

## **PARKING RULES AND REGULATIONS**

1. No street parking is allowed. Vehicles parked in the street will be towed without notice.
2. Each Unit may have up to two (2) Visitor Pass parking placards. Replacement Visitor Pass placards may be purchased for \$15.00 each. Visitor Pass placards allow a resident's guest to use the Visitor Parking spaces.
3. Visitor Passes may not be used by guests to park their vehicles on property (i) for more than seventy-two (72) consecutive hours; (ii) on three consecutive days or nights; or (iii) more than four (4) days or nights in any seven (7) day period, and any resident desiring their guest to be permitted to park longer or more than the aforementioned time periods shall obtain a Temporary Parking Pass for the resident's guest's vehicle.
4. Temporary Parking Passes may be obtained in the Management Office during business hours by providing a copy of the current vehicle registration, license plate information, and the guest's Driver's License. The license plate number of the vehicle requiring the Temporary Parking Pass will be written on the pass, and the vehicle's license plate must match the license plate number displayed on the Temporary Parking Pass.
5. Temporary Parking Passes are valid up to thirty (30) days from the date of registration unless extended as provided herein, and a resident may only obtain one (1) Temporary Parking Pass, which may be extended as provided herein, for a vehicle within any six (6) consecutive month period. Any approved extension of the Temporary Parking Pass shall be considered the same Temporary Parking Pass as the one initially issued.
6. If a resident and the resident's guest requires an additional thirty (30) days extension for a Temporary Parking Pass, such Temporary Parking Pass may be extended for an additional thirty (30) days (not to exceed sixty (60) days in total). In order to obtain an extension, the resident and/or the resident's guest must provide, at the time of the request for extension of the Temporary Parking Pass, current vehicle registration, license plate information, and the guest's Driver's License along with two (2) forms of utility bills showing that the primary residence of the person using the Temporary Parking Pass does in fact reside elsewhere. If unable to show proof, no extension will be granted.
7. The same vehicle shall not be issued more than one (1) thirty (30) day Temporary Parking Pass any six (6) consecutive month period.
8. Vehicles with Visitor Pass placards and Temporary Parking Passes shall only park in designated Visitor Parking spaces. Visitor Pass placards and Temporary Parking Passes (including the numbers thereon) must always be visible when parked in Visitor Parking and any vehicle parking in any Visitor Parking spaces without a visible Visitor Pass placard or Temporary Parking Pass will be towed from Visitor Parking without notice.
9. Vehicles with the Visitor Pass placards and Temporary Parking Passes found parking in

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Resident Parking or in the numbered carport spaces will receive a 24-hour warning notice prior to being towed.

10. In addition to any other violations of the Association's governing documents including vehicles parked in violation of these rules, any vehicle parked on the property (i) with an expired Temporary Parking Pass will be towed without notice.
11. Owners, Tenants, and Residents of Stonebridge Commons may not park in Visitor Parking. Owners, Tenants, and Residents found in Visitor Parking will be issued a warning sticker and a violation, after two (2) warning stickers and two (2) violations, the Owners', Tenants', and Residents' vehicles will be towed without notice.
12. Resident Parking in Ventura is for Ventura Residents only. Vehicles must have a Ventura Resident decal properly displayed; vehicles found with decals not registered to Ventura will receive a 24-hour warning notice prior to being towed. If the vehicle is found in non-compliance after receiving the initial 24-hour warning notice, the vehicle will be towed without notice.
13. Parking of any vehicle is not permitted in front of the Stonebridge Commons clubhouse from 12:00 AM – 4:00 AM. Vehicles found parking in front of the Stonebridge Commons clubhouse during that time will be towed without notice.
14. All vehicles parked in disabled parking spaces must be parked in accordance with the law. No refunds will be given to Owner/Tenant/Guest whose vehicle has been towed due to improper display of their handicapped placard and shall display a properly issued and valid Residents' decal, Visitor Pass placards and Temporary Parking Passes as applicable.
15. Any vehicle which is not capable of being driven, which is wrecked or in disrepair, will receive a 24- hour warning notice prior to being towed.
16. Any vehicle without valid parking decals or Visitor Pass placards will be towed without notice.
17. Any vehicle without a valid state registration sticker will receive a 24-hour warning notice prior to being towed. If the vehicle is found in non-compliance after receiving the initial 24-hour warning notice, the vehicle will be towed without notice.
18. No parking of trailers, boats, U-Hauls, motor homes or commercial vehicles is allowed on property. Trailers, boats, U-Hauls, motor homes and/or commercial vehicles that are parked within the Community will receive a 24-hour warning notice prior to being towed. If the vehicle is found in non-compliance after receiving the initial 24-hour warning notice, the vehicle will be towed without notice.
19. No signs of any type may be displayed on any vehicle. Any vehicle found with signage will receive a 24-hour warning notice prior to being towed. If the vehicle is found in non-

compliance after receiving the initial 24-hour warning notice, the vehicle will be towed without notice.

20. No ladders, ladder racks, building supplies, including any and all flammable or non-flammable liquids or solids, or equipment may be attached to or stored in vehicles. Any vehicle found with ladders, ladder racks, building supplies; including any and all flammable or non-flammable liquids or solids, or equipment will receive a 24-hour warning notice prior to being towed. If the vehicle is found in non-compliance after receiving the initial 24-hour warning notice, the vehicle will be towed without notice.
21. No repair of any vehicle is allowed within SBC property. Any vehicle found being repaired will receive a 24-hour warning notice prior to being towed. If the vehicle is found in non-compliance after receiving the initial 24-hour warning notice, the vehicle will be towed without notice.
22. Vehicles may not be parked with bumpers hanging over the curbs or limiting any landscaping maintenance (i.e. mowing, edging, trimming, etc.). Vehicles parked on the grass or obstructing the care of the grounds will be towed without notice.
23. Any vehicle parked one-third (1/3) over the lines designating a parking space will be towed without notice. Any vehicle requiring to be parked in more than one (1) parking space must obtain permission from the Management Office prior to being parked. If permission is not received prior to the vehicle being parked, the vehicle will be towed without notice.
24. Violation of the above rules, regulations, and restrictions will result in towing of the vehicle without warning and at the expense of the Owner.

**VEHICLE REGISTRATION**

1. All Owners, Tenants, and Residents must register each vehicle on Stonebridge Commons (SBC) property.
2. Registration for Unit Owner vehicle(s) requires the Unit Owner(s) current Florida DMV registration. A copy must be provided to the Management Office.
3. Tenants must bring in a copy of their current Board approved lease along with their current Florida DMV registration (registration must match the name of the tenant(s) or occupants named in the lease) in order to receive Resident Decals for their vehicle(s). Resident Decals issued to Tenants shall be valid for one (1) year and automatically expire after one (1) year but are renewable upon Tenants' renewals of their leases. A copy of the renewal leases, along with a copy of their current Florida DMV registration must be provided to the Management Office in order to receive Resident Decal(s) for their vehicle(s).
4. New Residents who have vehicles registered out of state will be provided one (1) thirty (30) day Temporary Parking Pass to allow them to apply for a Florida DMV registration. The resident will have thirty (30) days from the date that the temporary pass is issued to provide the Florida registration to the Management Office to register their vehicle(s) and receive a Resident decal.
5. Fulltime students with out of state vehicle registrations will be required to show proof each semester that they are enrolled in school in order to receive Resident Decals.
6. Each registered Resident Decal is numbered and will correspond with the tag number for that vehicle. Each Unit is entitled to two (2) Resident Decals and two (2) Visitor Pass placards. For Residents within Carriage Homes, Ventura and Vistas, a third parking decal may be purchased. For Residents within Mandalay, a fifth parking decal may be purchased. Additional parking decals are \$100 per month, or \$1,100 per year.
7. Each vehicle will be issued a numbered Resident decal which will be color coded to the Owners' Sub-Association.
8. All vehicles parked on SBC property must have either an Resident decal, Visitor Pass, or Temporary Parking Pass on display in their vehicle. All other vehicles will be towed without notice.

**STONEBRIDGE COMMONS COMMUNITY ASSOCIATION, INC.  
FACILITIES RULES AND REGULATIONS**

The following Facilities Rules and Regulations (“Rules”) have been adopted by Stonebridge Commons Community Association, Inc.’s (“Association”) Board of Directors on 18<sup>th</sup> day of October, 2017, to revise those certain Facilities Rules and Regulations adopted on June 3, 2015. These Rules are intended to supplement and be used in connection with the Community Declaration of Covenants, Conditions and Restrictions For Stonebridge Commons, By-Laws of the Association, Articles of Incorporation of the Association and any other rules, regulations, policies and procedures adopted and promulgated by the Association (collectively referred to as the “Governing Documents”).

**Definitions**

1. The definitions of the capitalized terms in these Rules, unless defined herein, shall have the same meaning as those set forth in the Community Declaration of Covenants, Conditions and Restrictions For Stonebridge Commons.
2. For the purposes of these Rules, the term “Facilities” shall mean and refer to the Clubhouse, Fitness Center, Playground, Tot Lot, Pool Area, Pool Deck, Swimming Pool, Spa, Tennis Courts and Sports Court (sometimes collectively referred to as the “Facilities”).
3. For the purposes of these Rules, a “Resident” is an Owner who occupies his or her Unit or a Tenant. An Owner who has leased or rented his or her Unit shall not be a Resident under these Rules and shall be a Guest.

**Hours of Operation**

Clubhouse	Mon-Fri 8:00 AM – 12:00 PM and 1:00 PM – 5:00 PM
Fitness Center	Mon-Sun 4:00 AM – 12:00 AM
Pool Area, Pool Deck and Swimming Pool	Mon-Sun 6:00 AM – 10:00 PM
Tennis Courts	Mon-Sun 8:00 AM – 10:00 PM
Sports Courts	Mon-Sun 8:00 AM – 10:00 PM

**Access to Facilities**

A Prox Card/HID Remote is required to access the Facilities and the Facilities shall only be accessed with a Prox Card/HID Remote. Prox Cards/HID Remotes must be purchased from the Association’s Property Manager who is located in the Association’s Office in the Clubhouse. Prox Cards/HID Remotes may only be purchased by Owners and/or Residents eighteen (18) years of age or older. The Association is not responsible for lost or stolen Prox Cards/HID Remotes. Owners and Residents shall immediately report to the Association all lost or stolen Prox Cards/HID Remotes.

A Tenant shall have all the use rights in the Facilities otherwise readily available for use generally by an Owner and the Owner shall not have such rights, except as a Guest. Residents, other than Owners, must be

registered with the Association in accordance with the Association's Governing Documents in order to use the Facilities. The Association will not, and shall not be obligated to provide any Resident and/or Guest any other type of access to the Association's facilities.

### **General Rules Governing the Facilities**

1. Residents and Guests are required to be familiar with and comply with the Association's Governing Documents regarding the use of the Association's Facilities.
2. Residents and Guests are required to be familiar with and comply with these Rules and all signs posted on or around the Association's Facilities.
3. Guests are only permitted to use the Association's Facilities when accompanied by a Resident. Any person using the Facilities who is not accompanied by a Resident will be asked to leave the Association's Facilities.
4. Residents are responsible for the conduct and/or actions of their Guests and any minors accompanying them in, on and around the Facilities.
5. The cost of repairing and replacing any property broken, damaged or removed by a Resident and/or Guest shall be charged to the Owner and/or Resident concerned.
6. Proper attire, including as set forth in these Rules, must be worn when accessing and using the Association's Facilities.
7. Residents and Guests using the facility are responsible for leaving the Facilities in a clean and sanitary condition after use.
8. No Resident or Guest shall engage in any activity on the Association's Facilities or Common Areas for any commercial purpose, for a purpose of deriving a profit, pecuniary gain or other similar benefit solicitation and/or for any betting, gambling or wagering.
9. Except for service animals, no pets of any type are permitted anywhere in or on the Facilities or on Common Areas immediately adjacent to such Facilities.
10. Smoking is not permitted in, on or around the Facilities.
11. No skateboarding, bicycle riding, scooter, of any type, riding is permitted in or around the Facilities including, but not limited to, the veranda, Pool Area, Pool Deck and sidewalks surrounding Clubhouse.
- 12. ALL PERSONS USE THE FACILITIES AND ALL IMPROVEMENTS AND EQUIPMENT LOCATED THEREON OR THEREIN AT THEIR OWN RISK.**

### **Fitness Center**

- 1. RESIDENTS AND GUESTS USE THE FITNESS CENTER, AND ALL EQUIPMENT THEREIN, AT THEIR OWN RISK.**
2. It is strongly recommended that all Residents and Guests consult a physician prior to using the Fitness Center or equipment therein, or beginning any exercise program.

3. No Resident may have more than two (2) Guests in the Fitness Center at any time.
4. Persons under of the age of fourteen (14) years are not permitted to use the Fitness Center, or the equipment therein, unless under the direct supervision of their parents, guardian, or accompanying adult.
5. Any Resident or Guest using the Fitness Center is required to bring his/her own towel to wipe the equipment dry immediately after use and shall wipe dry all equipment after its use.
6. A Cardio Theater is provided. Headphones must be used when accessing and using the Cardio Theater.
7. Shirts and shoes are required when using the Tennis Courts and the Sports Courts.
8. Proper shoes, such as tennis shoes or similar soft-soled athletic shoes, must be worn in the Fitness Center at all times. Bare feet, sandals and flip flops are prohibited.
9. Appropriate attire for the Fitness Center and Group Exercise Room (shorts or warm-up suits, shirts or sports bra, tights or leotards) is required. Jeans, cut-offs, and bathing suits are not permitted attire in the Fitness Center.

### **Pool Area/Swimming Pool/Spa**

1. **RESIDENTS AND GUESTS USE THE POOL AREA, POOL DECK, SWIMMING POOL AND SPA AT THEIR OWN RISK.**
2. Residents and Guests may only use the Pool Area, Pool Deck, Swimming Pool and Spa during the hours specified in these Rules.
3. The Association is not responsible for providing and does not provide lifeguards. There are no lifeguards are on duty.
4. No Resident may have more than **four (4)** Guests in the Pool Area, Pool Deck, Spa and Swimming Pool at any time, unless prior arrangements have been made with the Association.
5. No one is permitted to reserve chairs or tables in the Pool Area or on the Pool Deck, including, but not limited, with a towel or personal items.
6. No one is permitted to decorate any portion of the Pool Area or Pool Deck, including, but not limited to, the fencing, chairs and tables in or on the Pool Area or Pool Deck.
7. No one is permitted to use the Pool Area, Pool Deck, Swimming Pool or Spa in a manner that unreasonably disturbs, disrupts or annoys others (e.g. loud talking, yelling and music).
8. The Pool Area, Pool Deck, Swimming Pool or Spa may not be used for gettogethers, meetings or other gatherings consisting of more than five (5) people unless approved in advance by the Association.
9. No one under of the age of fourteen (14) years is permitted in the Pool Area, Pool Deck, Swimming Pool or Spa unless under the direct supervision of their parents, guardian, or accompanying adult.
10. Anyone using the Swimming Pool must shower prior to entering the Swimming Pool or Spa. Suntan oils and body lotions must be removed before entering the Swimming Pool or Spa.

11. The Association will not provide towels to anyone.
12. No glass is allowed in or around the Pool Area, Pool Deck, Swimming Pool or Spa at any time.
13. All drinks must be in plastic, paper, or aluminum containers.
14. No alcoholic beverages of any kind are allowed in or around the Pool Area, Pool Deck, Swimming Pool or Spa at any time.
15. No food is permitted in the Swimming Pool or Spa at any time.
16. Food and drinks must be kept at least ten (10) feet from the edge of the Swimming Pool and Spa and any trash or debris is to be properly disposed of in the containers provided.
17. No running, pushing, horseplay or boisterous play is permitted in or around the Pool Area, Pool Deck, Swimming Pool or Spa at any time.
18. All radios, CD's, tape decks, MP3 players, etc., may only be used when listened to through headphones.
19. Persons with open sores, cuts, and/or communicable diseases may not enter the Swimming Pool or Spa.
20. All incontinent persons are required to wear swim diapers or protective garments when using the Swimming Pool or Spa.
21. Floats may only be used if the floats do not create a nuisance for others in the Swimming Pool or Spa.

### **Tennis Courts and Sport Courts**

- 1. RESIDENTS AND GUESTS USE THE TENNIS COURT AND SPORTS COURT AT THEIR OWN RISK.**
2. Residents and Guests may only use the Tennis Courts and Sport Courts during the hours specified in these Rules.
3. The lights on the Tennis Courts and Sport Courts will automatically shut off at 10:00 PM.
4. All Guests must be accompanied by a Resident and no Resident may have more than **two (2)** Guests using the Tennis Courts and Sports Courts at any time, unless prior arrangements have been made with the Association.
5. No group may use the Tennis Courts and Sports Courts for more than one (1) hour when others are waiting to use them.
6. No food is permitted on the Tennis Courts or the Sports Courts.
7. The Tennis Courts or the Sports Courts are not to be used for any purpose other than to conduct a game of tennis or basketball respectively.
8. Shirts and shoes are required when using the Tennis Courts and the Sports Courts.



9. Proper shoes such as tennis shoes or similar soft-soled athletic shoes must be worn on the Tennis Courts and the Sports Courts at all times. Black-soled shoes or jogging shoes are not permitted on the Tennis Courts or the Sports Courts.
10. Proper attire must be worn on the Tennis Courts and the Sports Courts at all times such as tennis or athletic shorts, shirts, skirts and/or appropriate warm-up suits. Bathing suits are not permitted to be worn on the Tennis Courts or the Sports Courts.
11. For safety and enjoyment of others, no excessive noise, offensive language, racquet throwing or ball abuse.
12. No one is permitted to climb or lean on the nets on the Tennis Courts or the Sports Courts.
13. Reservations are not necessary at the Tennis Courts or the Sports Courts and the Tennis Courts and the Sports Courts are used on first come, first serve basis.

### **Playground/Tot Lot**

1. **USE OF PLAYGROUND/TOT LOT, AND ALL EQUIPMENT THEREON, IS, AT YOUR OWN RISK.**
2. The Playground/Tot Lot is not recommended for children over twelve (12) years of age.
3. Children under twelve (12) years of age must be under the direct supervision of their parents, guardian, or accompanying adult.
4. No rough playing, pushing, horseplay or boisterous play is permitted on the Playground/Tot Lot, or any equipment thereon.
5. No one is permitted to jump off the equipment on the Playground/Tot Lot.
6. No bare feet are permitted on the Playground/Tot Lot.
7. No glass containers or food are permitted on the Playground/Tot Lot.

### **Enforcement**

**THE ASSOCIATION RESERVES THE RIGHT TO AND WILL ENFORCE THESE RULES AS AUTHORIZED UNDER ITS GOVERNING DOCUMENTS AND FLORIDA LAW. ADDITIONALLY, AMONG THE OTHER REMEDIES AVAILABLE TO IT UNDER ITS GOVERNING DOCUMENTS AND FLORIDA LAW, THE ASSOCIATION MAY, IN ACCORDANCE WITH ITS GOVERNING DOCUMENTS AND FLORIDA LAW, TERMINATE OR SUSPEND PROX CARDS/HID REMOTES FOR ANY ACTIVITY OR BEHAVIOR BY ANY RESIDENT OR GUEST THAT (I) POSES A THREAT TO ANY OWNER, RESIDENT, GUEST OR ASSOCIATION EMPLOYEE, AGENT OR MANAGEMENT; OR (II) VIOLATES ANY COVENANT, CONDITION OR RESTRICTION CONTAINED IN THE ASSOCIATION'S GOVERNING DOCUMENTS INCLUDING THESE RULES. ANY VIOLATION(S) OF THE GOVERNING DOCUMENTS INCLUDING THESE RULES SHOULD BE REPORTED IMMEDIATELY TO THE ASSOCIATION'S PROPERTY MANAGER AS SOON AS IT OCCURS AND MUST BE DOCUMENTED.**

**STONEBRIDGE COMMONS COMMUNITY ASSOCIATION, INC.  
SUPPLEMENTAL FACILITIES RULES AND REGULATIONS  
RELATING TO COVID-19**

The following Supplemental Facilities Rules and Regulations Relating to COVID-19 ("Supplemental Rules") have been adopted by Stonebridge Commons Community Association, Inc.'s ("Association") Board of Directors on 29<sup>th</sup> day of March 2021, to supplement those certain Facilities Rules and Regulations adopted on October 18th, 2017 ("Existing Rules"). These Supplemental Rules are intended to supplement and be used in connection with the Community Declaration of Covenants, Conditions and Restrictions For Stonebridge Commons, By-Laws of the Association, Articles of Incorporation of the Association, the Existing Rules, and any other rules, regulations, policies and procedures adopted and promulgated by the Association (collectively referred to as the "Governing Documents"); provided, however, to the extent these Supplemental Rules conflict with the Existing Rules, these Supplemental Rules shall control.

**Definitions**

1. The definitions of the capitalized terms in these Supplemental Rules, unless defined herein, shall have the same meaning as those set forth in the Community Declaration of Covenants, Conditions and Restrictions for Stonebridge Commons.
2. For the purposes of these Rules, the term "Facilities" shall mean and refer to the Clubhouse, , Playground, Tot Lot, Pool Area, Pool Deck, Swimming Pool, Tennis Courts and Sports Court.
3. For the purposes of these Rules, a "Resident" is an Owner who occupies his or her Unit or a Tenant. An Owner who has leased or rented his or her Unit shall not be a Resident under these Rules and shall be a Guest.

**General Supplement Rules Governing the Facilities**

**WHILE THE ASSOCIATION HAS IMPLEMENTED POLICIES AND PROCEDURES DESIGNED TO SLOW THE SPREAD OF COVID-19, THE ASSOCIATION IS NOT MAKING ANY REPRESENTATION THE FACILITIES ARE FREE OF COVID-19 OR OTHERWISE SAFE IN THIS REGARD. ANY PERSON USING THE FACILITIES IS DOING SO AT HIS OR HER OWN RISK.**

1. Only Residents are permitted to use the Facilities.
2. Residents desiring to use the Facilities shall sign waiver for the entire household before using the facilities.
3. Residents shall regularly wash and disinfect their hands while utilizing the Facilities including upon entry to any of the Facilities. The Association has placed hand sanitizing stations throughout the Facilities for this purpose.

4. Residents are encouraged to avoid contact with hard surfaces in the Facilities as much as possible, including, handrails, shower handles, fences, gates, door handles, etc.
5. Residents should remain six (6) feet apart while using the Facilities.
6. Residents (over the age of 2) are required to wear face coverings while inside the Clubhouse and using the Facilities (Pool Deck, Restrooms, Conference Room, Meeting Room, Management Offices).
7. Any Resident displaying any symptoms of COVID-19 is not permitted to utilize the Facilities until such time such Resident is cleared to be safely around others as determined by the guidelines promulgated by the Center for Disease Control.
8. Non-essential equipment, bags, clothing, coolers, etc., are not permitted in the Facilities.
9. Residents shall notify the Association's management in the event any of the cleaning, disinfecting, or sanitizing supplies are running low or are depleted.
10. Residents are required to comply with the Existing Rules for the Facilities.

#### **Pool Area/Swimming Pool**

1. The Pool Area, Pool Deck, and Swimming Pool shall be open from daily from 10:00 AM -6:00 PM daily.
2. No more than fifty (50) Residents may use the Pool Area/Swimming Pool at the same time.
3. Residents are permitted to bring to own seating to the Pool Area for use on the Pool Deck.
4. Floats, pool toys, and balls (soccer balls, footballs, beach balls, etc.) are not permitted.

#### **Tennis Courts**

1. The Residents should stay on side of the Tennis Court for the duration of play.
2. Residents should disinfect their tennis balls regularly throughout the duration of play.

#### **Sport Courts**

1. The Sports Court may not be used in any manner that encourage physical contact with others.

#### **Tot Lot**

1. The Tot Lot may not be used in any manner that encourage physical contact with others.