

Cascades Residents' Association
(CRA)

Rules and Regulations

JULY 2026

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

(Subject to Change Between Printings)

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1.1 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. REVOKED 5/20/25. See new rule 15.4

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 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. 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.

4.15 Use of Televisions and Audio in the Fitness Center

a. Televisions in the Fitness Center will remain permanently muted and display closed captioning. Programming will be preset to HGTV and the Food Network, and remote controls will not be available for public use. Residents may use personal devices, such as phones or tablets, with earphones or earbuds to watch or listen to programming of their choice while exercising.

b. Music or audio may only be listened to through personal devices using earphones or earbuds. Violations of these rules, as with any Fitness Center rule, may result in fines or other actions pursuant to the Association's Grievance Procedures.

4.16 Disclaimer and Authority of Instructors to Refuse Admittance to Classes.

a. All classes are offered for personal, non-commercial use (including any virtual classes). Participants are responsible for exercising within their limits and assume all risk of injury to their person or property. To the extent permitted by law, Cascades Fitness, its instructors, the Cascades Residents' Association, Inc., members of its Board of Directors, its Managers and Castle Management and its employees disclaim any and all liability in connection with all classes given and advice provided by instructors. Participants are advised to consult their personal physicians before attempting any exercise or other program offered. Participants who at any time feel they are exercising or participating beyond their fitness abilities, or feel discomfort, pain, dizziness or nausea should discontinue participation in the class immediately.

b. Classes Are Not Tailored to Individual Needs. Group exercises and yoga are designed for the general population and are not tailored to address specific orthopedic conditions, cognitive challenges, neurological or other limitations. While the instructors will guide the class, participants are solely responsible for modifying the exercises provided based on their individual needs and abilities.

c. Right of Instructor To Prohibit Participation or Continued Participation in Classes

Participants are required to follow directions of instructors, independently, to ensure their safety and the safety of other participants. If a participant does not, in the sole discretion of the instructor, meet this criteria, he or she may be declined by the instructor class entry or may be directed to leave a class.

d. Participation at One's Own Risk. By participating in Cascades Fitness classes, participants acknowledge that they are responsible for their own safety and well-being and are participating at their own risk of injury. Participants hold harmless Cascades Fitness, its instructors, the Cascades Residents' Association, its management, Board Members and Employees, as well as Castle Management and its employees from claims for injury.

e. Pre-Registration For All Fitness Classes Required. In order to participate in a class, participants must be pre-registered through the Acuity System (or whatever registration system may be used in the future). Instructors have the right to refuse participation in a class to anyone not pre-registered.

4.17 Use of Fans in the Fitness Center

a. Fans above cardio equipment will remain set at high speed to maintain appropriate airflow and promote a safe exercise environment. Other ceiling fans will remain set at medium speed for overall ventilation and comfort.

b. Residents may adjust personal clothing as needed to accommodate consistent airflow settings.

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 = who has been approved by the Clubhouse Coordinator.

5.3 Pool/Gazebo Furniture

a. Reserving is 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 Aquasize. 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. REVOKED 5/20/25. See new rule 15.4

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.

a. 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.

b. Only teams sanctioned by the Cascades Tennis Club and/or Pickleball Club may use Cascades tennis and/or pickleball courts for team practices and league home matches.

3. Priority of Play. League play, and Tennis and/or Pickleball Club sanctioned events, in that order, shall have priority over open, social play.

b. Priority of Residents. Residents have priority for court usage at all times. Residents include home owners and renters of six months or more.

c. Guests. Any Guest using either the tennis courts or pickleball courts must be accompanied by a resident who shall be responsible for the behavior of the Guest.

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 tennis courts to pickleball courts must either change footwear or thoroughly wash and dry the soles of their shoes.

4. Players may not wear cutoff shorts.

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 Assistance Animals as defined by R. 15.4, 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.

a. It is the responsibility of all players to register in the Reserve My Court System.

b. The Racquet Sports Director shall send an email blast to all registered members of Reserve My Court not later than 7:20 A.M. if any or all courts are closed. No calls are permitted to the Racquet Sports Director concerning court status. No one is permitted to play on any court until opened by the Racquet Sports Director.

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 may not enter without his permission with the following exception. Tennis and Pickleball team captains, or their designees, may enter to retrieve or return equipment prior to and after a league match

n. Lessons. Persons other than The Cascades Racquet Sports Director or his or her designees are strictly prohibited from giving tennis and /or pickleball lessons on the Cascades Tennis and Pickleball Courts, unless approved by the Racquet Sports Director with the understanding that all financial arrangements for lessons remain between the teacher, the Racquet Sports Director and the party taking lessons.

6.2 Tennis

a. Court Assignments. Court assignments are to be made through the Reserve My Court system which will be managed by Castle Management in conjunction with the Racquet Sports Director.. The names of all the players must be included in the court reservation. Courts can be booked up to two weeks in advance. A court reserved in the Reserve My Court system that is not being used must be cancelled. Failure to include the names of players or failure to cancel an unused court could result in a loss of tennis privileges.

b. Court Usage.

1. Prime-Time Periods. Prime time is 7:30 AM. until 10:30 AM.

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. 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 playing a scheduled league match, during a scheduled team practice, or playing with three Cascades Residents. 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. Residents have priority over Guests. All tennis play must cease by 10 PM.

9. Notification of Available Court. If a group is not able to use its assigned court, that court must be updated on Reserve My Court system

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.

11. Ball Machine. The ball machine is for the use of Residents. Anyone who wants to use the ball machine may do so only after obtaining permission from the Racquet Sport Director. All users must sign out for the use of the machine. After using the ball machine, it must be returned to its storage location.

c. Responsibilities of Person Making a Reservation. The person making a reservation is responsible for maintaining the accuracy of the reservation as to cancellations, additions, or deletions.

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 Cascades Residents on the team, and provided that there are no additional Cascades 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, squeegees and blowers to assist in drying the courts are available and must be returned to the proper position to avoid damage to them. Only Residents are permitted to use rollers, squeegees and blowers.
3. VAPTR for drying of courts may only be used by a Cascades Resident approved by the Racquet Sports Director

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 for social play from 7:30 AM until 10:00 PM.
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. Court 7 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.
13. Any other players may challenge advanced players on the Advanced/Challenge Court by placing their paddles in the appropriate paddle holder.
14. Winners on an Advanced/Challenge Court may only play three consecutive games unless no one is waiting to play on that court.
15. The Racquet Sports Director shall have priority on Court 8 for giving lessons.
16. 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,
17. When leaving a court, players should leave through the closest perimeter gate on courts 1,2,3,5,7, and 8. Only players on courts 4 and 6 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.
18. Court 5 is reserved for new and less experienced players between 8:30 AM and 9:30 AM on Mondays, Wednesdays, and Fridays.
19. Evening Pickleball. Residents have priority on courts 1,2,3, and 4 during evening play. Evening play is defined as anytime lights are needed or 5 PM, whichever comes first. Guests will only be permitted to play on these courts if no Resident is waiting to play.
20. Group Play. A group event is defined as reserving 2 or more courts.
21. League Play. To participate on a pickleball team, a player must be a member of the Pickleball Club

a. 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.

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

c. Teams must use the Reserve My Court reservation system to reserve courts for league play and team practices. Teams may only practice after 10:30 AM. Practices are limited to two teams at any one time.

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

e. Team captains must coordinate when team practices are scheduled.

f. 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.

d. Resident and Qualified Guest Use. The pickleball courts are Common Area amenities primarily reserved for The Cascades residents and their family residing with them. Effective August 4, 2026, Guest use of the pickleball courts is hereby limited as follows.

1. Residents Use. Residents, (as defined in rule 6.1.b.) included owners and renters of six months or more and their family members residing at a Unit or Lot within The Cascades, may play on the pickleball courts at any time, subject to posted hours and any reservation system in place.

2. Permitted Guests. The following individuals may also play on the pickleball courts provided they are accompanied at all time by a Resident.

a. Overnight Guests / House Guests Any Guest of a Resident who is staying for a minimum of one night at the Unit or Lot while the Resident is also in residence, who has registered with the Association as an overnight house guest. Overnight house Guest use of the pickleball facilities must be reserved by the resident using the "Reserve My court" (RMC) system.

b. Immediate Family. A Resident's parent(s), grandparent(s), sibling(s) child (children), and grandchild (grandchildren) (collectively "immediate family") whether or not they are staying overnight, provided use of the pickleball facilities is reserved the the Resident using the "Reserve My Court" (RMC) system.

3. No Other Guests. Guests of a Resident who are not Permitted Guests under section 6.3.d.2 may not play on the pickleball courts at any time with or without the resident accompanying them.

4. Accompaniment Required. Permitted Guests under section 6.3.d.2 must be actively playing on the court together with the Resident host at all times. The Resident host must be physically On the court and participgguestsating in play, not merely present watching or nearby for the entire duration the guests using the court. The only exception to this accompaniment rule is the limited circumstance of a disabled Resident who cannot play due to the limitations associated with their disability but remains present and watching his or her Permitted Guests playing. If the Resident host stops playing or leaves the pickleball facilities at any time, his or her Permitted Guest must also stop playing.

5. Group Size. No more than two Permitted Guests of any Resident may play at any one time irrespective where there is more than one Resident currently residing in the Unit or Lot.

6. Verification. Either Management personnel or the Racquet Sports Director may request verification of a Resident and the status of any guest at any time and may require reasonable additional information from any person using the pickleball facilities deemed necessary or appropriate in management's reasonable discretion. All users must comply with such requests by management. Failure to comply will result in the person(s) being required to leave the pickleball facilities and other remedies of the Association in accordance with the Declaration, Bylaws, and applicable law (i.e.fines, suspension of use rights etc)

7. Exceptions. Guests invited to an event by the Racquet Sports Director, Guest(s) invited to an Association event or visitors playing in sanctioned League play of League team scrimmages.

e. Events

1. A Pickleball Event is when any group of players utilizes more than one court or has reserved more than one court in the Reserve My Court system to use the courts at a designated time and date and /or within 24 hours of the same designated time and date to play with any group of people. This includes but is not limited to a Resident's invited Guest(s) and the number of players exceeds one resident and three invited guests.

2. The Cascades pickleball courts may never be utilized for a pickleball event with Guests or any other person (s) that are not Residents of The Cascades without written permission of the Cascades Racquet Sports Director or the Pickleball Club.

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.

a. 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.

b. Requirement for vendors and realtors who use drones can be found at the Clubhouse office.

c. 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 Café 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 and meetings shall take precedence over all other entities for scheduled use of onsite and/or offsite events. No pool parties may be scheduled within ten (10) day prior to or ten days after a CRA-sponsored pool party. No show, except the Cascades Theatre Company's (CTC) annual show, may take place within ten days of a Club Cascades scheduled show. No show may be scheduled in the Ballroom within ten days prior to or ten days after the annual CTC show. A show is defined as entertainment for which tickets are available for sale to all Residents.

9.2 Approval Required. Approval by both the Calendar Committee Chairperson (CCC) and the Clubhouse Coordinator (Coordinator) is required for all onsite and offsite events.

9.3 Submitting Requests. The Calendar Committee will hold an annual calendar meeting on a date(s) to be determined each year. After said meeting(s), the CRA's Club Cascades, the Villages, the Committees, and every club and organization will have two weeks to submit their requests for events, meetings and rehearsal dates for the following calendar year.

9.4 Event Request Form. Forms for additional events or meetings not included in Section 9.3 should be submitted no later than thirty days prior to the event date being requested which must be approved by both the CCC and Coordinator so that space can be identified and allocated for such purposes.

9.5 Types of Events.

a. Monthly Meeting Day Events. All clubs and charitable organizations may have a program of their choice in the Ballroom or at another onsite or offsite location on their twelve scheduled Monthly Meeting dates, as may be rescheduled and/or otherwise changed from time to time, which dates/events are subject to CCC and Coordinator approval. It is understood that all charitable organizations may schedule up to three card parties utilizing three of their twelve approved meeting dates. Further, said card parties are assigned on a pre-determined and approved rotating basis which must be followed.

b. Fundraising Events. Notwithstanding the foregoing section 9.5 (a), in addition to their monthly meetings, all charitable organizations may schedule one morning and evening fundraising event in the Ballroom (subject to availability) or at another onsite or offsite location during "season" (November 1 through May 31). They may also schedule one morning and one evening fundraising event in the Ballroom (subject to availability) or at another onsite or offsite location during "off-season" (June 1 through October 31). These additional fundraising events are subject to CCC and Coordinator approval.

c. Poolside Events. Subject to section 9.1 herein above, every club and organization may request an additional poolside event at the main pool by submitting an additional Event Request Form no later than thirty days prior to the requested event date which must be approved by both the CCC and Coordinator. Clubs and organizations may have music (live band or DJ) for a four hour event between the hours of 12:00 pm and 10:00 pm.

d. Approval of Events. Notwithstanding the above, all scheduled events must be cleared and approved by both the CCC and the Coordinator.

9.6 Audio Visual (AV) Equipment.

a. Audio Visual Equipment. Use of the spotlight and other audio-visual equipment must be pre-arranged when submitting an Event Request Form per Section 9.3 that specifies what is needed (1) which

must be approved by the CCC, the Coordinator and the AV Committee, and (2) which shall be at the sole cost and expense of the club or organization requesting its use.

b. Use of Audio Visual Control Booth. The Control Booth may only be accessed and used by a sound company, other entity, or individual that has been approved and authorized by Management.

c. Lasers. Lasers are strictly prohibited from being used in the Ballroom.

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

9.7 Advertising.

a. Newsletters. No advertising whatsoever is to be done before the event is approved by both the CCC and Coordinator. This includes, but is not limited to, any type of print media (*Voice of the Cascades*, newspapers, magazines, newsletters), the *Forum*, broadcasting, online, and social or any other type of media. Loss of privileges may result due to non-compliance, including, but not limited to, loss of use of meeting rooms, use of the CRA website, and posting of information in the Clubhouse.

b. Lucite Holders. Only flyers that publicize events that have been approved by both the CCC and Coordinator may be placed in the Clubhouse Lucite Holders. Loss of privileges may result due to non-compliance, including, but not limited to, loss of use of meeting rooms, use of the CRA website, 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 *Voice of the Cascades* magazine may be placed on driveways.

d. Promotions at Tables. No tables may be set up in the Clubhouse lobby for any purpose, including, but not limited to, registrations, ticket sales or ticket distribution without prior approval by both the CCC and Coordinator as well as any other club, organization or committee which have been approved for meeting at that time.

e. Posters. The assignment of poster space on the wall across from the Clubhouse Arts & Crafts studio must be approved by both the CCC and Coordinator and shall be based upon the date the event. Postings will be limited to once in a three-month period by any club or organization and shall be limited to a period of no more than two weeks unless there is unrequested space available. Additionally, except for Club Cascades, no posters or other advertising may be set up in any onsite facility without approval by both the CCC and Coordinator. Non-compliance with this rule may result in the suspension of the club's or organization's right to place posters or other advertising in any onsite facility for the balance of the calendar year in which the infraction occurred..

9.8 Catering. All catered functions held in the Clubhouse Ballroom shall be opened to any caterer the sponsoring club or organization chooses if the caterer has the proper license and insurance coverage. Preferential treatment of the Cascades Café vendor is not mandated; however, Master Board committees shall give the Cascades Café vendor preference provided the Café's bid price for the same services and menu is comparable to that being offered by other similar vendors.

9.9 Sales by Residents. By invitation of a Cascades club or organization, Residents may display and sell their products on CRA property in conjunction with an event approved by both the CCC and Coordinator.

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. Decorations may not be pinned onto any curtains throughout the Clubhouse facility.

9.11 Security Deposit. Upon approval by the CCC and Coordinator of an event, a \$250 refundable security deposit is immediately due from all clubs and organizations, excluding CRA's Club Cascades, for Ballroom and kitchen use. The deposit 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 sponsoring club or organization will be responsible for paying the balance prior to its next use of the Ballroom or kitchen.

9.12 Set-Up Fee. All clubs and organizations, excluding Club Cascades, sponsoring an event necessitating a "set-up" or "break-down" in the Ballroom or main pool area are required to pay the CRA an advance fee of \$120 payable upon approval of the requested event date by both the CCC and Coordinator.

9.13 Use of Ballroom Kitchen.

a. Clean-up of Kitchen. All clubs and organizations are responsible for arranging to clean up the kitchen, equipment, non-consumable supplies and utensils after an event and ensuring the kitchen is clean and left in good order. The club or organization sponsoring an event must supply cleaning supplies.

b. Disposal of Garbage. Garbage must be wrapped and tied in plastic garbage bags, boxes must be broken down and flattened and all be placed in proper receptacles, namely, the dumpsters.

c. Use of Refrigerator. All items stored in the refrigerator and/or freezer must be correctly labeled with the name of the individual, club or organization 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 after the function.

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

9.13 Emergency Use. Notwithstanding anything to the contrary, 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 be provided to the members of the Board. A copy of each report given shall be attached to the meeting minutes

11. COMMUNITY CHANNEL **(Omitted March 2025)**

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.

a. Rule 5.11 is hereby revoked.

b. No pets/animals, except for Service Animals or Emotional Support Animals (collectively referred to as “Assistance Animals”) to service persons with a “disability” (as defined by the Fair Housing Act and any other applicable laws) with proper certification and/or documentation from a health care provider as permitted by law, are permitted in the following locations: the Clubhouse, the Fitness Center, the Café building and lanai, both pool areas and their enclosed areas, the Racquet Sports Center and Gazebo, and the Bocce Court. (i.e., Restricted Areas)

c. No Assistance Animals in the Café or its lanai may sit in any chair or be fed or watered in these areas.

d. Any person with an approved Assistance Animal in the Café or its lanai shall be responsible for immediately cleaning up any debris of any form created by the Assistance Animal. If the Assistance Animal is brought onto or into any Restricted Area, by a Resident or a person who is a Guest of a Resident, the Resident is also responsible for the immediate cleanup and other restrictions set forth in this Rule 15.4 and subject to a grievance complaint for failure to comply with this rule 15.4.

e. Under NO circumstances are Assistance Animals that are rightfully in the area of either pool permitted to enter the pool(s) at any time.

f. Notwithstanding the above, if at any time an Assistance Animal becomes unruly, dangerous or vicious, or otherwise constitutes a nuisance in the reasonable determination of a Board member and/or Management, at the direction of a Board member or management, it shall be removed immediately from a Restricted Area.

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 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 email 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.

25. USE OF ALLOCATED FUNDS

25.1 Use of Allocated Funds. Any project or purpose approved for expense must start within 60 days of approval. If the project or purpose has not begun by getting a deposit to a vendor within 60 days of approval, the approval and availability of funds are immediately terminated. Previous expense approvals whose funds are still unused are now considered void. Any project or purpose previously approved but not initiated will require resubmission for current expense consideration.

26. PLACEMENT OF PROPANE TANKS

26.1 Placement of Propane Tanks. No permanent propane or gas tank or other similar tank or structure may be installed upon any homeF's lot unless it is placed underground. No above-ground permanent tanks or structures shall be allowed upon any Resident lot.

26.2 Permanent Tank. A permanent tank shall be defined as a tank that is attached directly to the lot and/or the exterior of a home located upon a lot, even if the attachment itself is underground. All such tanks must be installed underground and cannot remain above ground.

26.3 Propane for Gas Grills. Only small portable propane or gas tanks related to the use of a standard-size gas/propane grill or other similar item will be allowed above ground on any Resident lot.

27. OPEN DISPLAY OF FIREARMS

27.1 Open Display of Firearms. For the safety, comfort, and welfare of all Residents, Guests, and staff, the **OPEN DISPLAY** ("open carry") of firearms or other weapons is strictly prohibited anywhere within The Cascades community including but not limited to all common areas and facilities, as well as any area on a Lot or within a Unit that is visible to others outside the Lot or Unit. This rule does not restrict lawful possession of firearms or weapons within a Unit or in accordance with applicable law but prohibits their

exhibition, display, or use in any manner, including a manner that could cause alarm, intimidation, or disturbance to others. Violations of this rule shall be subject to enforcement actions in accordance with the Association's governing documents and applicable law, including but not limited to fine, suspension of common area use rights, or other remedies including trespass for refusal to comply. A sign stating this rule may be posted at all vehicular and pedestrian gates into the community. The only exception is any person hired by the CRA for iguana remediation.