

## Use and Care of Bobcat Villas Community Center and Pool

The central gathering place for the Villas is our beautiful community center and pool. This facility is for the exclusive use of our owners, renters, and their immediate family or house guests. On occasions, we have, in the past, allowed the folks from the houses in Bobcat Trail to use our pool when their pool was down for repairs, but these were always temporary use agreements, approved by our board of directors, which were always discontinued upon the repair and reopening of their pool.

We occasionally observe issues and concerns related to the care and use of our community center and pool, so this document clarifies our rules and regulations for all users.

The Villas pool is available for our owners, renters and their family members and house guests to use from daylight to dusk every day of the week. The pool is not eligible to be rented or used for private use at any time. Whilst you can always use the pool during opening hours, common sense would indicate that courtesy should be given when using the pool at the same time that organized activities, such as water aerobics, are in progress.

The rules for using the pool are posted on the outside wall of the community center. Please follow these rules at all times. Additionally, the following rules must be followed:

- 1- Pool umbrellas have been left up and the chairs and lounge chairs have been left scattered after people return to their villas. The rule for using all poolside furniture and equipment is that those who use them must put them back where they belong in a clean and tidy condition, and close and secure the umbrellas so winds and storms do not destroy them.  
**Basically, if you use it, then put it back the way you found it on departure.**
- 2- The community center is to remain locked when it is not in use. The three doors directly leading to the inside of the community center must be locked at all times when not in use. The two interior entry doors within the bathrooms leading to the interior of the community center are to remain locked as well. This will prohibit folks that have no business in there from entering and helps to protect the interior of the building from potential damage from persons with devious intentions. The two bathroom doors that allow entry from the pool area however must remain unlocked during pool opening hours to comply with state regulations. All owners and renters have a key for the community center, so the rule is simple: **if you unlock a door to the community center to gain access, then you are responsible to lock that door before you leave the facility.**
- 3- Cleanliness: This is a problem periodically, where every once in a while we find trash left in the community center trash cans and food or other waste materials on the carpets after events. If you use the community center, then be sure to leave it as you found it. Take all trash (in trash bags) out to the dumpsters located at the maintenance area beside the community center, return the thermostat to its original level, run the sweeper over the carpets, turn off all inside lights and lock all external doors before you leave. In other words, **if you have an accident or make a mess, then please clean it up.**

- 4- Using the community center dumpsters: The two large dumpsters located by the maintenance area of the community center are primarily there for the use of the community center during functions/events. When placing any type of trash in the dumpsters, it must be in a secured trash bags. These dumpsters are not for your house trash – please use your own dumpster for that – though, as a convenience, folks who are departing the villas for a lengthy period of time (like heading north at end of season or going on an extensive vacation) are permitted to place their bagged trash in them as they leave the Villas. **Never** place things like open containers of liquid, loose trash, dog and cat feces, or ash tray contents into these dumpsters. **Please use the dumpsters responsibly.**

As owners and residents of Bobcat Villas, we all have a responsibility to take care of and watch over our community center and pool. If you see a problem, then please either take care of it or report it so it can be addressed.