



## ***Cobb's Landing Community Association***

### **TENNIS COURT ACCESS, RULES AND REGULATIONS**

Cobb's Landing electronic key fobs are assignable to residents for access to both the Community new large walk-out pier and the tennis courts. Access to the boat slips is only available for residents leasing boat slip space.

Our Cobb's Landing Community tennis courts are available for playing tennis ONLY (note: pickle ball is prohibited). No skateboards, roller skates, bicycles, strollers or other objects that could damage tennis court surfaces shall be allowed on the tennis courts. Tennis courts are available for resident use from 8am to sunset. Any guests using Community amenities must be accompanied by a Cobb's Landing resident. Access to tennis courts is not transferrable. Key fobs are the property of Cobb's Landing Community Association and cannot be conveyed to new property owners. New residents must register and provide the required refundable deposit to receive a key fob.

Please read and fully comply with the RULES AND REGULATIONS.

Each key fob is a small disc that can be attached to a keychain. The fob has a unique code assigned to that residential address. To gain access, tap or swipe the fob past the entry door sensor. If you are an approved user, the door will buzz and unlock. If the code is not current or registered (or if the fob has been deactivated), the door will not open, effectively denying access to unauthorized individuals.

Non-resident court instructors will be admitted only when the Cobb's Landing resident arrives at their lesson with their assigned key fob. Community key fobs must never be given out or lent to non-residents.

Obtaining a Community Key Fob is easy:

- Contact property manager Cindy (calexopoulos@mgmt-assoc.com) to request Community Key Agreement to access the tennis court and Community Pier, or download it from Cobb's Landing website: <https://www.cobbslandingph.com/whats-happening>
- Fill out the Community Registration and Usage Agreement and include a \$50 check made out to "Cobb's Landing Community Association" which shall be the refundable key deposit. Return to the address on the form, or to community representative if designated.
- Residents shall be assigned a key fob upon signing Registration and Usage Agreement and paying required refundable deposit. Keys must be returned when moving from Cobb's Landing.
- The deposit of \$50 (without interest) will be refunded when the Key Fob is returned to the property management office. Do not mail the Fob. It needs to be signed back into inventory to activate the \$50 deposit refund.
- Serial number records will be kept at the property management office, and you may write down the Fob's unique ID for your records. If found, we will attempt to return it to you using the serial number.
- Lost key fobs shall result in forfeiture of your deposit. A new key will require another deposit.
- If for any reason a resident wishes for their key fob to only allow access to the new pier but not the tennis court (or vice versa), that can be accommodated. There is no difference to key deposit cost if only using one amenity.

We hope Cobb's Landing residents continue to use and enjoy our new pier, tennis courts, walking paths and all other community amenities.



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### **TENNIS COURT ACCESS, RULES AND REGULATIONS**

#### **TENNIS COURT RULES AND REGULATIONS**

1. In accordance with the Cobb's Landing governing documents, the Association owns these amenities and the tennis courts shall only be available for use in accordance with these rules and regulations.
2. The rules shall apply to the use of courts by everyone, including owners, their authorized guests and authorized instructors.
3. All guests shall be accompanied by residents. Residents shall be responsible for misuse of rules or harm to the courts or other players caused by anyone entering the property using their assigned key.
4. Tennis courts are available for use from 8am to sunset. Use of the tennis courts for any purpose outside of these hours is prohibited.
5. No animals (other than service dogs) shall be allowed within the tennis courts.
6. No glass containers, food, chewing gum or smoking is allowed on the tennis courts. Only water and packaged non-alcoholic beverages are permitted on the tennis courts.
7. Foul language and/or disorderly conduct is prohibited.
8. Common courtesy is expected. Please vacate promptly for next players waiting to play.
9. Tennis courts are available only for playing tennis, PICKLE BALL is prohibited on these courts. Also no skateboards, roller skates, bicycles, strollers or any other objects that could damage tennis court surfaces shall be allowed on the tennis courts.
10. Failure to comply with rules may result in suspension of use or termination of access.

#### **Tennis Instructors Must:**

1. Be registered and approved by HOA management.
2. Provide any required insurance and execute all documents required by the Association for registration before they will be allowed to use the tennis courts for Cobb's Landing resident tennis instruction. The failure to provide proof of any required insurance and execute all documents precludes the use of the courts for instruction.
3. Observe all rules and regulations regarding the use of the tennis courts.
4. Only provide instruction to resident owners and authorized guests of residents who are taking lessons at the same time as the Cobb's Landing resident.
5. Tennis instructors must promptly vacate the court upon completion of the lesson.
6. The failure of a tennis instructor to comply with any of these rules and regulations or the direction of HOA management may result in enforcement action, up to and including termination of tennis instruction privileges.

For further details, contact the Cobb's Landing Board or our property management company:

Management and Associates, 720 Brooker Creek Blvd #206, Oldsmar FL 34677

Cobb's Landing Property Manager Cindy Alexopoulos (calexopoulos@mgmt-assoc.com)