

ISLAND PARK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit
c/o Sunstate Association Management Group, Inc.
P. O. Box 18809, Sarasota, FL 34276
P: 941-870-4920 | F: 941-870-9652
allapplications@sunstatemanagement.com

CLUBHOUSE RESERVATION APPLICATION

Name (print): _____ Date: _____

Bldg: _____ Unit: _____ Phone: _____

Date Requested: _____ Times: From: _____ To: _____

Number of People attending _____

A check in the amount of \$200.00, made payable to Island Park Condominiums, along with the signed page 1 of this application, must be returned to Sunstate Association Management Group, Inc. at the address listed above, deliver it in person to 5602 Marquesas Circle, Unit 103, Sarasota, FL, 34233 or email allapplications@sunstatemanagement.com. Request must be made at least 2 weeks in advance.

The deposit of \$200.00 will be returned if the Clubhouse has been cleaned by the morning after the event and if there is no damage. If the clubhouse is not cleaned properly, a cleaning charge of \$75.00 will be assessed.

Please initial the following:

_____ The Association Insurance does not cover private parties or anyone attending such party. The Association insurance does not cover the serving of alcohol at private parties held in the clubhouse. Liquor liability is assumed by the owner hosting the private function.

_____ The homeowner is responsible for the conduct and behavior of his/her guests as well as any injury to persons or property arising out of the usage of the Clubhouse & Pool area. The homeowner agrees to indemnify and hold harmless Island Park Condominium Association of any claims, actions, causes of action, damages or liability arising out of homeowners' use of the facility.

I have read, understand and agree to the above statements. I have received the Clubhouse and Pool rules and agree to abide by these rules.

Signed: _____

For office use only

Date Received _____

Check # _____

By _____

ISLAND PARK CONDOMINIUM OWNERS ASSOCIATION, INC.

CLUBHOUSE & POOL AREA RULES & REGULATIONS

3.1 The clubhouse shall not be used for any group meeting and/or commercial purpose other than meetings of the members of the Association, the Board of Directors or Island Park Residents' social gatherings as approved by the Board of Directors.

3.2 Clubhouse hours of operation shall be between 6:00 am. and 10:00 pm. Special functions may be reserved two (2) weeks in advance by Island Park Residents by application to the Social Committee. The Association has first option on all holidays.

3.3 A two hundred dollar (\$200.00) security deposit shall be paid by the Island Park Resident at the time of booking, to be held by the Association and used to pay for any damages to the recreational facilities by the Island Park Resident, his guests or invitees or for any clean-up costs necessitated by the function. Notwithstanding the foregoing, in the event the cost of damage repair and/or clean-up exceeds two hundred dollars, the reserving Unit Owner (or the Unit Owner landlord of the reserving tenant) shall be responsible for the same pursuant to Section 8.1(d) of the Declaration.

3.4 Hosts of private parties shall be Island Park Residents who shall be responsible for ensuring the clubhouse is left in a clean condition. All garbage and recyclable items shall be immediately removed from the clubhouse and disposed of properly.

3.5 The clubhouse doors shall be locked when vacating the premises and the external bathroom doors shall be kept locked at all times. Ceiling fans and lights shall be turned off when vacating the clubhouse.

3.6 The clubhouse and all other Common Elements, including Limited Common Elements, shall be kept free from any and all advertising and/or personal notices other than postings by the Board of Directors and notices of social gatherings open to all Association members.

3.7 Subject to the rules herein set forth, the Board of Directors shall not unreasonably restrict any Island Park resident's right to peacefully assemble or right to invite public officers or candidates for public office to appear and speak in the Common Elements of the Condominium.

3.8 Smoking is not permitted in the recreational facilities, the lakeside gazebo and all parts of the Condominium buildings which are not included within the Units or lanais including, without limitation, the elevators, stairwells, building walkways, building patio terraces, storage rooms, disposal rooms, electrical and mechanical rooms, and the parking garage. Disposal or littering of tobacco butts in the Common Elements is prohibited.

3.9 Swimming pool hours of operation shall be between sunrise and 9:00pm unless otherwise posted in the pool area.

3.10 Compliance with posted rules in the pool area is mandated. The gates to the pool are must be kept closed at all times.

3.11 Do not tamper with the pool heater controls. Ensure that the pool side water tap remains turned off.

3.12 No person shall make or permit to be made any unreasonable noise in the pool area that will interfere with the rights, comforts and convenience of other persons including poolside residents.

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- 3.13 No radios, CD players or other sound devices are permitted in the pool area unless used with headphones to ensure that others cannot hear the sounds produced by such devices.
- 3.14 No drinks, other than water, or food are permitted in the pool area. Such water and any tanning lotions or oils must be in non-breakable containers.
- 3.15 Chairs and lounges must be covered with toweling if tanning lotions or oils are used. Bathers using tanning lotions or oils must shower before entering the pool.
- 3.16 Persons with wet bathing suits or who are wearing tanning lotions or oils shall not enter the clubhouse (except the washrooms through the external doors) nor use its furniture.
- 3.17 Proper swimwear shall be worn at all times in the pool. Nudity is not permitted in the pool area. Persons wearing diapers must also wear tight fitting waterproof pants. Disposable diapers and undergarments are not permitted. Non-toilet trained children are not allowed in the pool.
- 3.18 No floating objects, including rafts, are permitted in the pool with the exception of Styrofoam noodles, safety flotation devices being worn by swimmers or those required by persons engaged in water exercises.
- 3.19 Roughhouse, running, pushing or ball playing is not permitted in the pool area. Diving into the pool is prohibited.
- 3.20 Close umbrellas and return pool furniture to their original location when leaving the pool area.