

Cascades Residents' Association
(CRA)

Rules and Regulations

June 2024

**Superseding and Replacing
All Previous Rules and Regulations**

(Subject to Change Between Printings)

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1. VEHICLES/PARKING

1.1 Parking

a. Cascades Isles Boulevard. No parking is permitted on the north side of Cascades Isles Boulevard. Parking is permitted on the south (golf course) side, going east as far as the yellow line on the curbing. There is no parking at the center curb of the island.

b. Street Parking. Within the community, parking is allowed on one side of the street only to ensure easy passage by emergency vehicles. From January 1st through June 30th, parking is permitted on the even side of the street only. From July 1 to December 31, parking is permitted on the odd side of the street only. Parking in front of mailboxes during daytime hours blocking easy access by the postal service is prohibited. Overnight street parking is not permitted except with the specific written authorization of Castle Management with a visible parking permit in the windshield and when parked on the appropriate side of the street.

c. Café Parking. During Café operating hours, parking on the lot adjacent to the Café is for the exclusive use of Café patrons while dining, except for the one parking space allotted to the Café vendor. Overflow parking is allowed around the circular driveway at the Café for Café patrons only.

d. Clubhouse Entrance Parking. No parking is allowed at any time around the circular driveway at the Clubhouse entrance.

e. Parking Lot Parking. No overnight parking is permitted in any parking lots.

1.2 Auto Transporters. No automobile transporters are allowed on the roads of The Cascades.

1.3 Chartered Buses

a. Bus Registration Form. All clubs or organizations sponsoring trips requiring bus pick-up at The Cascades must submit a "Bus Registration Form." This form can be obtained at the Resident Services Office. The Clubhouse Coordinator will acknowledge receipt and confirm dates and times for bus pick-up and return.

b. Bus Procedure. Registered buses may park only in designated spaces on the north side of Cascades Isle Boulevard, east of Sherbrook Road, so as not to interfere with the sightline of cars exiting Sherbrook Road. No buses may enter the Clubhouse parking lot. All buses must exit the property through Hagen Ranch Road. No U-turns are permitted. It is the responsibility of the sponsoring club or organization to notify the bus company of this procedure.

c. Overnight Trips. Persons going on overnight trips must arrange to be both dropped off and picked up at the bus stop. No cars may be left overnight on the Clubhouse parking lot or on Cascades Isle Boulevard.

1. Persons may be dropped off with their luggage and picked up on the north side of Cascades Isle Boulevard, behind the parked bus or buses, eastward to the exit lane of the Clubhouse circle.

2. If there is no room at the curb behind the bus, cars dropping people off should enter the circle in front of the Clubhouse and work their way around to where their passengers can conveniently and safely get out, unload their luggage and reach the bus. However, the entrance to the Clubhouse parking lot from the circle must be left open at all times.

d. Day Trips. Individuals going on bus day trips may be dropped off at the bus, on the north side of Cascades Isle Boulevard or in the Clubhouse circle. No one going on a day trip may leave his or her car parked on the Clubhouse parking lot. Parking for the day, however, is permitted on the south side of Cascades Isle Boulevard.

1.4 Speed Limits. The speed limit on Cascades Isle Boulevard of 30 miles per hour must be observed. The speed limit on all village streets is 25 miles per hour. Driving through a parking lot, the speed should be no greater than 20 miles per hour.

1.5 Golf Carts Golf carts and similar vehicles (not including scooters or electric wheelchairs used by disabled Residents or those carts used by the CRA personally and CRA vendors) are prohibited anywhere in The Cascades and may not be parked on Residents' property except inside garages.

2. USE OF ASSOCIATION FACILITIES

2.1 Guests. Homeowners are responsible for adherence to community rules and regulations by their family and Guests and are responsible for any fines or charges levied against them and/or their Guests who violate these rules and regulations. Guests who are not House Guests (defined as staying at a Resident's home for at least one night) are prohibited from using any facility unless they are originally accompanied by a Resident or are attending any function sponsored by a Cascades club or organization.

2.2 CRA Employees and Contractors. No current or former Cascades Residents' Association (CRA) employee, contractor, agent, or business associate may have guest privileges for use of any Cascades recreational facilities without the prior written approval of the Master Board.

2.3 Non-Payment of Assessments. Any Owner who fails to pay CRA assessments, fees or other charges within ninety days from the date due may be suspended from use of Common Areas including, but not limited to the Café, pools, and tennis or pickleball courts. Privileges to use the Café chit card shall be revoked.

2.4 Identification. Residents and Guests using Cascades facilities are required to give their names when requested by any employee of the management company, any Master Board member or Village Board member.

2.5 Security. All gates giving access to the pools shall remain locked 24 hours a day. Doors to the Clubhouse will remain open during regular Clubhouse hours of 7AM to 11 PM.

3. CLUBHOUSE

3.1 General

a. Hours. The Clubhouse is open from 7:00 AM to 11:00 PM. All activities must be completed by 10:55 PM so that security staff can lock the Clubhouse doors.

b. Thermostats. Thermostats are not to be touched or tampered with. They have been locked and programmed for maximized comfort and efficiency.

c. Furniture/Furnishings. When using any area in or around the Clubhouse, all chairs, tables or other items that may have been moved within a room must be returned to their original locations by the Resident upon completion of activities. Any items borrowed from one room need to be returned to that room by the Resident. No furniture may be moved from one room to another by Residents, their family members or Guests. Nothing may be pinned to the stage curtains in the Ballroom.

d. Reserving Rooms. Rooms in the Common Facilities may be reserved by organizations, clubs and committees recognized by the CRA Master Board of Directors, with the approval of the Calendar Committee. Reservations are to be made in accordance with Section 9 of these Rules and Regulations.

e. Attire. Socially appropriate clothing is requested in the Clubhouse and public areas at all times. Level of activity will dictate requisite attire whether inside the Clubhouse or at an outside amenity. No bathing suits and/or coverups are allowed while attending a Clubhouse event. Proper attire is requested for weekend social events held in the ballroom. Residents and guests are permitted to wear shorts to a Clubhouse event, providing they are socially acceptable for the type of event. No active shorts, cut-offs, tank tops, gym, exercise, or other clothing generally worn while participating in a sport activity is permitted for evening weekend events at the Clubhouse.

f. Smoke-Free facility. The Clubhouse is a smoke-free facility. No smoking or vaping is permitted in or within the vicinity of the Clubhouse.

g. Pets. Pets/animals are prohibited in the Clubhouse, except Seeing-Eye dogs and medically approved emotional support animals.

h. Doors. All inside and outside doors are to be kept closed at all times to give maximum efficiency to the air conditioning system, reduce noise in the hallways and aid in fire safety.

i. Sports or Play Equipment. No bicycles, inline skates, skateboards, or other similar sports or play equipment may be used in or around any area of the Clubhouse.

j. Food and Beverages. No food or drinks other than plastic bottled water are permitted in the Clubhouse or in any rooms of the Clubhouse, except as may be served during a scheduled approved function.

k. Guests. Children under the age of 16 are not permitted in the Clubhouse or in any rooms in the Clubhouse unless accompanied by an adult.

l. Signs. No signs, flyers, or decorations may be taped or otherwise secured to the walls of the Clubhouse, including the walls of the Ballroom or to the exterior Clubhouse doors. Notices and flyers approved by the Clubhouse Coordinator are to be displayed only on the bulletin boards or in the lucite holders and/or in wall-hung frames opposite the Arts and Crafts Room. Exceptions to this rule, which would include signs lightly taped to interior doors indicating that a meeting is in progress, are subject to the pre-approval of the Clubhouse Coordinator.

m. Lobby. No tables may be set up in the lobby for any purpose, including registrations, ticket sales or ticket distribution, etc., without the prior approval of the Clubhouse Coordinator.

3.2 Ballroom

a. Reserving the Ballroom. The use of the Ballroom for any activity is to be scheduled in accordance with Section 9 of these Rules and Regulations.

b. Entering and Leaving the Ballroom. Residents entering or exiting the Ballroom while there is a performance or other activity on the stage or there is a meeting in progress must use the doors at the Ballroom kitchen. However, persons with disabilities are free to use the entrance or exit most convenient.

c. Card Playing, Mah Jongg, and Board Games. No card playing, Mah Jongg, board games, or similar activity is permitted in the Ballroom if such activity interferes with a scheduled event, or if there is available space in the Card Rooms.

3.3 Billiards Room

a. Equipment. Equipment for the Billiards Room is kept in the Resident Services Office and may only be signed out by an adult, who will also be responsible for its return.

b. Guests. Children under age 12 may not play billiards or otherwise handle the Billiards Room equipment. Children ages 12 to 16 may play, provided play is under the direct and continuous supervision of an adult who is in the Billiards Room.

3.4 Card Rooms. No more than twenty-five percent (25%) of Non-Residents may play at any one card table in the Clubhouse throughout the calendar year. House Guests (as defined in Section 2.1) shall be considered s for purposes of this rule.

3.5 Arts & Crafts Room. Arts & Crafts related activities and any other events which have been approved by the Clubhouse Coordinator shall take precedence over any other use of the Arts & Crafts Room. Even if available, no card playing will be permitted in that room before 1:00 P.M. on any day, and with no more than twenty-five percent (25%) of Non-Residents participating.

3.6 Library. No person under the age of 16 is permitted in the Library unless accompanied and continuously supervised by an adult.

3.7 Media Room

a. TV Remote Control. Residents may obtain the remote control for the television in the Media Room by signing for it in the Resident Services Office and returning it when finished.

b. Borrowed Items. Anything borrowed from any of the unlocked closets must be returned clean and ready for future use.

3.8 Kitchen. (See Section 9.13)

4. FITNESS CENTER

4.1 Hours. The Fitness Center is open 3:30 AM to 10:55 PM. for use by Residents and their Guests accompanied by a Resident, or House Guests (as defined in Section 2.1) only.

4.2 Guests. Residents shall have priority to use the Fitness Center until 11:00 AM.

4.3 Children. For safety reasons, children under the age of 12 are not permitted in the Fitness Center, except to use the locker room and restrooms. Children ages 12 to 16 may use the fitness equipment, provided they are under the direct and continuous supervision of an adult.

4.4 Attire

a. Footwear. Athletic shoes must be worn at all times. Upon coming from the Racquet Sports Center, athletic shoes must be cleaned prior to entering the Fitness Center.

b. Clothing. Proper gym attire must be worn at all times. Wet bathing attire is not permitted.

4.5 Food and Beverages. Food is not permitted in the Fitness Center. Liquids are permitted in non-breakable containers only.

4.6 Personal Trainers or Therapists. Any persons using an outside personal trainer or physical therapist in the Fitness Center must first file with the Property management office. The trainer or therapist must have a "Florida Business License" and a valid "Insurance Certificate" with at least one million dollars of liability insurance with the Cascades Residents' Association, Inc. named as "additional insured" and provide a copy to the Management Office.

4.7 Carriages, Strollers, etc. Baby carriages and strollers are not permitted in the Fitness Center. Bicycles, skates and other similar equipment are also not allowed.

4.8 Aerobics Room. All organizations, groups or individuals using the Aerobics Room must leave it clean and unencumbered.

4.9 Use of the Equipment

a. Sign-In. All Residents and Guests must sign in, even if there is no wait, for all cardio machines which include treadmills, ellipticals, Nu-Steps and bikes. When it is your turn, you should cross off your name and enter the start time next to it.

b. Time Limit. From 3:30 AM to 11:00 AM, all cardio machines are limited to 30 minutes.

c. Turning off the Machines. For safety, users must make sure the machines are turned off before attempting to dismount.

d. Cleaning of Machines. Towels and cleaning solutions, which are provided, must be used to clean the machines after each use.

4.10 Cell Phones. No talking on cell phones shall be allowed.

4.11 Weight Machines. When using the strength and weight machines, let others work in between your multiple sets.

4.12 Removal of Equipment. Fitness equipment may not be removed from the Fitness Center.

4.13 Assumption of Risk. The use of all equipment is at the user's own risk. All Fitness Center users are encouraged to consult with their physician before undertaking use of the equipment or embarking on an exercise program.

4.14 Classes for. Non-Residents may attend classes, paying fees set by the Fitness Committee, if any, only when invited and accompanied by a Resident. However, no Resident shall be refused attendance in favor of a Non-Resident.

5. POOLS/SPA

5.1 Hours. Hours of operation are from one half-hour after sunrise to one half-hour before sunset for the Clubhouse Pool, the Satellite Pool and the Spa.

5.2 Food and Beverages. No food may be consumed in the pools or on the pools' wet decks or in the Spa, except at the Gazebo at the Clubhouse Pool and under the roof area at the Satellite Pool. Beverages in non-breakable plastic bottles, cardboard containers and aluminum cans are permitted poolside. Glass items are prohibited anywhere within the enclosed area of the Clubhouse Pool and Spa and within the fenced area of the Satellite Pool. No Residents or their Guests may use the grill at the Gazebo at the Clubhouse Pool at any time. It is to be used only by the vendor or staff of the Café or by any caterer who has been approved by the Clubhouse Coordinator.

5.3 Pool/Gazebo Furniture

a. Reserving Prohibited. Pool chairs, tables, card tables and lounges are available on a first come, first served basis and may not be reserved.

b. Placement. Pool chairs and tables should be kept at least five feet from the pools. All pool furniture and pillows must be put back in their original location after use. Umbrellas must be closed and fans must be turned off when leaving the pool area. Wicker chairs are not to be moved from under the portico.

c. Covering Furniture. All lounges and chairs must be covered with towels if being used by persons wearing swimming attire.

d. Use of Gazebo. The tables and chairs at the Gazebo at the Clubhouse Pool may be used by any Residents and their Guests during regular pool hours, unless a special function is taking place. Any Cascades group wishing to use the Gazebo for a scheduled function must get prior approval from the Clubhouse Coordinator.

5.4 Restrooms. Restrooms are available in the Cabana at the south side of the Clubhouse Pool, in the Fitness Center locker rooms, and at the Satellite Pool. Persons wearing bathing suits or cover-ups are not permitted in

the Clubhouse. Fitness Center restrooms should be entered through the rear doors leading into the locker rooms by those in wet bathing suits.

5.5 Prohibited Users

a. Diapers, etc. People who are incontinent, not toilet trained, or otherwise need the use of diapers, training pants or other protective pants are prohibited from using the pools or spa without using such aids. In the event of an accident requiring the cleaning of the pool or spa, those responsible for the accident or the homeowner whose guest has the accident will be fully responsible for the cost of the cleanup.

b. Children. Children under the age of 12 using the pools must be supervised at all times by a responsible adult.

c. Open Wounds. No one with open sores or cuts is allowed in the pools or Spa.

5.6 Showers. Showers must be taken before entering the pools and the Spa. No soap or shampoo may be used in the pools, Spa, or at showers on the pool decks.

5.7 Flotation Devices. Inner tubes or floats are prohibited in the pools. Noodles, rings and children's safety devices are permitted.

5.8 Prohibited Activities. Running, roller-blading, bicycling, and ball playing are all prohibited in the pool areas. No diving, jumping or climbing on walls is permitted in the pools. The Cascades is a smoke-free facility. No smoking or vaping is allowed in or near the Clubhouse Pool, the Satellite Pool or the Spa. Do not swallow the water; it is recirculated.

5.9 Laps and Aquacise. If at any time there are more than 15 people in the Clubhouse Pool or five people in the Satellite Pool, no lap swimming is permitted in that pool.

a. Lap Swimming. Lap swimming is permitted between 7:30 and 8:30 AM and for one hour, during the last hour before sunset (with the above conditions).

5.10 Music. Music or sounds from any device (except with personal earbuds or earphones) is not permitted on or near the pools except during a scheduled CRA exercise class, early morning exercise class run by a Resident, or CRA sponsored event.

5.11 Pets. Except for Seeing-Eye dogs and medically approved emotional support animals, pets/animals are prohibited anywhere within the enclosed area of the Clubhouse Pool and Spa and within the fenced area of the Satellite Pool.

5.12 Storm Conditions. When lightning or thunder occurs, all persons must vacate the pools and Spa.

5.13 Using the Spa.

a. Children. It is strongly recommended that children not use the Spa.

b. Warning. Pregnant women, people with health problems, and people using alcohol, narcotics or other drugs that cause drowsiness should not use the Spa without first consulting a doctor.

c. Limits. Maximum Spa capacity is six people. Use of the Spa is prohibited if the water temperature is more than 104 degrees Fahrenheit. Maximum use of the Spa is 15 minutes.

d. Turning off Pump. The last person leaving the Spa should make sure the clock timer has turned off the Spa pump.

5.14 Assumption of Risk. All persons using the pools or Spa do so at their own risk and are encouraged to consult with their physician prior to using the Spa or embarking on any water exercise program.

5.15 Homeowners/Guests. Homeowners are responsible for their Guests' adherence to all the above rules.

5.16 Special Events. Prior approval from the Calendar Committee and the Clubhouse Coordinator is required to schedule any poolside events.

a. Number of Poolside Events. Clubs and Charities may have outdoor events at the main pool limited to four weekdays per month (Monday-Thursday) and four weekend days per month (Friday-Sunday) .

b. Music at Poolside Events. Music is allowed at the pool from 12:00 PM until 10 PM.

5.17 Water Classes. No person is permitted in the Satellite pool during any HOA sponsored water class other than those enrolled in the class.

5.18 Rule Violations. Cascades Management shall have the right to remove any persons(s) not adhering to any of the above rules.

6. RACQUET SPORTS

6.1 Rules Common to both Tennis and Pickleball.

(All these rules may be modified by the Master Board from time to time.)

a. Division of Responsibilities.

1. Racquet Sports Committee. The Racquet Sports Committee, as appointed by the CRA, may recommend to the Master Board all matters relating to the tennis and pickleball facilities.

2. Tennis and Pickleball Clubs. The Tennis and the Pickleball Clubs are responsible for daily court usage, league play, and arranging social events in conjunction with the Racquet Sports Director.

3. Event Priority. The Tennis Club's and Pickleball Club's sanctioned events shall have priority over "open play."

b. Priority of Residents During Prime Time. Residents will have first priority for court usage between the hours of 7:30 AM and 10:30 AM. Residents include home owners and renters of six months or more.

c. Guests. A Resident must be present at the courts at all times when his or her Guests are playing and the Resident will be responsible for the behavior of the Guests.

d. Court Etiquette. Proper court etiquette must be followed at all times. Players may not walk across a tennis or pickleball court, with certain exceptions (*see* Rule 6.3.c.19) or enter the playing area while play is in progress. No offensive or unsportsmanlike conduct or language is permitted on the courts.

e. Attire/Footwear.

1. Appropriate attire must be worn at all times.

2. Only shoes specifically designed for tennis and/or pickleball with hard rubber soles are to be worn. If a player's shoes cause scuff marks, that player must immediately leave the pickleball courts.

3. Players moving from Har-Tru courts to pickleball courts should preferably change footwear. If a change of footwear is not possible, the player must thoroughly wash and dry the soles of the shoes.

4. Cutoff shorts are not permitted on the courts.

5. Sleeveless shirts are permitted if manufactured that way.

f. Restrictions.

1. Bicycles/Skateboards/Carriages/Strollers. No bicycles, skateboards, carriages, or strollers may be ridden or parked on the walkway between the courts or on the courts at any time.

2. Animals. Except for certified service dogs, no animals are permitted on or around the courts.

3. Smoking and Vaping. Smoking and vaping are prohibited on or around the courts.

4. Spitting. Spitting is prohibited on or around the courts.

5. Music. Music (except with personal earbuds) is prohibited on or near the courts except during a Tennis or Pickleball Club or CRA-sponsored event.

g. Rule Violations. All racquet sports players must abide by all the rules as set forth in Section 6. Failure to do so may result in suspension of use of the courts. In addition, other sanctions may be imposed by the Master Board Grievance Committee. Cascades Management and/or the Racquet Sports Director shall have the right to immediately remove any person(s) failing to follow any of these rules.

h. Assumption of Risk. All persons using the tennis and/or pickleball courts do so at their own risk and are encouraged to consult with their physicians prior to playing.

i. Injury Protocol. Any person injured on or around the courts is encouraged to seek medical attention if necessary.

j. Closing/Re-Opening of Courts.

1. Decision to Close. The courts will be closed to all players when they are deemed not playable because of wetness, lightning, or for any other reason. This decision will be made by the Racquet Sports Director, his or her designee, or Castle Management. At such times, the "Courts Closed" sign will warn players not to enter the area. Players may not remove this sign without the permission of one of the aforementioned designees. Failure to remain off closed courts may result in a forfeiture of court privileges.

2. Status of Courts. To find out if the courts are open, players should call 561-740-0814 (at the Racquet Sports Gazebo) beginning at 7:20 AM, Monday through Saturday, to hear a recorded message or check the Forum on the community's website. No calls may be placed to the Racquet Sports Director's home or cell phone.

k. Lost Items. Lost items are the owner's responsibility, and not the responsibility of the Racquet Sports Director, the CRA, Castle Management, the Tennis Club, or the Pickleball Club. Items found should be brought to the Clubhouse Office.

l. Maintenance Suggestions. Anyone who observes a maintenance issue should inform the Racquet Sports Director or Castle Management, who will then address the issue.

m. The Shed. The Shed is reserved for the exclusive use of the Director of Racquet Sports and others many not enter without his permission with the following exceptions.

1. Tennis and Pickleball team captains, or their designees, may enter to retrieve or return equipment prior to and after a league match

2. When unlocked, any Resident who has reserved the tennis ball machine.

3. When unlocked, any player feeling ill from the heat.

6.2 Tennis

a. Court Assignments. Court assignments will be made through the Chelsea Reservation System, which will be managed by Castle Management in conjunction with the Racquet Sports Director. "Requests" can be made eight to fourteen days in advance of play. "Bookings" can only be made seven days or less in advance of play. Doubles can "book" or "request" any time slot. Singles can "request" the 7:30 AM or 10:30 AM time slot, but only the 9:00 AM time slot can be "booked."

b. Court Usage.

1. Prime-Time Periods. Courts may be reserved for 1½ hours. There are three prime-time periods: 7:30 AM to 9:00 AM, 9:00 AM to 10:30 AM, and 10:30 AM to 12:00 Noon.

2. Assigned Court. A group must play on its assigned court unless there is a vacant, unassigned court available..

3. Vacant Court.

a. An unassigned court is considered vacant and it may be occupied by any other players. An individual player may also use a vacant court to use the ball machine (with the knowledge, guidance, and permission of the Racquet Sports Director) or to practice serving.

b. A court will be declared vacant if the four players of the assigned group are not on the court within 15 minutes after the scheduled start time. Once a vacant court is reassigned to other players by the Racquet Sports Director, these players may continue to play until the end of the scheduled time period even if the original group subsequently arrives at the court.

4. Assignment of Re-Opened Courts. If the courts are deemed unplayable during standard court times by the Racquet Sports Director, his or her designee, or Castle Management, the group on an unplayable court has the option to wait until it is deemed playable. That group has the first right to the tennis court if all members of the group are present. For all other groups, courts will be available on a first-come, first-served basis.

5. Early Arrival for Playing Time. If a group decides to come earlier than its assigned court time, and there are vacant courts, the group may occupy any vacant court until the normal schedule change-over time. The same applies if a group arrives early and finds another group playing on its reserved court. No group has the right to its assigned court until its assigned time slot.

6. Guests During Prime Time. No Guest is allowed to play prior to 10:30 AM unless filling in a game with three Cascades Residents. All Guests filling in prime time games must have the approval of the Racquet Sports Director in advance. All Guests must be entered as a generic Guest in the Chelsea Reservation System. All Guests must follow the rules for appropriate attire and proper court etiquette. Any Residents whose Guests are allegedly in violation of the above rules will receive written notification of the alleged infraction. The CRA Master Board shall make final determination with regard to any specific penalties in accordance with written rules and statutes.

7. Guests During Non-Prime Time. All Guests using the Cascades tennis facilities must follow the rules for appropriate attire (6.1.e) and proper court etiquette (6.1.d). Any Resident whose Guest allegedly violates the CRA rules will receive written notification of the infraction. The CRA Master Board shall make final determination with regard to any specific penalties in accordance with written rules and statutes.

8. Night-Time Tennis. The Chelsea Reservations system must be used to reserve a court for night play from 6:00 PM until 10:00 PM. Residents have priority over Guests. The lights will shut off automatically at 10 PM.

9. Notification of Available Court. If a group is not able to use its assigned court, that court must be deleted from the Chelsea Reservation System before 8:00 AM on the day of play. After 8:00 AM, a court deletion must be posted on the Forum. Repeated reservations for more courts than are actually needed may result in forfeiture of court usage.

10. Pro Court. Court 8 is the Pro Court and may be released by the Racquet Sports Director or his or her designee for play by Residents.

c. Responsibilities of Lead Player. The Lead Player is responsible for utilizing the Chelsea Reservation System to reserve courts for his or her group. The Lead Player is also responsible for any additions, deletions or edits regarding the reservation.

d. Tennis League Play. Both Men's and Women's tennis league teams may have Non-Residents play as long as there is a minimum of eight Cascade Residents on the team, and provided that there are no additional Cascade Residents desiring to play, and further provided that the Non-Residents must become members of the Cascades Tennis Club. The Racquet Sports Director shall determine start times and court assignments for all home matches, and shall, in conjunction with the Tennis Club, provide water and tennis balls. The Racquet Sports Director oversees and monitors all league play for home matches.

6.3 Pickleball

a. Facility Times

1. Courts are open for play from 7:30 AM until 10:00 PM.

2. Lights are available for evening play. Lights will automatically shut off at 10:00 PM.

b. Rain Protocol

1. Courts must be fully dry prior to play for safety reasons.
2. Rollers for assisting in drying the courts are available and must be replaced in the proper position to avoid damaging them.
3. VAPTR for drying of courts may only be used by approved personnel.

c. Pickleball Court Playing Protocols

1. The skill level of all Residents should be evaluated by the Director of Racquet Sports.
2. Balls and paddles should be approved by the Director of Racquet Sports prior to use on the courts.
3. Bags may not be hung from the court fences.
4. Only clear water is permitted on the courts.
5. No chairs may be placed inside the court fences.
6. Games are to be played to 11 points and won by 2 points.
7. Games are to begin with the team closest to the high fence serving first.
8. Courts will be open to Residents only for social play from 7:30 AM until 10:30 AM.
9. All players waiting to play should place their paddles in the appropriate paddle holder .
10. Once paddles are placed, they should not be moved.
11. When a game is finished, all four players must leave the court unless one or more are needed to complete a foursome.

12. Guests

a. Guests will be permitted to play prior to 10:30 AM only if no Residents are waiting to play except for the Summer Recreation League (*see* Rule 6.3.d.1 below).

b. Residents are permitted to have no more than seven guests players at any given time.

13. Courts 1,2,3,5,6,and 7 are available for social play from 7:30 AM until 10:30 AM.

14. Court 4, and Court 8 when necessary and not occupied for lessons, are designated as Advanced/Challenge Courts and are reserved for players who have been rated as advanced by the Director of Racquet Sports.

15. Any other players may challenge advanced players on the Advanced/Challenge Court by placing their paddles in the appropriate paddle holder.

16. Winners on an Advanced/Challenge Court may only play three consecutive games unless no one is waiting to play on that court.

17. The Racquet Sports Director shall have priority on Court 8 for giving lessons.

18. With the exception of the Advanced/Challenge Court, during open social play, if multiple courts are open and there are fewer than four players waiting to play, four new players may occupy an open court without using the paddle rack and may continue to play until the court is needed,

19. When leaving a court, players should leave through the closest perimeter gate on courts 1,2,3,4,5, and 8. Only players on courts 6 and 7 may walk through another court to reach a perimeter gate (6 through 5 and 7 through 8) and players must exit together between points to limit disruption of play.

20. Court 3 is reserved for new and less experienced players between 8:30 AM and 9:30 AM on Mondays, Wednesdays, and Fridays.

d. League Play. To participate on a pickleball team, a player must be a member of the Pickleball Club.

1. League matches are permitted beginning at 10:30 AM with the exception of the summer Recreation League which starts at 9:00 AM during July and August.

2. If two league matches are scheduled at the same time, each team is limited to four courts.

3. Teams may only practice after 10:30 AM. Practice is limited to two teams at any one time. If available, teams must use the reservation system to reserve courts.

4. Teams are limited to three courts for practice unless other courts are available.

5. Team captains must coordinate when team practices are scheduled and the schedule should be posted on the Pickleball bulletin board.

6. During league play, any open court may be used for social play as long as it is not adjacent to a court being used for league play.

7. DRONES

7.1 DRONES. A drone is a powered, aerial vehicle that does not carry a human operator, uses aerodynamic forces to provide vehicle lift, can fly autonomously or be piloted remotely and can be expendable or recoverable. Drones can also carry cameras or other recording devices.

7.2. DRONE USAGE. Any drone which flies above any lot or portion of the common areas, unless specifically authorized by the Association or its management, shall be prohibited. The use of drones by lot owners are prohibited.

8. CAFÉ CASCADES

8.1 Vendor. Only the contracted Vendor is permitted to utilize the Café kitchen.

8.2 West Wing. Depending upon the need of the Café for additional seating, the Master Board may approve exclusive use of the West Wing for the Café.

8.3 Non-Smoking Facility. No smoking or vaping is allowed in, or within the vicinity of, the Café.

8.4 Kitchen. No Residents are allowed in the kitchen *except for the Café Chairperson and Board Liaison to the committee unless authorized by the President of the CRA.

8.5 Guests. The Café is only for Residents and their Guests, who must be accompanied by the Resident. However, House Guests, as defined in 2.1 may use the Café unaccompanied by their host.

8.6 Attire. Socially appropriate clothing is requested in the Cafe at all times. Clean, dry bathing attire with coverups are permitted in the Cafe during normal hours of operation. Bathing attire, including coverups, active shorts, cutoffs, tank tops, gym, exercise or other clothing generally worn while participating in a sporting event are not permitted in the Café during dinner. Residents and guests are permitted to wear shorts at dinner provided they are socially appropriate for the type of dinner event.

8.7 The Credit System (Chits)

a. The Amount of the Café Credit. Pursuant to the CRA governing documents, the Master Board may increase the amount of the Café Credit annually, provided that the increase does not exceed five percent of the amount of the preceding year. Any increase greater than five percent requires the approval of a majority of the Members, as defined in CRA documents. Changes in applicable sales tax will be made as required and are not subject to Owner approval.

b. Chit Cards. Each Unit has a Café Credit account with a unique ID number, to which the Café Credit is posted at the start of the chit year. Owners can access their Café Credit by use of debit cards (chit cards) issued by the Association. Each household is entitled to two cards with the same ID number. If the original cards are lost or damaged, they will be replaced at no cost to the Owner. However, for any additional lost cards, there will be a \$10.00 fee per set of two cards.

c. Chit Year. The chit calendar year runs from January 1st of each year until December 31st. Subject to Section 8.7.g below, all chit accounts will be zeroed out on December 31st and any unused portions of the Café

Credit will revert to the CRA. The Café Credit for the next year then will be applied to the account, effective January 1.

d. Payment for Chits. Payment for chits is due with the first quarterly maintenance payment, payable January 1st. The rules covering maintenance fees in general cover the chits. Failure to pay for the chits will result in de-activation of the card, as well as any other remedies permitted by the CRA documents.

e. Gratuities and Credit Cards.

1. Chit cards may be used to purchase regular breakfasts and lunches during regular business hours and any food items placed in the freezers located at the check out counter (including sales tax) unless the Café vendor, in its sole discretion, decides otherwise for any particular meal or event. Chit cards may not be used to pay for gratuities (tips) .

2. Credit cards may be used to pay for any food for regular breakfasts, lunches and any food items placed in the freezers located at the check-out counter in the Café including sales tax Gratuities (tips) may not be put on credit cards except for pre-paid all-inclusive events (see **8.7.f** below) beginning November 1, 2023 and forward from that date unless specifically authorized by the Cafe vendor. If credit cards are used for any pre-paid event and the Resident cancels, they will receive a refund less any credit card processing fee. Notwithstanding, credit cards may only be used for charges of \$10.00 or more.

f. Prepaid Events. The Café may offer special events, including holiday dinners, requiring payment in advance. Prices for pre-paid events may be "all inclusive" (i.e. including tax and tip). If so, the event may be paid for either by check or by credit card only; subject to **8.7.e.2** above.

g. Unspent Balances. No adjustments, extensions, or credits will be considered for unused chit amounts in any chit year, provided the Café is operational for at least nine months of the chit year.

h. Transfers of Café Credits. Should an Owner wish to sell, give, or lend his or her card to another Owner or to a House Guest, the card will be accepted by the Café, provided that the underlying chit account is in order. However, possession or use of an Owner's chit card by a third party is the sole responsibility of the Owner, and no balances may be transferred from one card to another. Additionally, neither the Association, Property Management, nor the Café may be held liable for any loss suffered by an Owner arising from use of the card by other persons, whether or not such use was authorized by the Owner.

i. Chit Balance Information. When payment is made by chit, the Owner will receive a receipt, which will state the account balance remaining after processing the payment. All receipts should be retained by the Owner as a record of the Owner's account; account balances cannot be provided by the Property Manager's Office.

j. Additions to Chit Balance. Owners may add to their chit balance at any time in increments of \$50.00. However, any balance remaining in the account at the end of the Chit Year will revert to the CRA and will not carry over.

9. EVENT PLANNING

9.1 Precedence for CRA and Village-Sponsored Events. Notwithstanding any other rule, events of the CRA's Club Cascades and Village-sponsored events shall take precedence over all other entities for scheduled use of onsite facilities. No pool parties may be scheduled within two weeks prior to or two weeks after a CRA-sponsored pool party. Any event already scheduled as of the date of the adoption of this rule shall not be affected. No show, with the exception of The Cascades Theater Company's annual show may take place within eleven days of a Club Cascades scheduled show. No show may take place in the Ballroom within eleven days of the CTC show.

9.2 Approval Required

a. On-site Events. Approval by the Calendar Committee and the Clubhouse Coordinator is needed for all events and meetings planned on the premises.

b. Off-site Events. Clubs and charitable organizations planning off-site events do not need approval, but are required to submit this information to the Calendar Committee along with on-site information. The Calendar Committee and/or the Clubhouse Coordinator will identify conflicts and notify relevant groups. The responsibility for resolving such conflicts rests with the groups themselves.

9.3 Submitting Requests. The Calendar Committee will hold an annual calendar meeting on a date to be determined each year. After that meeting, the CRA, the Villages, all clubs, charitable organizations and committees will have one month to submit their requests for events, meetings, and rehearsal dates for the following calendar year.

9.4 Single Event Form. Forms for single events or committee meetings not yet approved should be submitted prior to the date needed, so space can be found and allocated for such purposes.

9.5 Types of Events

a. Fundraising Events. In addition to their monthly meetings, all charitable organizations may schedule one fundraising event in the Ballroom during “season” (November 1st through May 31st). They may also schedule one additional fundraising event in the Ballroom during “off-season” (June 1st through October 31st).

b. Monthly Meeting Day Events. All charitable organizations may have a program of their choice on their scheduled Monthly Meeting dates in the Ballroom or at another onsite facility. If they choose to have a fundraising event, it must be preceded by a business meeting.

c. Card Parties/Tournaments. Card parties and/or tournaments are assigned on a rotating basis which must be followed.

d. Poolside Events. Clubs and Charities may have outdoor events at the main pool limited to four weekdays per month (Monday -Thursday) and four weekend days per month (Friday - Sunday). Clubs may have music (live band or DJ) for a four hour event between the hours of 12:00 pm to 10:00 pm (two times a month). This excludes CRA events.

e. Approval of Events. Notwithstanding the above, all scheduled events must be cleared with the Clubhouse Coordinator.

9.6 Audio-Visual Equipment.

a. Audio-Visual Equipment. Use of the spotlight and other audio-visual equipment must be pre-arranged by submitting event request forms for approval by the Clubhouse Coordinator. The sound booth must be used only by an approved sound company at the club’s or charitable organization’s expense.

b. Use of Audio Video Control Booth. Only persons authorized by Management or, the Chairman of or Liaison to the Audio Visual Committee may enter the Audio Video Control Booth.

c. Lasers. Lasers are prohibited from being used in the ballroom.

d. Damage. Any damage to the audio visual equipment in the Ballroom by any individual, club, charity or other organization shall be the responsibility of the organization sponsoring the event during which the damage done and that organization shall be responsible for the costs of repair. Furthermore, that individual, club, charity or other organization shall be prohibited from using the Ballroom until repairs are made and costs are paid.

9.7 Advertising

a. Newsletters, Community Channels. No advertising (*The Cascader*, Community Channel and/or charitable organizational newsletters) of any kind for on-site events is to be done before the event is approved by the Calendar Committee and Clubhouse Coordinator.

b. Lucite Holders. Placement of flyers in lucite holders in the Clubhouse must be pre-approved by the Clubhouse Coordinator. Loss of privileges may result due to lack of compliance, including, but not limited to, loss of use of meeting rooms, use of the CRA website, Channel 63 and posting of information in the Clubhouse.

c. House-to-House Distribution. No flyers or newsletters may be placed in, above or under mailboxes or on garage doors or gates at any house in The Cascades, except for those receptacles installed expressly for that purpose on certain mailbox posts. All such literature must be left at the front doors of each house. However, individual copies of the monthly edition of *The Cascader* newsletter, may be placed on driveways.

d. Promotions at Tables. No tables may be set up in the lobby of the Clubhouse for any purpose, including registrations, ticket sales or ticket distribution, etc., without the prior approval of the Clubhouse Coordinator and of other groups which have been approved for meeting at that time.

e. Posters. Assignment of poster space on the wall across from the Arts & Crafts studio in the Clubhouse will be determined by the Clubhouse Coordinator, based on the date of submission of the appropriate request forms by clubs and charitable organizations. For each group, postings will be limited to once in a three-month period for no more than two weeks, unless there is unrequested space available. Requests for poster space should be submitted along with event requests. In addition, no posters or advertising may be set up in any other onsite facility without approval of the Clubhouse Coordinator.

9.8 Catering. All catered functions held in the Clubhouse Ballroom shall be open to any caterer the sponsoring group chooses if the caterer has the proper license and insurance coverage. Preferential treatment of the Café vendor becomes a choice of the sponsoring organization which is not a Master Board committee. Master Board committees shall give the Café vendor a preference, provided that the contractor's bid price for the same services and menu is comparable.

9.9 Sales by Residents. On invitation of a Cascades club or charitable organization, Residents may display and sell their products on CRA property in conjunction with an event.

9.10 Decorations. No decorations (or signs or flyers) may be taped or otherwise secured to the walls of the Clubhouse, including the walls of the Ballroom. There will be no pinning of decorations onto any and all curtains.

9.11 Security Deposit. A security deposit of \$250 will be required from all sponsoring clubs and organizations for Ballroom and kitchen use. This balance will be maintained should any monies be required for cleaning, repairs and/or replacement for any damage in the Ballroom or kitchen or equipment therein. Should repair and/or replacement exceed \$250, the club or charitable organization will be responsible for paying the balance.

9.12 Set-Up Fee. All clubs and charitable organizations holding an event in the Ballroom are required to pay the CRA a fee of \$50 (payable in advance) when a "set up" and "break down" are required. If the group does not pay in advance or does not pay its invoice within 15 days after the event, it will not be allowed to use the Ballroom for any future event until payment is made.

9.13 Use of Ballroom Kitchen

a. Cleanup of Kitchen. Sponsoring clubs and charitable organizations are responsible for making arrangements for cleanup of kitchen, equipment, non-consumable supplies and utensils, through the filing of a Calendar Request Form and Inventory checklist. The kitchen must be left clean and orderly at all times. Cleaning supplies must be supplied by the sponsoring groups.

b. Disposal of Garbage. Garbage must be wrapped and tied in plastic garbage bags and placed in proper receptacles (dumpsters). Discarded plastic, glass and cans must be placed in receptacles so designated and placed in dumpsters by the sponsoring clubs and charitable organizations. Any and all types of boxes used in an

event must be broken down, flattened, and put in dumpsters All garbage from any Clubhouse function (unless held in the Arts & Crafts Room) shall be removed from the Clubhouse through the Exit door next to the stage in the Ballroom.

c. Replacement of Equipment. Any broken or missing equipment must be replaced or paid for by the sponsoring group within two weeks.

d. Use of Refrigerator. All items stored in the refrigerator and/or freezer must be correctly labeled with the name of the person or group to which the items belong and must be removed within 24 hours after the function, with the exception of ice, which should be removed immediately, following the function.

e. Warning. The microwave and toaster oven are not to be left unattended while in use.

9.14 Emergency Use. Notwithstanding anything to the contrary above, the Master Board has the authority to usurp the scheduled use of any Cascades facility for emergency purposes.

10. CRA COMMITTEES

10.1 Creation of Committees. Committees are established and may be dissolved by the Master Board.

10.2 Appointment of Chairpersons. The President of the Board, with the consult of the Board, appoints the chairpersons of the committees. All Residents, including Residents who serve on the CRA or Village boards of directors, are eligible to serve as chairperson of a committee. Any committee chairperson may be removed, with or without cause, at any time by the President of the Board, with the consult of the Board.

10.3 Membership. The Board shall recruit and appoint members. Any committee member may be removed, with or without cause, at any time by the Board. Membership on committees is limited to 10 Residents in addition to the chairperson and board liaison.

10.4 Term. Committee chairpersons and members on standing committees serve until changed by the Board. Each incoming Master Board will review the committee infrastructure as soon as feasible after assuming office.

10.5 Role of Committees

a. Assistance to the Board. Committees are created to assist the Master Board, at the Board's request. When its assistance is requested, the responsibility of the committee is to study, research, and provide information and observations that will be helpful to the Board in making its decisions. The Board is not obligated to send a notification to a committee prior to making a decision.

b. Recommendations. Committees may also be requested by the Board to make recommendations. The Board will carefully evaluate and give deference to a committee's recommendation. However, the Board is not bound by a recommendation made by a committee. If the Board chooses to reject a committee's recommendation, it will provide the committee with an explanation as to its reasons for the action it finally takes.

c. Standing Committees. Standing Committees are created to perform functions that are essential to the efficient and daily operation of the Association. While chairpersons or members may change, the functions of the standing committees usually remain the same.

d. Special Committees. Special Committees are created to perform a specific task and are dissolved when the task is completed and the final report is given.

10.6 Committee Administration

a. Notice of Meetings. CRA committees will post notice of their meetings as may be required under State law.

b. Secretary. The chairperson of the committee will appoint a secretary, who will record and maintain minutes of the committee's meetings. Meeting minutes need only list those in attendance, identify agenda items or topics of discussion, and record any decisions or actions taken.

c. Committee Membership List. The chairperson or the chairperson's designee will maintain an updated and current committee membership list, including names, phone numbers, and e-mail addresses. These lists are to be provided annually to the Secretary of the Master Board.

d. Removal. Any committee member, who misses three meetings in a row without cause, as determined by the committee chair, will be considered for removal from the committee by the chairperson,, who will make the recommendation to the Board.

e. Open Meetings. Any Resident may attend and observe a committee meeting, including Residents who are serving on the Master Board. A Resident may speak at committee meetings only when acknowledged and given permission by the committee chairperson.

f. Reports. Committee chairpersons will make reports on behalf of their committees to the Master Board as needed. If the committee intends to make a motion, the motion should be set out in the report. At least five days prior to the meeting at which the report is to be given, copies of the report are to be provided to the members of the Board. A copy of each report given shall be attached to the meeting minutes

11. COMMUNITY CHANNEL

11.1 Submitting Requests

- a. **Timely Submissions.** Requests for posting on the channel must be received by the channel administrator at least five working days (Monday through Friday) before date of first display.
- b. **Required Information.** Each organization will designate two persons authorized to make submissions. Information must be submitted via e-mail (preferred), typed or legibly printed. The name of the organization and the authorized person must appear on all submissions. The date of the first requested display should be specified. Verbal submissions will not be accepted.

11.2 Emergency Messages. Emergency messages will emanate from the Master Board and will preempt normal operation.

11.3 Display Times. From November 1st to May 1st, each organization is limited to two different messages on the same day, with each message limited to three days in a week. For the other months, an organization can display three messages on the same day. However, frequency may be restricted by the channel administrator, based on the number of messages to be displayed. For purposes of this rule, "message" means one screen.

11.4 Duration. Messages will be not be displayed indefinitely, but for an appropriate limited time, as determined by the channel administrator.

11.5 Editing. Messages may be edited by the channel administrator for brevity and space. Accuracy of content, dates, times and spelling of names is the responsibility of the submitter.

11.6 Eligibility to Submit. Requests to display may be refused if: (1) the entity is not recognized by the CRA, acting through the Master Board, (2) the entity or an individual has had Clubhouse privileges suspended by the Master Board, or (3) the entity or individual is in violation of these Rules and Regulations.

11.7 Personal Messages. No personal messages, except for death and funeral announcements of a Resident or a Resident's immediate family member (spouse, child, grandchild, parent, or sibling) may be posted on the

Community Channel. This limitation can be waived for a memorial service or scheduled calling hours in a Resident's home.

12. RESIDENT COMPENSATION

12.1 Resident Compensation. No one who is a Unit Owner at the Cascades or who resides in the Cascades may receive compensation for services to the community provided under the auspices of the CRA.

13. BARCODE PROCEDURES

13.1 Cars Owned or Leased by Residents. Every Resident will receive at no cost one barcode for each car the Resident owns or leases in his or her name that is registered to the Resident's address at The Cascades or at an address of another property owned or rented by the Resident. For purposes of this rule, "Resident" includes a "significant other" who resides in The Cascades.

13.2 Cars Rented by Residents. A Resident who has not been issued a barcode pursuant to Section 13.1 above is entitled to one barcode at no cost for a rental vehicle for the period of the rental while the vehicle is garaged at The Cascades. Barcodes for subsequent rental cars and periods, as may be requested will be provided.

13.3 Tenants. Tenants occupying a residence in The Cascades under a lease approved by the Association will be entitled to receive a barcode for each vehicle owned or leased by the Tenant in the Tenant's name and garaged at the leased premises. The cost for each barcode will be \$35, which fee will be refunded, less \$10 handling charge for each barcode, to Tenant within 14 days after written notification to the Property Manager that the Tenant has vacated the premises. The Lessor's barcode will be deactivated as long as the property is occupied by the Tenant.

13.4 Notification to Property Manager. All Residents are required to inform the Property Manager if a registered vehicle is no longer in the Resident's possession or if the Resident moves from The Cascades, except for Residents using registered rental cars.

13.5 Barcode Removal. By accepting a barcode, the Residents agrees that The Cascades Residents' Association, Inc. is not responsible for the removal of any barcode from a vehicle or for any damage caused by the removal of any barcode.

13.6 Members of the Immediate Family, House Guests, and Home Health Aides. In lieu of a barcode, Residents may request a renewable Extended Pass (for up to 30 days) for members of the immediate family, House Guests, and home health aides.

13.7 Barcode Arbitration Committee. To resolve any disputes that may arise in connection with the barcode entry system, including extended passes, and to determine what exceptions, if any, should be allowed under the rules, a Barcode Arbitration Committee will be constituted.

14. LEASING/OWNERSHIP OF HOMES

14.1 Leasing Premises. No portion of a home, other than entire home, shall be rented by the Owner. No home, or portion thereof, shall be sublet.

14.2 Tenants' Rights and Obligations. All leases shall provide that the right of the Tenant to use and occupy the home and the Association's property shall be subject and subordinate in all respects to the provisions of the Declaration and the Rules and Regulations.

14.3 Association's Right to Terminate. All leases shall provide that the Association shall have the right to terminate the lease upon the Tenant's failure to observe any of the provisions of the Association documents or the Rules and Regulations.

14.4 Minimum Lease Term. No lease may be made for any Unit for less than six (6) months and one day, and all leases must be in writing and approved in writing by the Association. No Owner shall be permitted to have more than one lease in any twelve (12) month period.

14.5 (Omitted 10/21/21)

14.6 Subleasing or Assignment. There shall be no subleasing of Units or assignment of leases unless prior written approval is obtained from the CRA. Units may be rented only in their entirety; no fraction or portion of a Unit may be rented.

14.7 Waiting Period. Except as otherwise provided under this Section 14, no Owner who purchases a Unit or otherwise acquires title to a Unit shall be entitled to lease his or her Unit until such Owner has owned the Unit for a period of 24 months. The 24-month period shall commence upon the date title was acquired. The 24-month waiting period shall not apply where:

- a. title to the Unit is transferred to a trustee and the trustee is the same Owner or a member of the existing Owner's family or otherwise transferred for estate planning purposes, or
- b. title to the Unit is transferred to the Owner's spouse or to a family member by inheritance, devise, or bequest, or
- c. title to the Unit is transferred to the CRA.

14.8 Approval by the Association. The CRA shall have the authority to require, as a condition of lease approval, the payment to the CRA of an application fee of \$200 per applicant, or such other amount as is determined by the Master Board from time to time.

14.9 Restriction on Ownership of Multiple Units. No Owner may own more than two Units within the CRA at any time. This restriction on ownership of Units shall apply to an Owner, either in his or her individual capacity, in his or her capacity as a Co-Owner or spouse of an Owner, or in his or her capacity as a director, officer, member, employee, agent partner, principal, grantor, trustee or beneficiary of a Unit owned by a corporation, partnership, trust, or other similar entity, where such entity ownership is allowed.

14.10 Restriction on Ownership other than by a Natural Person. Notwithstanding any provision in this Section 14 to the contrary, no person may purchase or otherwise acquire title to a Unit in the name of a corporation, partnership, LLC, or other similar entity or company, except as provided below:

- a. The CRA shall have the authority to own a Unit in its name in the event that the CRA takes title as a result of foreclosure, deed in lieu of foreclosure, or otherwise.
- b. A bank, institutional first mortgagee, or other entity shall have the authority to own a Unit in its corporate name where such entity takes title as a result of foreclosure or deed in lieu of foreclosure of its own lien.
- c. There shall be no prohibition on ownership of a Unit in the name of a trust where the trustee is the same Owner or a member of the existing Owner's family.

14.11 Lease Application Packet

a. Required Forms. The lease application packet shall include the following required forms:

- Lease Application Form
- Copy of the Lease
- Auto Registration Form
- Emergency Contact Form
- Fair Housing Age Verification Form

b. Time-Frame. The lease application packet should be submitted to the Cascades Property Management Office no fewer than 30 days prior to the commencement of the lease. Within five working days after receipt of the application, the Master Board will issue a “Certificate of Approval,” provided all conditions are met and the Owner is current in maintenance payments at the time of commencement of the lease.

c. Application Fee. There will be a lease-processing fee, as determined by the respective Village Board.

14.12 Liability. The Owner of a leased home shall be jointly and severally liable with his Tenant for compliance with the CRA documents and the Rules and Regulations.

14.13 Permanent Guest List. The permanent guest list of the Lessor will be deleted while the house is being leased.

14.14 Compliance. In the event an Owner leases his or her home and fails to submit the required packet of forms and receive approval, the Owner will be subject to a fine pursuant to the CRA's documents.

15. PETS

15.1 Clean-Up. All pet/animal owners must clean up after their pets/animals and are responsible for their Guests who bring pets/animals to the community.

15.2 Leashing. When outdoors, all pets/animals must be leashed and under the control of the owner at all times.

15.3 Invisible Fences. Under no circumstances can an owner install an “invisible fence” on his/her property.

15.4 Prohibited Areas. No pets/animals, except for Seeing-Eye dogs and medically approved emotional support animals, are permitted in the following locations: the Clubhouse, the Fitness Center, the Café building, both pools and their enclosed areas, the Racquet Sports Center and Gazebo, and the Bocce Court.

15.5 Limitation of Number of Pets/Animals. No household shall be permitted to have more than two pets/animals, exclusive of fish and birds.

16. CURBSIDE COLLECTIONS

16.1 Garbage. Garbage must be put out for collection in the garbage cans provided by Palm Beach County SWA. Items which are too large for the cans may be placed next to the cans. Food waste or other garbage that could attract animals may not be put out separately in plastic bags. Garbage should not be put out before 7:00 PM on the day before collection, and empty garbage cans must be taken in by the end of the collection day.

16.2 Vegetation. Vegetation can only be placed curbside the day before the day designated for vegetation collection and must be kept separate from garbage. Small amounts must be in containers or plastic bags. Larger vegetation items may be placed at the curbside without being in containers or bags.

16.3 Recyclables. Recyclables should be placed curbside in the bins required by and provided by Palm Beach County no earlier than 7:00 PM on the day before collection and must be removed by the end of the collection day.

16.4 Bulk Items. Bulk items, such as major appliances, furniture, and grills, can be placed curbside along with your regular garbage the day before collection, but not before 7:00 PM.

17. HURRICANE SHUTTERS

17.1 Hurricane Shutters. Hurricane shutters may not be put up or closed unless there is a “Hurricane Watch” issued for our area by Palm Beach County. Notice of a “Hurricane Watch” will be communicated via our Community Channel 63 and posted on The Forum at www.ourcascades.com. Hurricane shutters must be opened or removed no later than 48 hours after the storm passes or the “Hurricane Watch” is lifted.

18. GRIEVANCES

18.1 Grievance Committee Authorization. The CRA Grievance Committee is authorized only to hear grievances pursuant to Florida Statute 720.311.

19. SIGNAGE

19.1 Prohibited Placement of Signs. No sign of any kind shall be displayed in the public view on HOA properties or on Resident properties, except signs to indicate the presence of a security system, or that a lawn, bushes or trees were treated with a pesticide. No sign of any kind shall be permitted to be placed on the outside walls of any home, on any fences or screens, or on any vehicles within the community, with the exception of bumper stickers. Holiday lighting and greetings are also exempt from this rule.

20. PARTICIPATION IN CASCADES ACTIVITIES

20.1 Participation in Cascades Activities. With respect to any activity which uses CRA facilities as part of its program, or any officially recognized Cascades club, organization, or activity, no Cascades Resident can be denied the right to participate in any activity in order to allow the participation of a Non-Resident.

21. OWNER’S RESPONSIBILITY REGARDING ADHERENCE TO GOVERNMENT-IMPOSED RULES

21.1 Owner’s Responsibility Regarding Adherence to Government-Imposed Rules. If a homeowner fails to follow any rules imposed by a government entity which result in any:

- a) damage to the community, or
- b) fines to the community or Master Board,

such person will be held fully responsible for all damages and/or fines.

22. POSTINGS ON THE CASCADES COMMUNITY WEBSITE’S “FORUM”

22.1 Postings on The Cascades Community Website’s “Forum.” All postings placed by Residents on the “Forum” of The Cascades community website must comply with the Forum Rules established for such posts. These posts are monitored by the the five person Forum Monitoring Committee (FMC). The posting will be removed by this committee if three or more members of the committee determine that the posting violates one or more of the established rules. In that event, an e-mail notification of the removal will be sent to the Resident, explaining the reason for the post’s removal.

Forum Rules are:

1. The posting may be harmful to the Cascades Residents Association.
2. The material is commercial (recommendations regarding any and all businesses should be placed on the CRA website Vendor List).
3. The material is of a partisan political nature (no campaigning or electioneering for CRA Board or local, state, national office).
4. The language of the posting is offensive.
5. The posted material consists of a personal attack upon an individual or individuals who can be reasonably identified.
6. The material is libelous, slanderous, inflammatory, or has defamatory comments.
7. The material is vulgar, racist, or contains sexist slurs.
8. The material contains obscenities.
9. The material contains comments pertaining to violence.
10. The material contains incorrect information.
11. The posting is not respectful (Residents may disagree but not be disagreeable).
12. The posting offers or advertises the services and/or goods from any party for a fee; except for personal items of Residents (including their Cascades home) being sold on an individual basis and not as part of a business.
13. The posting contains medical advice, legal advice, financial advice, tax advice, interpretation of law or contains an internet website linked to the aforementioned.
14. The posting suggests, encourages, promotes or is posted for the purpose of effectuating a violation of any CRA Rule, Forum Rule or By-Laws of the Cascades Residents Association .
15. In order to maintain decency and civility on the Forum, if the Forum Monitoring Committee (FMC) recognizes that a thread is becoming disparaging, antagonistic, or argumentative between Residents (as defined below and in the Forum Monitoring Committee’s sole discretion), the Committee may close that thread to further replies in the best interest of the Cascades.

Definitions:

Disparaging - belittling, insulting.

Antagonistic - hostile, combative.

Argumentative - combative, quarrelsome.

22.2 Emergency Removal of a ForumPost. A Forum post which could endanger the safety and security of the The Cascades can be removed at any time by the Property Managers.

23. ARCHITECTURAL REVIEW FOR LANAIS

23.1 Architectural Review for Lanais. In accordance with the mandate of the Master Board adopted on October 21, 2021, the Village Architectural Review Committee (ARC) and the Architectural Review Board (ARB) must approve all applications, with respect to color, of lanais where s seek to build or repaint a lanai either white or bronze. No other color will be acceptable. This applies to lanais in the back of homes.

24. OPEN HOUSES

24.1 Open Houses as commonly understood in the real estate business, for the sale or leasing of real estate are prohibited. Neither a homeowner, Resident or their real estate agent(s) shall hold an open house. This shall not prohibit the showing of homes for sale on an individual basis to prospective purchasers or prospective renters. All realtors and prospective purchasers or prospective renters must be called into the gate in advance and have ID available.