

TBC Rules and Regulations – The Short Version

The full TBC **“Rules and Regulations” (R&R)** are available on the TBC website. This short version is a brief reminder of the **“rules of the house”** for day-to-day life at TBC - rules that are a “good read” once in a while. This writing is not intended to be all-inclusive or replace the official “Rules and Regulations”. It is meant to be helpful, especially for new Owners.

Pool, Hot Tub, Pool Deck

- **Pool hours are from dawn to dusk** as required by Town & County regulations.
- Please shower before using the pool or spa.
- No spray-on lotions: the mist stains the furniture and deck tile.
- **No running around the pool or playing in the fountains.**
- **No glass containers on the pool deck.**
- **No beverages or food may be taken into the pool or hot tub.**
- **No animals are permitted on the pool island**, as required by the Dept of Health.
- **No vaping or smoking any tobacco products on the pool island.**
- Small rafts and water toys are permitted; please be courteous to our swimmers.

Cabana and Fitness Room

- Cabana is kept locked; your Unit entry key works if it is on the TBC master key system.
- **Fitness Room may be used by appointment ONLY. Reserve sessions using the TBC Amenity Scheduler online. Guests are only permitted to reserve the Fitness Room for sessions starting at 3:00PM.**
- Please use the provided cleaning towelettes to wipe down equipment after your use.
- No bare feet or dripping wet clothes in the Cabana.
- **No vaping or smoking any tobacco products in the Cabana or Fitness Room.**
- Children under 16 must have adult supervision at all times while in the Fitness Room. No children under 13 are allowed to use the Fitness Room.

Tennis and Pickleball

- Play from 8:00AM to dusk
- **Court time must be reserved using the TBC Amenity Scheduler.**
- **Open play time is limited to Members and their resident guests.**
- **Owners’ non-resident guests are permitted to use the courts ONLY if accompanied by the Owner.**
- Only athletic shoes are permitted on the court surface.

Dock

- Be careful ... take extra care when children are present.
- Boats may be docked for no more than 1 hour.
- Fish cleaning tables are provided; wash them after use with the hose provided.

Private Use of the Cabana Community Room - An Owner may reserve the Cabana's Community Room and the deck space immediately outside for private use on a first-come-first-served basis. A completed reservation request form and a \$100 fee are required. The request form is available on the TBC website. **Please discuss your plans in advance with our General Manager.**

Parking - Outside spaces are for guests, delivery vehicles, and contractors. **Owners must keep their vehicles in their garages** but may park in outside spaces for *brief* periods during the day – measured in minutes, not hours! – but never overnight. ***No parking by anyone – including Owners - is permitted along the property's roadways or within the garage breezeways without permission of the General Manager.***

Exterior Appearance is managed with great care to preserve a common appearance, safety and to prevent water intrusion. Hanging anything on the exterior wall surface will penetrate the Building's membrane and is a no-no.

- **Garments, towels, rugs, swimsuits — whatever — may not be hung from railings anywhere.** Check the full R&R for specific guidelines for permitted outside signs, symbols, holiday decorations, umbrellas, ceiling fans, etc.

Landscape Pruning - Our General Manager manages the pruning and watering of our plants on the property and in the common area planters. Please do not do it yourself.

Unit Renovations - Major repairs, replacements or alterations require Association approval via *Request for Approval* forms to be submitted prior to commencement of construction. The forms are available on the TBC website. Emergency repairs and minor low impact, decorative work such as painting, wallpapering, carpet replacement, and appliance replacement do not require Association approval. *(See R&R XXXII in full.)*

Elevators - If large objects are to be moved in the elevators, notify the Maintenance Manager in advance to request that elevator pads and protective flooring be put in place to prevent damage to the elevators.

Pets – Owners' pets must be approved by the Board using a Pet Registration and Approval form available on the website. Resident or visiting dogs are to be no larger than 22 pounds or 16 inches at the shoulder. Guest dogs need to be OK'd in advance by the General Manager or a Board member. Dogs must be on leash at all times. **No animals are allowed on the pool island by order of the Sarasota County Department of Health.**

Bird feeders are not allowed, nor is feeding birds, or other wildlife.
Loud noise and music are not permitted between 10:00PM and 8:00AM.

That's the short version. Much thought went into the TBC Rules & Regulations. They work well and make living in a "Community" an enjoyable and respectful experience for all Owners!

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