



The Association of
FAIRWAYS
— AT ROYAL OAK, INC.



RULES
— AND —
REGULATIONS



— OFFICIALLY ADOPTED AUGUST 13, 2026 —

TABLE OF CONTENTS

Section 1: Common Elements	Page 1
Property Structure • Common Elements	
Section 2: No Limited Common Elements	Page 1
Core Rule • Resident Rights • Personal Property	
Section 3: Parking and Vehicle Registration	Pages 2-3
Vehicle Access/Long Term Parking • Parking Tags • Vehicle Registration Parking Rules • Towing Enforcement	
Section 4: Leasing, Tenants, and Occupancy	Page 4
Lease Requirements • Tenant Registration • Owner Responsibility Tenant Compliance • Occupancy and Guest Limits	
Section 5: Guest Policies, Conduct, and Amenities	Page 5
Guest Policy • Guest Parking • Guest Stay Limits • Conduct and Behavior • Amenity Use	
Section 6: Community Conduct	Page 6
General Noise • Smoking/Vaping • Vehicle Conduct • Recreation and Safety • Common Element Respect	
Section 7: Pets and Animals	Pages 7-8
Registration • Limits • Control • Owner Responsibility • Service Animals • Pet Relief	
Section 8: Maintenance and Owner Responsibilities	Pages 9-10
Owner Responsibility • Extended Absence • Plumbing/Interior Exterior Standards • Cameras/Doorbells • Common Elements	
Section 9: Pool Rules	Pages 11-12
Pool Access • Guests • Safety • Conduct • Pool Rules Sign	
Section 10: Laundry Room	Page 13
Hours • Authorized Use • Cleanliness • Maintenance	
Section 11: Bulk Trash, Dumpsters, & Unit Cleanouts.....	Page 14
Household Trash • Unit Cleanouts • Owner Responsibility • Unauthorized Dumping	
Section 12: Fining and Hearing Procedures	Page 15
Fining and Hearing Procedures	

SECTION 1: COMMON ELEMENTS



1.1 DEFINING OUR PROPERTY STRUCTURE

All property outside of the interior boundaries of individual units is classified as Common Elements.

Authority: Article 5, Sections A–C.



1.2 WHAT ARE COMMON ELEMENTS?

Common Elements include:



Land: Grounds, lawns, and all real property.



Structures: Foundations, roofs, load-bearing walls, and all structural components.



Exterior: Building envelope and exterior walls.



Shared Systems: Plumbing, electrical, and all systems serving more than one unit or common areas.



Amenities: Walkways, parking areas, recreational spaces, landscaping, and all other improvements and installations.

SECTION 2: NO LIMITED COMMON ELEMENTS

2.1 CORE RULE



**FAIRWAYS HAS
NO LIMITED COMMON ELEMENTS.**

No portion of the common elements is reserved for the exclusive use of any unit.

Authority: Article 6.

“This Declaration of Condominium does not create any limited common elements and does not reserve any portion of the common elements for the exclusive use of a certain condominium unit or units to the exclusion of other units.”



2.2 WHAT THIS MEANS FOR RESIDENTS

As a result:

- ✓ No owner may claim or reserve any portion of the property for their exclusive use.
- ✓ No exclusive use of walkways, green spaces, parking areas, or other common areas.
- ✓ All common elements are shared equally by all members.



2.3 PERSONAL PROPERTY

Furniture, plants, décor, or other personal items are **not** permitted on common elements, including:

- Walkways
- Building exteriors
- Lawns

The Association maintains total control and responsibility over the appearance, repair, and use of all common elements.



SECTION 3: PARKING AND VEHICLE REGISTRATION

PURPOSE

Parking areas at Fairways at Royal Oak are common elements maintained for the shared use and benefit of all unit owners.

The Declaration of Condominium does not create limited common elements; therefore, no unit owner, tenant, occupant, or guest acquires an exclusive or preferential right to any parking space by custom, convenience, or extended use. **Parking spaces are intended for the active parking of operable, registered vehicles and are not intended for long-term vehicle storage.**

These parking regulations are adopted pursuant to the authority granted to the Board of Directors under the Association's Declaration of Condominium, Articles of Incorporation, Bylaws, and applicable provisions of Chapter 718, Florida Statutes, including §§718.111, 718.303, and, where applicable, §715.07.

These regulations are intended to clarify and implement the Association's governing documents and promote the safe, orderly, equitable, and efficient use of the Association's common element parking areas.

3.1 COMMON ELEMENT PARKING

To preserve the availability and proper use of the Association's common element parking areas, the Association will monitor all vehicles to identify those that appear to have remained in the same parking space for an extended period.

If a vehicle appears not to have been moved for **thirty (30) consecutive days**, the Association will initiate a parking review and notify the registered owner.

Upon notice, the owner will be required to:

- Relocate the vehicle to another parking space;
- Demonstrate that the vehicle is not being stored on the common elements; or
- Remove the vehicle from Association property.

The thirty (30) day period is an administrative guideline used to determine when a parking review is appropriate and is not, by itself, a violation.

Failure to comply with a reasonable request of the Association may result in enforcement action authorized by the governing documents, including fines (where permitted by law), suspension of use rights where authorized, towing pursuant to §715.07, Florida Statutes, and any other lawful remedy.



SECTION 3: PARKING AND VEHICLE REGISTRATION

3.2 VEHICLE PARKING DECAL/TAG

- Each unit may register **two (2)** personal vehicles.
- All required documents must be completed and submitted to Management before a decal/tag is issued.
- In addition, each unit will receive **one (1)** visitor parking hang tag. The visitor tag may only be used in the designated visitor areas and may not be used by a resident for a third vehicle.
- Resident parking decals and visitor hang tags that become faded, damaged, or torn must be reported to Management and returned before replacement decals/hang tags will be issued.
- The resident parking decal and visitor hang tag are provided at no charge.
- A replacement fee of \$25.00 will be charged for each lost or stolen resident parking decal or visitor hang tag.

3.3 VEHICLE REGISTRATION

- A copy of the current registration for each vehicle on file with Management.
- Current vehicle make, model, color, and license plate number on file with Management.
- Registered vehicles must display a Fairways decal on the driver's side interior window and visible at all times.

3.4 PARKING RULES

- All vehicles must be in operable condition (no flat tires, fluid leaks, dead batteries, or similar conditions) and capable of being relocated upon reasonable notice by the Association.
- Vehicles shall not be left running unattended or idled for extended periods for battery charging, heating, air conditioning, or any other non-essential purpose.
- License plates must be securely fastened to the rear of the vehicle.

3.4 PARKING RULES

- Vehicles and any cargo or equipment being transported must remain entirely within the boundaries of the parking space and may not extend beyond the parking space into sidewalks, travel lanes, or common elements.
- Unregistered vehicles or vehicles with expired license plates may be towed without notice at the owner's expense.
- Mechanical repairs, maintenance, or servicing of vehicles on Association property is prohibited. Vehicles may not be raised, placed on jacks, or supported by mechanical devices, except for the temporary changing of a flat tire in an emergency.
- Any emergency tire change shall be performed at the vehicle owner's sole risk and responsibility. The Association assumes no responsibility or liability for injury, damage, or loss arising from such activity.
- Washing of vehicles, mobile detailing, or use of extension cords running from a unit to a vehicle is prohibited.
- Nothing may be placed between a vehicle's tires and the pavement, including, but not limited to, blocks, wheel chocks, or other materials that may create a safety hazard or become airborne projectiles.

3.5 TOWING ENFORCEMENT

- Fairways at Royal Oak is private property.
- Vehicles in violation of these Rules and Regulations may be towed without prior notice at the owner's expense, risk, and responsibility, in accordance with Florida Statute § 715.07.
- The Association assumes no responsibility or liability for damage, loss, or theft associated with towing.
- The Association's authorized towing company is posted at all entrances.



SECTION 4: LEASING, TENANTS, AND OCCUPANCY

4.1 LEASE REQUIREMENTS

- All leases must be in writing and given to Management seven **(7)** days prior to occupancy.
- All occupants must be listed on the lease.
- Minimum lease term:
30 days – Declaration §24(B)
- Owners are responsible for complying with all applicable Florida laws and current Brevard County Tourist Development Tax requirements related to the rental or occupancy of their Unit.
- Brevard County Code, Chapter 102, Article III – Tourist Development Tax, and Florida Statute §125.0104.
- No subleasing is permitted.

4.2 TENANT REGISTRATION AND LEASE

- No tenant may occupy a Unit until the registration process is complete and parking decals have been issued.

Submit to Management

1. Executed lease agreement
2. Names and ages of all occupants
3. Government-issued photo ID on all adults
4. Contact Information
5. Vehicle Information
6. Pet Registration
7. Emergency Contact
8. Basic background check on all adults

4.3 OWNER RESPONSIBILITY

- Unit owners are responsible for all tenants, occupants, and guests.

Owners are liable for:

- Violations
- Damages
- Fines and enforcement costs.

4.4 TENANT COMPLIANCE

Tenants must comply with all:

- Governing Documents
- Rules and Regulations
- The owner and all adult occupants must sign and submit an acknowledgment confirming receipt of the Association's governing documents and current Rules and Regulations.
- Violations by tenants are treated as violations by the owner.

4.5 OCCUPANCY

- Occupancy limited to individuals listed on the lease and must comply with Association rules and Titusville Code Enforcement occupancy rules.

2024 International Property Maintenance Code Section 404.4.1-404.4.5 - Occupancy Limitations.

- **If a unit owner is not staying in the unit** and allows other persons to use or occupy the unit, all occupants must be registered with the Association and Management prior to the stay, along with a signed acknowledgment by the unit owner.

Registration shall include:

- Names and ages of all occupants
- Length of stay
- Vehicle information and registration
- Pet registration and required pet information.
- Owners are responsible for ensuring all occupants, guests, family members, invitees, vehicles, and pets comply with the Association's governing documents and Rules and Regulations.
- No occupant may allow additional persons to stay in or use the unit without the owner's approval and notification to the Association and Management.

4.6 LEASE ADMINISTRATION

- The Association does not approve or deny leases.
- The Association's role is limited to:
 1. Documentation compliance
 2. Registration verification
- Fees may apply as permitted



SECTION 5: GUEST POLICIES, CONDUCT, AND AMENITIES

5.1 GUEST POLICY

- Guests are welcome and must comply with all Association rules;
- Owners are responsible for the actions of their guests.
- Guests occupying the unit without the owner present must be registered with Management prior to their stay.
(See Section 4.5)
- Repeated or extended guest stays may be considered a lease and must comply with the leasing requirement.

5.2 GUEST PARKING

- Overnight guests must park only in designated visitor parking spaces located at Buildings A and B along Knox McRae Drive and Barna Avenue.
- A valid visitor hang tag must be displayed at all times and hung from the rearview mirror so as to be clearly visible from outside the vehicle.

5.3 GUEST STAY LIMITS

- Guest stays exceeding thirty (30) cumulative days in a calendar year may be deemed a lease.
- Use of guests or occupants to circumvent leasing restrictions is prohibited.
- Overnight guests **with the owner present** must be registered with the Association if the stay exceeds seventy-two (72) consecutive hours.
- Overnight guests **without the owner present** must be registered with the Association prior to occupancy.
- Guest registration must include the names of all occupants and vehicle information.

5.4 NOISE

- Quiet hours are from **9:00 PM to 8:00 AM**.
- No resident, occupant, tenant, guest, or invitee shall create or permit any nuisance, excessive noise, or disruptive behavior that unreasonably interferes with the peaceful enjoyment, comfort, or quiet use of other units or the common elements.

5.5 CONDUCT AND BEHAVIOR

- All persons must act in a courteous and respectful manner.
- No disorderly, illegal, or offensive conduct is permitted.
- Harassment, threats, or intimidation of any kind will not be tolerated.
- Residents are responsible for ensuring their guests comply with these rules.

5.6 PETS AND SERVICE ANIMALS

- **Guest pets are not permitted on Association property, except for service animals or other assistance animals protected by applicable law.**
- This restriction does not apply to pets accompanying registered occupants who are lawfully residing in a unit in accordance with these Rules and Regulations. Such pets must comply with all Association pet restrictions, including registration, weight limits, licensing, and all other applicable requirements.
- Service animals and other assistance animals shall comply with applicable law

5.7 AMENITY USE

- Minor guest(s) may use amenities only when accompanied by the owner or approved occupant.
- All amenity rules apply to guests.
- Improper use or misuse of amenities is prohibited.



SECTION 6: COMMUNITY CONDUCT

6.1 GENERAL NOISE AND DISTURBANCE

- No unreasonable noise or disturbance is permitted.
- Loud shouting, abusive language, or disruptive conduct is prohibited.
- Noise must not interfere with peaceful enjoyment of residents.
- Quiet hours **9:00 PM to 8:00 AM** may be enforced by the Association.

6.2 SMOKING, VAPING, AND AIRBORNE NUISANCE

- Smoking and vaping are prohibited in common areas and restricted common elements as designated by the Association.
- Smoking and vaping are prohibited in shared indoor facilities, including the laundry room, pool bathrooms, and other posted areas.
- Smoking, vaping, or similar activity that creates unreasonable smoke, odor, vapor, or nuisance affecting neighboring units, common elements, or residents may constitute a nuisance violation.
- Owners are responsible for ensuring tenants and guests comply.

6.3 VEHICLE NOISE AND PARKING LOT CONDUCT

- Loud music, speakerphone conversations, Bluetooth calls, or other electronic communications that are audible to others should be conducted in a manner that does not disturb residents or guests.
- Engine revving, unnecessary horn use, burnouts, racing, or other disruptive vehicle conduct is prohibited.
- Vehicles shall not be left running unattended or idled for extended periods for battery charging, air conditioning, heating, or any other non-essential purpose.

6.4 RECREATIONAL ACTIVITIES, SAFETY, AND COMMON ELEMENT PROTECTION

- Recreational use of skateboards, scooters, rollerblades, roller skates, bicycles, e-bikes, and similar devices is prohibited on the common elements. Bicycles and e-bikes may be used solely for entering or exiting the property and must be operated in a safe and courteous manner.
- Climbing on buildings, railings, walls, or structures is prohibited.
- No writing, drawing, painting, chalking, carving, or marking of any kind is permitted on sidewalks, walkways, curbs, railings, walls, buildings, or any other common elements. Defacing or causing damage to the common elements is prohibited.
- Activities creating safety hazards on common elements or causing property damage are prohibited.

6.5 COMMON ELEMENT RESPECT

- All residents, occupants, tenants, guests, and invitees shall conduct themselves in a manner that does not unreasonably disturb or interfere with the peaceful enjoyment, comfort, health, safety, or welfare of other residents within the community.
- Quiet hours shall be observed daily between the hours of **9:00 PM to 8:00 AM**. During these hours, excessive noise, loud music, shouting, television or audio equipment at unreasonable volume levels, parties, gatherings, or other disruptive conduct that may be heard outside of the Unit are prohibited.
- At all times, residents and their guests shall avoid creating any nuisance or disturbance, including conduct that unreasonably interferes with another resident's right to quiet enjoyment of their unit or the common elements. Owners shall be responsible for the actions of their tenants, guests, occupants, family members, and invitees.



SECTION 7: PETS AND ANIMALS

7.1 PET REGISTRATION

- All pets residing in or regularly occupying a unit must be registered with the Association prior to occupancy.
- Pet registration must be updated annually or upon request by the Association.

Owners must provide and maintain current pet registration information, including:

- Owner name and unit number
- Number of pets in the unit
- Type, breed, name, size, and weight of each pet
- Current photo of each pet
- Proof of current vaccinations, including a current rabies vaccination certificate
- Proof of weight (Veterinarian or on rabies vaccination certificate)
- Proof of applicable local license, if required

7.2 PET LIMITS, RESTRICTIONS, AND LEGAL COMPLIANCE

- A maximum of two **(2)** pets per unit is permitted unless otherwise required by law.
- No pet may exceed twenty-four **(24)** pounds at full maturity unless otherwise required by law.
- The maximum of two **(2)** pets per unit and the twenty-four **(24)** pound weight limit apply to all pets on Association property, including those belonging to residents, tenants, and guests.
- All pets must comply with applicable **Brevard County** licensing requirements. **All dogs and cats remaining on Association property for more than thirty (30) cumulative days in any calendar year, including those owned by out-of-state residents, tenants, or guests, must comply with all applicable Brevard County animal licensing requirements.**
- Livestock, poultry, farm animals, reptiles, and exotic animals are prohibited, except small aquarium fish or caged birds.
- All owners, tenants, occupants, and guests must comply with applicable federal, state, county, and municipal animal laws and regulations regarding ADA, ESA, etc.

7.3 ANIMAL CONTROL AND CONDUCT

- All animals must be under the control of the handler at all times while on condominium property. Dogs must be leashed while on common elements.
- Animals may not be tethered, chained, or left unattended on common elements.
- Owners must immediately remove and properly dispose of all animal waste.
- **Animals may not create a nuisance, including, but not limited to:**
- Excessive barking or noise.
- Aggressive or threatening behavior.
- Damage to landscaping, irrigation, common elements, or property.
- Animals creating a nuisance or safety risk may be subject to enforcement action as permitted by law, including, but not limited to, removal from the premises.

7.4 OWNER RESPONSIBILITY

- Unit owners are fully responsible for the conduct, behavior, damage, and injury caused by their animals or the animals of their tenants, occupants, or guests.
- Costs for maintenance, repair, replacement, cleanup, or damage resulting from animal-related activity may be assessed to the unit owner in accordance with governing documents.



SECTION 7: PETS AND ANIMALS

7.5 SERVICE AND ASSISTANCE ANIMALS

- Nothing in this section is intended to restrict lawful service animals or assistance animals as defined by applicable federal and state law.
- Service and assistance animals are not subject to pet number, size, or breed restrictions where prohibited by law.
- Service and assistance animals must comply with applicable health, safety, vaccination, licensing, and lawful documentation requirements.
- The Association may request only documentation or information permitted by applicable law.
- All service and assistance animals must remain under control and may not create a nuisance, disturbance, or threat to health or safety.

7.6 PET RELIEF AND DESIGNATED AREAS

Pet relief activity (urination or defecation) is prohibited within thirty (30) feet of:

- Building entrances
- Front doors
- Back patios
- Sidewalks immediately adjacent to buildings
- Landscaped areas immediately adjacent to buildings
- Perimeter around the pool

Owners and handlers must make every reasonable effort to direct animals to designated pet relief areas before allowing urination or defecation and shall not intentionally permit animals to relieve themselves in prohibited areas except in genuine emergencies.

Pet relief shall be limited to:

- Perimeter areas
- Areas along Knox McRae Drive and Barna Avenue
- Owners must immediately remove and properly dispose of all animal waste.



SECTION 8: MAINTENANCE AND OWNER RESPONSIBILITIES

8.1 OWNER RESPONSIBILITY FOR DAMAGE

- Unit owners are responsible for the cost of maintenance, repair, or replacement of condominium property damaged by the misuse or failure to maintain by the owner, tenant, occupant, or guest.
- Costs resulting from preventable damage may be assessed to the unit owner as permitted by governing documents.
- Owners are responsible for maintaining their units in a manner that does not damage neighboring units, common elements, or Association property.

8.2 EXTENDED ABSENCES / WATER / HVAC PREVENTION

- When a unit is left unoccupied for an extended period, owners must maintain interior climate control sufficient to reduce humidity, mold, and preventable damage.
- Air conditioning units should be operational and in good repair. It should not be set above eighty (80) degrees Fahrenheit when unoccupied for mold prevention.
- Owners are strongly encouraged to shut off water supply where reasonably practical during extended absences.
- Owners remain responsible for preventable damage caused by failure to protect the unit.

8.3 PLUMBING, ELECTRICAL, AND INTERIOR SYSTEMS

- All plumbing, electrical, or mechanical work must be performed in accordance with applicable law and licensing requirements.
- Owners are responsible for maintaining interior valves, hoses, fixtures, appliances, and unit-specific systems.
- The Association will clear the shared interior A/C condensate drain lines through the exterior cleanout twice each year (approximately every six months). **This service does not replace the unit owner's responsibility to have their air conditioning system professionally maintained at least annually and to clean both the interior and exterior condensate drain lines at least semi-annually.**
- Aging hoses, shutoff valves, and leak-prone components should be inspected and replaced as necessary to prevent damage.
- Unauthorized or unsafe installations are prohibited.

8.4 EXTERIOR

- Exterior appearance must remain consistent with Association standards.
- All windows, doors, screens, patio enclosures, and visible exterior components must be maintained in good repair.
- Window coverings visible from outside must maintain an approved uniform appearance - window coverings visible from the outside must have a white, cream or black backing.
- Blankets, foil, sheets, or makeshift coverings on windows and screened areas are prohibited.
- Torn or damaged screens must be repaired or replaced promptly.

8.5 CAMERAS, DOORBELLS, AND EXTERIOR DEVICES

- Decorative, oversized, or unauthorized exterior-mounted devices are prohibited.
- Cameras and/or recording devices (Ring, Blink, Google Nest, etc.) must be limited to the immediate area outside the unit entrance and may not be used to monitor the common elements.
- Installation affecting common elements or exterior appearance requires approval.



SECTION 8: MAINTENANCE AND OWNER RESPONSIBILITIES

8.6 ARCHITECTURAL REVIEW AND EXTERIOR ALTERATIONS

No exterior alteration, addition, enclosure, modification, installation, or visible change may be made without prior written approval where required. This includes, but is not limited to:

- Doors
- Windows
- Screen enclosures
- Lighting
- Exterior light fixtures, bulbs, and illumination shall remain uniform throughout the Association. Only Association-approved fixture styles, bulb types, colors, and brightness levels are permitted. Colored, decorative, flashing, seasonal, holiday, or novelty lighting is prohibited.
- Written ARC approval through Management is required prior to any exterior installation or replacement.

8.7 COMMON ELEMENT STANDARDS

- Common elements may not be obstructed, altered, stored upon, planted upon, or appropriated for exclusive use. (No doormats, furniture, decorations, plants, or other personal items.)
- Storage on walkways, stairwells, sidewalks, or exterior common areas is prohibited.
- Personal items placed on common elements in violation of governing documents may be immediately removed and disposed of by Management without liability to the Association.
- No signs, banners, advertisements, political signs, flags, or similar displays shall be placed, displayed, or affixed to the exterior of any unit or upon the common elements, including windows, doors, balconies, patios, or exterior walls, except as expressly permitted by the Association's governing documents or required by applicable law.



SECTION 9: POOL RULES

9.1 POOL RULES AND FACILITY ACCESS

- Pool hours are daily from **8:00 A.M. until Dusk**.
- The pool, fenced pool deck, seating areas, tables, chairs, and all amenities within the fenced pool enclosure are closed at dusk as well. **(Florida Administrative Code Rule 64E-9.0080)**
- Access may be restricted or suspended for maintenance, weather, safety, sanitation, or regulatory compliance.
- Improper use of amenities may result in suspension of amenity privileges or Association fines.

9.2 SECURITY, GATE CONTROL, ENTRY

- Pool gate must remain closed, latched, and secured at all times.
- Propping, blocking, damaging, or leaving the gate open is prohibited.
- Pool access is limited to authorized owners, tenants, approved occupants, and registered guests.
- Unauthorized entry or permitting unauthorized persons into the pool enclosure is prohibited.

9.3 GUEST, CHILDREN, & OCCUPANCY

- Pool use is limited to residents and their authorized guests. **(Limit of five (5) guests per owner; subject to change.)**
- Residents are fully responsible for the conduct, safety, and compliance of their guests.
- Guest limits and maximum occupancy restrictions must be observed at all times.
- Children under **fourteen (14)** years of age must be accompanied and supervised by a responsible adult **(18 years or older)**.

9.4 CONDUCT, NOISE, AND BEHAVIOR

- Running, horseplay, roughhousing, nudity, diving, and disruptive conduct is prohibited.
- Loud music, speakerphones, amplified devices, or disruptive noise audible to others is prohibited.
- Disorderly conduct, intoxication, or interference with others' safe enjoyment is prohibited.

9.5 HEALTH AND SAFETY

- Use of the pool is at your own risk. No lifeguard is on duty.
- Proper swim attire is required.
- Infants and toddlers not fully toilet trained or persons who are incontinent must wear approved protective swimwear.
- Glass containers are prohibited within the fenced pool enclosure.
- Pets are prohibited within the fenced pool area except lawful service animals as required by law (animals may not enter the pool water).

9.6 POOL COMMON AREA

- Pool furniture, umbrellas, and recreational amenities must remain within designated areas.
- Furniture must be returned to proper locations after use.
- Towels, clothing, or personal items may not be draped over fences, gates, or safety barriers.
- Trash must be disposed of properly.
- Residents and guests must leave the pool area clean and orderly.
- Damage to pool furniture, gates, fences, safety equipment, or common property may be charged to the responsible unit owner.

9.7 ENFORCEMENT

Failure to comply with this Section may result in:

- Immediate removal from pool area
- Written warnings
- Suspension of pool or amenity privileges
- Fines pursuant to **Florida Statute §718.303**
- Recovery of costs for damage or cleanup
- Legal action as permitted by governing documents and Florida law.



FAIRWAYS
AT
ROYAL OAK

POOL RULES & REGULATIONS

For the safety and enjoyment of residents and their guests,
use of the pool and within the fenced pool area is conditioned
upon compliance with the following rules.

NO DIVING

(Florida Administrative Code Rule 64E-9.008(6))

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

POOL HOURS: 8:00 A.M. TO DUSK (Florida Administrative Code Rule 64E-9.008(7))

Pool hours include the pool and within the fenced pool area. (Florida Administrative Code Chapter 64E-9.)

- BATHING LOAD: 19 PERSONS
- POOL MAXIMUM DEPTH: 7 FEET 4 INCHES
- SHOWER BEFORE ENTERING POOL
- DO NOT SWALLOW THE POOL WATER
- NO FOOD OR BEVERAGES WITHIN FOUR (4) FEET OF THE POOL.

Commercially bottled water in plastic bottles permitted.

- NO GLASS CONTAINERS IN THE FENCED POOL AREA
- NO ANIMALS IN THE FENCED POOL AREA

Exception: Service animals as defined in Section 413.08, Florida Statutes.

All animals are prohibited in the pool water.

- NO SMOKING OR VAPING
- NO NUDITY
- NO RUNNING, DIVING, HORSEPLAY, OR THROWING OF BALLS OR OBJECTS
- ALL MUSIC, AUDIO, VIDEO, AND ELECTRONIC DEVICES MUST BE USED WITH PERSONAL HEADPHONES OR EARBUDS ONLY
- NO HANGING OF ITEMS ON THE POOL FENCE OR CLIMBING THE FENCE
- NO SWIMMING WHILE ILL
- PROPER SWIMWEAR REQUIRED.
Swim diapers or approved waterproof garments required as needed.
- POOL FURNITURE MUST BE RETURNED TO ITS ORIGINAL POSITION AFTER USE. UMBRELLAS MUST BE CLOSED AND SECURED WHEN NOT IN USE.

IN CASE OF EMERGENCY

CALL **911**

FLOTATION DEVICES

- OVERSIZED FLOTATION DEVICES AND RAFTS ARE PROHIBITED.
- SMALL RECREATIONAL FLOTATION DEVICES AND POOL NOODLES ARE PERMITTED.
- CHILDREN AND NON-SWIMMERS USING FLOTATION DEVICES MUST BE SUPERVISED BY AN ADULT (18+) AT ALL TIMES.

GUESTS & RESIDENT RESPONSIBILITY

- UNIT OWNERS ARE RESPONSIBLE FOR THE CONDUCT OF FAMILY MEMBERS, OCCUPANTS, TENANTS, AND GUESTS.
- MAXIMUM OF FIVE (5) GUESTS PER UNIT.
- CHILDREN UNDER 14 MUST BE ACCOMPANIED BY AN ADULT (18+).

ADDITIONAL INFORMATION

- HEATED POOL TEMPERATURE: APPROXIMATELY 84°
- PLEASE KEEP POOL AREA CLEAN AND ORDERLY.
- USE OF POOL FACILITIES CONSTITUTES AGREEMENT TO COMPLY WITH ALL ASSOCIATION RULES.

BREVARD COUNTY HEALTH DEPARTMENT

This pool is operated under a Daytime Use Permit issued by Brevard County.
Occupancy limited to 19 persons. Daylight use only.



SECTION 10: LAUNDRY ROOM

10.1 LAUNDRY ROOM HOURS

- The laundry room is available for residents' use at all times. Residents using the facility during evening or overnight hours shall do so in a manner that does not disturb the quiet enjoyment of nearby residents.
- Laundry room doors must remain closed and secured when not in use.

10.2 AUTHORIZED USE

- Laundry facilities are for use by authorized residents, approved tenants, and lawful occupants only.
- Guests may use the laundry room only in accordance with Association policy and resident responsibility.
- Commercial, excessive, or improper use is prohibited.

10.3 CLEANLINESS

- Residents must promptly remove laundry upon cycle completion.
- Laundry supplies, baskets, clothing, or personal items may not be left unattended.
- Residents must clean lint, detergent spills, and personal debris after each use.
- Trash must be properly disposed of in designated receptacles.
- The laundry room is a shared common area and may not be used for storage or loitering.

10.4 PROHIBITED

- Misuse, tampering, vandalism, or damage to laundry equipment is prohibited.
- Washing rugs, oversized items, or materials not reasonably intended for shared laundry equipment is prohibited.
- Dyeing fabrics or using products likely to stain or damage machines is prohibited.
- Unauthorized removal or interference with another resident's laundry is prohibited except as reasonably necessary for shared access.

10.5 LAUNDRY ROOM EXPECTATIONS

- Residents and occupants must use the laundry room in a courteous and respectful manner.
- Excessive noise, disruptive conduct, or nuisance behavior is prohibited.
- Use of speakerphones, amplified sound, or disruptive gatherings is prohibited.
- All persons must respect the peaceful enjoyment of others.

10.6 MAINTENANCE

- Equipment malfunctions, leaks, damage, or safety concerns should be promptly reported to Management.
- Damage caused by misuse, negligence, or vandalism may be charged to the responsible unit owner.
- Residents must comply with posted machine instructions and vendor requirements where applicable.



SECTION 11: BULK TRASH, DUMPSTERS & UNIT CLEANOUTS

The Association's dumpsters are provided solely for the disposal of normal household trash generated by residents. They are not intended for furniture disposal, remodeling debris, estate cleanouts, or commercial waste. Improper use increases costs for all owners and creates safety, sanitation, and appearance concerns.

No trash or other items may be placed in front of, beside, behind, or outside the Association dumpsters. Items left outside the dumpsters will not be collected by the Association's waste collection contractor and may prevent the collection truck from servicing the dumpsters. Any owner responsible for improperly discarded items shall be responsible for their removal and any associated cleanup or disposal costs.

11.1 Household Trash Only

Association dumpsters are intended for ordinary household garbage that fits completely inside the dumpster with the lid closed.

The following items are prohibited:

- Furniture, sofas, recliners, mattresses, and box springs
- Appliances and electronics
- Cabinets, countertops, sinks, and toilets
- Construction or remodeling materials
- Carpet, flooring, drywall, lumber, or concrete
- Tires, batteries, paint, chemicals, or hazardous materials
- No bulk item or household trash may be left beside, behind, or in front of the dumpster enclosure.

11.2 Unit Cleanouts

- Temporary roll-off dumpsters require prior written approval from the Association and may remain on Association property for no more than 48 consecutive hours unless an extension is approved by the Board.
- Must be placed only in a location designated by Management.
- Shall not block parking spaces, sidewalks, fire lanes, or emergency access.
- Must be removed immediately upon completion of the work.
- The surrounding area must be cleaned of all debris before removal.

11.3 Owner Responsibility

The unit owner is responsible for:

- The actions of contractors, movers, tenants, and guests.
- Proper disposal of all debris.
- Any damage to Association property.
- Cleaning any debris left on the property.

11.4 Unauthorized Dumping

Leaving furniture, mattresses, construction debris, or other prohibited materials in or around the dumpster area is considered unauthorized dumping.

Any person responsible may be charged for:

- Cleanup and disposal costs.
- Damage to Association property.
- Fines and enforcement actions authorized by the governing documents and Florida Statutes.
- The Association requires that all bulk items be removed directly from the property by the owner or contractor rather than disposed of in Association dumpsters.



SECTION 12: FINING AND HEARING PROCEDURES

12.1 Authority to Impose Fines

Pursuant to Florida Statutes § 718.303(3), the Board of Directors of The Association of Fairways at Royal Oak, Inc. may levy reasonable fines pursuant to Florida Statutes for violations of the Declaration of Condominium, Bylaws, or these Rules and Regulations.