

# LIVINGSTON LAKES<sup>SM</sup>

## CONDOMINIUM ASSOCIATION

### AMENITIES CENTER RULES AND REGULATIONS

*Includes: Pool, Pool Deck, BBQ Area, Clubhouse, Fitness Center, Bathrooms, Courtyard*

Updated May 1, 2025 - DRAFT

*The Amenities Center Rules and Regulations is adopted by the Board of Directors as a supplement to the Governing Documents for Livingston Lakes Association. Refer to the Governing Documents for more information and additional association rules and regulations.*

**Hours of Operation:** Pool is open dawn to dusk. The clubhouse is open 8:00 am to 8:00 pm. Fitness Center and Restrooms are open 5:30 am to 10:00 pm.

**Entry:** An assigned key fob or MyQ Community App is required for entry into the Amenities Center and pool area. Contact [committee@livingstonlakescondo.com](mailto:committee@livingstonlakescondo.com) for access.

**No lifeguard on duty.** Swimming is at your own risk. Diving is not permitted.

**Guests** must be registered with the Association, accompany an owner or occupy a unit as a tenant. Guests must follow the same rules as an owner.

**Animals** are not allowed in the Amenities Center, with the exception of facilitating animals (ie. a guide dog assisting a visually or hearing-impaired person). Facilitating animals are not permitted in the pool or surrounding pool deck.

Only **appropriate swimwear** shall be worn in the swimming pool. Wet swimwear shall be restricted to the pool, pool deck and restrooms only. Wet swimwear is not allowed in the clubhouse or fitness center at any time.

**Small floatation devices**, noodles and toddler floatation are permitted in the pool. No large rafts, lounges or large floatation devices shall be allowed in the pool at any time.

**Parking** is only allowed in designated parking spots and not on grassed areas.

**Overnight parking** is not allowed in the Amenities Center parking lot.

#### **Age Restrictions**

Minors 15 and under must be accompanied by an adult at all times in the pool and clubhouse and may not use the equipment in the fitness center at any time.

**Smoking** of any kind, including e-cigarettes, vaping and smokeless tobacco, is not allowed anywhere in the Amenities Center.

**Alcoholic beverages** may not be consumed in the pool and/or on the pool deck. Alcoholic beverages may only be consumed at the BBQ area, courtyard area, or clubhouse.

**Glass or open containers** are not allowed in the pool or surrounding pool deck area.

**Electronic devices that emit noise** (including, without limitation, radios, iPads, smartphones, laptops, etc) may be used *while listening through earphones or headphones*.

**Not Allowed in the Amenities Center, including the pool and surrounding deck area**

- Roller blades, skateboards, scooters, bicycles and similar devices.
- Throwing any objects including balls, frisbees, toys or other objects.
- Horseplay, profanity and other disruptive behavior.
- Spitting, running or playing tag.
- Firearms, fireworks, weapons and implements that may be used as a weapon.

**Courtesy to Others**

- Wipe down tables and return chairs to their original location.
- Return lounge chairs to their original location.
- Chairs cannot be saved or reserved, especially if leaving the pool for an extended time.
- Shower before entering the pool.
- Clean up all trash and deposit into the trash receptacles around the Amenities Center. Be aware large amounts of food will attract unwanted animals and be sure to close the lids tight on all trash receptacles.
- Leave the area in the same condition as you found it.

## **FITNESS CENTER RULES AND REGULATIONS**

Updated April 1, 2026 - DRAFT

**Hours of Operation:** Fitness Center and Restrooms are open from 5:30 am to 10:00 pm.

**Entry:** An assigned key fob or MyQ Community App is required for entry into the Fitness Center and Amenities Center. Contact [committee@livingstonlakescondo.com](mailto:committee@livingstonlakescondo.com) for access.

**Guests** must be registered with the Association, accompany an owner or occupy a unit as a tenant. Guests must follow the same rules as an owner.

**Animals** are not allowed in the Amenities Center, with the exception of facilitating animals (i.e. a guide dog assisting a visually or hearing-impaired person). Facilitating animals are not permitted in the pool or surrounding pool deck.

**Suitable (fitness) attire, shirts and appropriate footwear** must be worn at all times.

**Parking** is only allowed in designated parking spots and not on grassed areas.

**Overnight parking** is not allowed in the Amenities Center parking lot.

### **Age Restrictions**

Minors 15 and under may not use the equipment in the fitness center at any time. Minors 16 years and over may use the facility if the parent signs the consent and waiver release form.

**Electronic devices that emit noise** (including, without limitation, radios, iPads, smartphones, laptops, etc) may be used *while listening through earphones*.

**Horseplay, profanity and disruptive behavior** is prohibited and residents will be asked to leave the facility. Talking on cell phones is not allowed inside the fitness center.

**No food, drink or open containers** allowed with the exception of closed water bottles.

**Use of Equipment:** Use all equipment at your own risk. Wipe down equipment after each use. Return all equipment to the proper location after use. No saving equipment or circuit training.

All cardio equipment has a **30 min time limit** if others are waiting.

*Occupants take the full risk of loss and responsibility of their health when using equipment in the fitness center. The Association is not responsible for any injuries in the Fitness Center.*

The Amenities Rules and Regulations is a supplemental to the provisions of the Declaration of Condominium at Livingston Lakes, Articles of Incorporation and Bylaws, Rules and Regulations and/or Policies and Procedures, and any amendments thereto (hereinafter collectively referred to as the "Governing Documents"). The Amenities Rules and Regulations hereinafter enumerated are adopted by the Board of Directors pursuant to sections 18.10 of the Declaration and section 718.112(3)(a), Florida Statutes, and shall be deemed in full force and effect until amended by the Board of Directors. The Amenities Rules and Regulations shall apply to and be binding upon all owners, their families, guests, lessees, invitees and licensees.