeowners may take pictures of requested records without charge.

Approved by the Board of Directors on May 10, 2010, December 12, 2011, and December 14, 2021

Recreational Vehicles (RV) Rules

Recreational Vehicles (RVs) include but are not limited to mobile homes, motor homes, campers, boats, boat trailers and large commercial vehicles. The following RV rules apply:

- 1.** May not be parked on a community residential street between the hours of 6:00 PM and 8:00 AM.
- 2.** Must be loaded or unloaded expeditiously only during the daylight hours of 8:00 AM - 4:00 PM. This loading/unloading may be completed within two consecutive days in a week.

3. No vehicular services may be conducted on the RV except for the washing of the windshield unless said RV can fit in owner's residence driveway without blocking sidewalk or mailboxes.
4. Must park on the side of the street opposite the sidewalk.
5. No electric wires or hoses permitted to cross a community sidewalk or street.
6. No parking within 20 feet of a street corner or intersection.
7. If parking on the street, safety cones or reflectors must be placed to the front and rear of vehicle.
8. Temporary parking for registered recreational vehicles in the designated RV parking area located in the guest parking lot is limited to one 48-hour period within a 30-day period. Owner MUST inform the Property Manager when the vehicle will be parked in the RV parking area. Additional days may be granted only with permission of the Property Manager.
9. Parking permit must be obtained from the guardhouse and displayed where it can be viewed from the exterior of the vehicle.
10. Vehicle parked in designated RV parking area is not permitted to plug into the community power supply nor run a generator while parked.
11. No overnight occupancy is permitted while parked in RV parking area. No pets are permitted to occupy the RV without supervision.

*Approved by the Board of Directors: June 11, 2012, October 13, 2020
and December 14, 2021*

Residential Common Oak Tree Rules

Oak Trees in Front of Homes

According to the lot surveys, most of the oak trees that were placed in front of homes were placed on common ground that belongs to the Association and not the homeowner. This means that the Association is responsible for those trees. The exceptions are the oak trees that are planted more than 25 feet from the center of the cul de sac. These trees are the homeowner's responsibility.

Oak Tree Rules

1. No plantings of any kind can be placed around the base of the resident's street-side common area oaks.
2. No materials of any sort including mulch, flowers, stones/rocks/lava rocks/cork, etc. can be placed around the common area oaks. Rocks can become projectiles and cause damage to property or personal injury. Mulch holds moisture and could cause the tree to become diseased.

3. No cement, plastic, or metal statues of any kind are allowed by the common area oak tree. This rule merely reinforces the ACB rule, item H.

4. Landscape borders of any type are not permitted around common area Oaks. Borders make the oak tree roots run circular, which over time strangle the tree and cut off the flow of water and nutrients. In addition, circular roots prevent the root ball from spreading properly which leads to weakness during major storm events.

Approved by the Board: June 6, 2014, June 13, 2016, and November 16, 2021

Resident Contact with Association Vendors

Residents are not authorized to contact vendors or contractors during working hours while they are performing work for Cascades SLW.

Approved by the Board of Directors: May 10, 2010, and Nov 30, 2021

Rodent Prevention/Control Rule

Rodents, Raccoons, Possums & Other Wild Animals
Prevention/Control

Resident Responsibilities

1. Fruit trees are not permitted to be planted in the Cascades. Any fruit trees approved and planted before March 12, 2010 are not affected by this rule, however, any fruit trees planted after that date must be removed.
2. Owners/residents may not grow vegetable plants in their yards.
3. Owners may not feed wild animals.
4. Owners may not hang bird feeders.
5. Owners should place trash in an approved container at the curbside the morning of their scheduled pick-up.
6. Owners that are setting out poisons must follow the manufacturer recommendations and alert their neighbors to the fact that they have set out such poisons.

Approved by Board of Directors June 11, 2007. March 12, 2015, and November 30, 2021

Sauna Rules

The sauna room is located inside the Fitness Center Building. Use of the sauna is at your own risk. For your safety, the following rules should be followed when using the sauna:

1. The sauna is open to all residents to use during Fitness Center facility hours, 5:45 AM to 10:45 PM
2. Guests are permitted to use the sauna after 11:00 AM and must follow all sauna rules. Residents are responsible for the actions of their guests.
3. No loud, abusive, or disorderly conduct is allowed in the sauna.
4. Prior to using the sauna, the user must be familiar with the purpose and safety features of the sauna.
5. Proper dress is required for sauna use. Clean loose fitting cotton clothing is recommended.
6. For your safety, and if you have a medical condition, you must consult with your doctor before using the sauna.
7. Water and energy drinks in plastic containers are permitted in the sauna, but glass containers are not allowed.
8. Food is not allowed in the sauna.
9. Do not use alcohol before, during or right after using the sauna.
10. Cellphones and other electronics may not be used in the sauna.
11. Sauna users may not wear jewelry, contact lenses, glasses, or street shoes in the sauna.
12. After a strenuous workout in the fitness or aerobics room, wait until you have cooled down before using the sauna. Monitor how your body feels, use common sense, and don't stay too long in the sauna.

Approved by the Board of Directors December 14, 2021

Service and Emotional Support Animal Rules

These rules follow the provisions set forth in recent changes to Florida Statute 767 pertaining to Service and Emotional Support Animals.

- 1.** Residents and guests who own Service and Emotional Support animals must register them with the Cascades Property Manager. Failure to register will result in a violation of rules.
- 2.** To register an Emotional Support Animal (ESA) with Cascades, the owner must provide a legitimate ESA letter from their licensed mental health professional.
- 3.** To qualify as a service animal for Cascades registration, the owner must provide evidence that the animal has been individually trained to do work or perform tasks directly related to the owner's disability.
- 4.** The owner of a Service Animal or Emotional Support Animal assumes liability for all damage to persons or property caused by the animal or resulting from its presence on the Association property.
- 5.** All dogs and cats brought into the Association property are required by the State of Florida to be vaccinated for rabies.
- 6.** Unacceptable behavior by any Service or Emotional Support Animal shall be reported to the property manager. Incidences of a person bitten by such an animal **MUST** be reported as soon as possible, without exception to the Property Manager.
- 7.** When outside, owners must keep their Service and Emotional Support Animals under control by using an appropriate length of leash, and they must have the physical ability to handle and control the animal.
- 8.** Registered Service and Emotional Support Animals are required to wear a collar with the owner's identification information and the animal's license and rabies tags.
- 9.** No animal may be walked from a moving golf cart, motorized vehicle, or bicycle; handicapped vehicles are excluded.
- 10.** Animal owners must pick up animal waste immediately. Waste must be bagged and deposited in an outdoor waste can or at the owner's residence. Waste may not be deposited in storm drains.
- 11.** Animal owners or any other persons shall not take any action that might attract stray pets or wild animals onto the Association's property. Do not feed stray or wild animals.
- 12.** Service and Emotional Support Animals are to be fed indoors. Their food is not to be left on any lanai or outdoor area.
- 13.** Litter boxes must be kept indoors, and litter must be bagged before disposal.
- 14.** Guest or visitors may bring Service and Emotional Support Animals on the Association property provided they follow these Cascades rules. These animals are to be registered with the Association.

15. Association Rules regarding Service and Emotional Support Animals will be enforced by the management company under the direction of the Association Board of Directors.

16. The Property Manager must be notified upon the death or loss of a registered Service Animal or Emotional Support Animal. A new registration form must be submitted upon replacement of the animal, and a new rabies tag and license will be required.

17. If a resident encounters a person with an animal at Cascades and is concerned that the animal is not an Emotional Support Animal, speak with the Cascades management team or the security guards. Do not challenge the person with the animal.

Approved by the Board of Directors November 30, 2021

Shuffleboard Court Rules

Applicable clubhouse rules shall be followed in addition to the following:

- 1.** All shuffleboard play is at your own risk.
- 2.** The shuffleboard courts are available from 7:00 AM to 10:45 PM daily, except for scheduled maintenance.
- 3.** From 7:00 AM to 11:00 AM daily, residents have priority access to all courts. Guest usage during this time is based on court availability. No resident will be denied access to a court because of guest play.
- 4.** All leagues, tournament or special events must be approved by the property manager and will take precedence over all other play.
- 5.** All residents and guests must follow shuffleboard and court rules and regulations.
- 6.** Guests under 16 years of age must be accompanied by a resident and/or an adult guest twenty-one years of age or older.
- 7.** During play walking back and forth on the court is not permitted.
- 8.** No high speed “blasting” of the disc to the opposite end of the court is permitted.
- 9.** The blunt end of the cue is to be used for disc retrieval only. The pronged end of the cue is to be used for shooting only.
- 10.** Four is the maximum number of players permitted on the court.
- 11.** All equipment must be returned to its assigned place when play is finished.
- 12.** No smoking is permitted in the court area.
- 13.** All litter should be placed in the receptacles provided.

14. No glass containers are permitted in the court area.

15. Courtesy and shuffleboard etiquette are required of all players. Loud, abusive, or disorderly conduct is not permitted.

16. Homeowners are responsible for the actions of their guests.

17. No animals are allowed on the shuffleboard courts.

Approved by the Board of Directors on October 10, 2005, and December 14, 2021

Stickball Rules

Applicable clubhouse rules shall be followed in addition to the following:

1. All stickball play is at your own risk.
2. Stickball is played Saturday and Sunday mornings from approximately 7:45 AM to 9:30 AM in the resident parking lot, except when the resident parking lot is in use for special events.

Approved by the Board of Directors December 14, 2021

Tennis Court Rules

Applicable clubhouse rules shall be followed in addition to the following:

1. All tennis play is at your own risk.
2. The tennis courts are available daily from 8:00 AM to 10:45 PM, except for scheduled maintenance. Routine court watering occurs between 1:00 to 3:00 PM and after 9:30 PM. During severe drought conditions, additional watering may be necessary.
3. From 8:00 AM to 11:00 AM prime time, residents will be given first preference for court assignments. Guest usage during this time is based on court availability. No residents will be denied access to a court because of guest play. During prime time, courts may be used for paid resident lessons or clinics. Resident play will take precedence over lessons and clinics. After 11:00 AM the Tennis Facilities Manager has first priority in the scheduling of courts.
4. Tennis players must respect the authority of the Tennis Facilities Manager and abide by his direction as it pertains to the tennis complex.
5. The sign-up policy and procedures for court assignment will

be developed and administrated by the Tennis Facilities Manager, in accordance with the Cascades' Rules and Regulations.

6. All league play, tournament or special events must be approved by the Tennis Facilities Manager and will take precedence over all other play. League play will begin after 11:00 AM. All league players must be current paid-up members of the Cascades Tennis Club.
7. All residents and guests must follow tennis and court rules and regulations.
8. A resident must supervise guest(s) under 16 years of age.
9. Only tennis may be played on the courts. No other activities are permitted.
10. Gates must be closed after entering or leaving the courts.
11. Proper tennis shoes are required. No running, walking or basketball sneakers are permitted.
12. Proper tennis attire is required. Any questions as to proper tennis attire, see Tennis Facilities Manager.
13. Tennis shoe baths located outside the gates and adjacent to the courts should be used when leaving the courts.
14. All litter, ball cans and other debris must be placed in the receptacles provided.
15. Courtesy and tennis etiquette are required of all players. Loud, abusive language or disorderly conduct is not allowed.
16. Smoking is not permitted in the court area.
17. Residents are responsible for the actions of their guests.
18. No glass containers are permitted in the court area.
19. No animals are allowed on the courts.
20. Court lights must be turned off immediately after completion of play.
21. The tennis pro will be allowed to give lessons to residents and their guests for a fee to be retained by the pro.

Approved by the Board of Directors on October 10, 2005, Feb. 6, 2006, October 27, 2008, November 8, 2010, and December 14, 2021.

Tiki Bar Rules and Regulations

1. All planned group activities must be approved by and scheduled with the property manager. Approved/scheduled activities will take precedence over other uses.
2. Approved/scheduled groups and participants will observe and follow all Cascades Rules and Regulations.
3. Breakable bottles may only be used by the bartender behind the bar.
4. All drinks must be consumed from non-breakable containers or plastic cups.
5. Alcoholic beverages may only be served to residents or non-residents twenty-one (21) years of age or older. The activity sponsor has the right to refuse to serve any participant.
6. Food is only permitted in The Tiki Bar, under the SAIL area next to the Tiki Bar, or in other designated areas by Management. Taking food to the pool deck area is not permitted.
7. Participants at Tiki Bar events must display the appropriate wristband identification.
8. All groups or individuals using the Tiki Bar are responsible for the complete clean-up of the area after use.
9. Any appliance, storage unit or other item to be permanently placed at the Tiki Bar must be approved by the Board.
10. Smoking in the Tiki Bar area is not permitted.
11. Reserving of the Tiki Bar by residents for private functions is prohibited.
12. All groups/individuals using the Tiki Bar must maintain a noise level that does not infringe upon the rights of the neighbors.
13. No pets are allowed in the Tiki Bar area. Registered service or emotional support animals are allowed with appropriate registration identification papers. Guests to present these identification papers if requested by security.

Approved by the Board of Directors on Dec. 11, 2006, Dec. 12, 2011, Dec. 14, 2021

Vehicle Parking Rules

These parking rules apply to all vehicles in Cascades, including but not limited to cars, trucks, trailers, boats, bicycles, golf carts, RVs, moving vans and storage containers such as PODs.

- 1.** Street parking is permitted throughout Cascades but only on the side opposite the sidewalk.
- 2.** Sidewalks may not be obstructed by parked vehicles.
- 3.** Parking on grass areas is strictly prohibited.
- 4.** Parking in the clubhouse area is only permitted in marked parking spaces.
- 5.** Overnight street parking is not allowed between 1:00 AM and 5:00 AM.
- 6.** Only valid registered vehicles may be parked in driveways.
- 7.** Guest parking is available to the right of the tennis courts.
Guests may not park in the resident parking area close to the clubhouse.
- 8.** Eighteen-wheel car carriers are not permitted within the Cascades.
- 9.** Boats, campers, RVs, trailers, and the like must be kept inside the owner's garage or parked offsite when not in use. They may only be parked temporarily on the driveway or street for loading and unloading.
- 10.** Motorized vehicles are not permitted on the sidewalks. This does not apply to handicapped mobility devices that don't exceed 10 mph.
- 11.** Golf carts are only permitted to be parked in designated or marked parking areas or on the golf course. Golf carts are not permitted to be parked in front of the clubhouse under the portico, on either side, or in front of any entrance.
- 12.** Bicycles must be parked in the provided bicycle racks.
- 13.** Moving vans, trailers, and/or RVs may only be parked in the owner's driveway for up to 24 hours when loading or unloading, unless otherwise approved by the property manager. For dumpsters and storage PODs, see ACB Rules.
- 14.** No car covers are allowed on Cascades property.

Approved by the Board of Directors March 13, 2006, December 11, 2006, June 11, 2012, and December 14, 2021.

Wristbands

Residents and guests must wear Cascades ID wristbands whenever they are using the clubhouse or other Cascades amenities.

Every household will receive one ID wristband per resident and two guest wristbands at no cost (subject to annual review). Residents may purchase additional guest wristband(s) at \$2.00 apiece, but these wristbands are temporary and will expire at the end of the month they were purchased.

Children ages 8 and under are not required to wear wristbands.

Wristband replacement fee: If a wristband breaks and the broken wristband is returned, replacement is free of charge. However, residents who lose a wristband will be charged a replacement cost of \$10.00 for the first time, and \$25.00 for each time thereafter. All payments are to be made by check only.

Approved by Board of Directors: April 9, 2007, December 12, 2007, June 14, 2010, December 12, 2011, September 12, 2016, and November 30, 2021