



Bridgewalk

Bridgewalk Homeowners Association

Clubhouse and Amenity

Rules & Regulations

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1. INTRODUCTION

1.1. Purpose of Document

The Board of Directors of the Bridgewalk Homeowners Association has approved this document to be distributed to all Homeowners and Tenants. It is intended to provide information related to the enjoyment of the many services, amenities, programs, and activities available to our valued Members and their guests. Each guideline has been thoughtfully established with the best interest of the entire community in mind and with the goal of ensuring a safe and enjoyable environment for all Members.

1.2. Bridgewalk Homeowners Association

The Bridgewalk Homeowners Association, Inc., is a non-profit corporation within the State of Florida. One of the primary functions of the Association is to ensure the proper management and maintenance of the Clubhouse and Amenities. The Association is governed by its Board of Directors.

"Common Areas" shall mean and refer to those portions of the Property, and improvements thereon, if any, which the Association has the obligation to maintain for the common use, benefit, and enjoyment of all Members.

2. BRIDGEWALK FACILITIES & OPERATING HOURS

2.1. Community Amenities

Our community offers Members a wide variety of amenities and services which currently include:

- Clubhouse
- Swimming Pool
- Dog Park
- Playground
- Volleyball Court
- Pickleball Court
- Indoor Fitness Center
- Event Lawn
- Boat Ramp and Dock

2.2. Hours of Operation (*Subject to Change*)

Management Office:	Mon - Fri 8:00am - 4:00pm, Closed on Weekends and Holidays.
Fitness Center:	Open Daily 5am – 11pm
Swimming Pool:	Open Daily Dawn to Dusk

2.3. Operating Calendar and Holidays

National Holidays

Holiday hours may be restricted. Notice shall be posted on the official community website and at the Clubhouse at least 48 hours in advance of any schedule change.

Inclement Weather (e.g., Hurricanes or severe storms)

We will make every attempt to remain open during times of inclement weather; however, the facilities will be closed if the conditions are determined to be a threat to the Members and staff.

Maintenance Days

In an effort to achieve the highest standards of facility cleanliness and safety, there will be times when certain areas of the facility will be shut down for improvements, cleaning, and preventative maintenance. Member understanding and patience are appreciated as efforts are made to improve and maintain the cleanliness, safety, and aesthetics of the facility. Whenever possible, maintenance days will be planned in advance and Members will be notified.

3. ACCESS RIGHTS

3.1. Bridgewalk Members

"Bridgewalk Member" or "Member" shall mean every Owner and permanent Member of their home over the age of 16 (other than an Owner who has leased his Residential dwelling to Lessee) and Lessee. A person shall continue to be a Bridgewalk Member until he or she ceases to be an Owner or ceases to be a Lessee legally entitled to possession of a rental Residential Dwelling. Once an Owner leases a Residential Dwelling, only the Lessee shall be entitled to exercise the privileges of a Bridgewalk Member with respect to such Residential Dwelling; however, the Owner shall be liable for all assessments.

3.2. Bridgewalk Member Access

Each Bridgewalk Member, his and their guests and invitees, shall have such non-exclusive rights and privileges to use the Bridgewalk Facilities. In order to exercise the rights of a Bridgewalk Member, a person must be a Member of a Bridgewalk Residential Dwelling. If a Residential Dwelling is owned by a corporation, trust, or other legal entity, or is owned by more than one family, then the Owner(s) collectively shall designate one (1) person residing in the Residential Dwelling who will be the Bridgewalk Member with respect to such Residential Dwelling. Once an Owner leases a Residential Dwelling, only the Lessee shall be entitled to exercise the privileges of a Bridgewalk Member with respect to such Residential Dwelling. In the event that the rules in this document conflict with the Declaration of the Homeowner' Association, the Declaration will ultimately control.

3.3. Member Paxton Key Smart Access

Every Member over the age of 16 in Bridgewalk will receive registration access to use the Paxton Key app on their smart phone to gain entry to the amenities once they are properly registered with the management office. Access will only be given to Homeowners who are registered with the management office and have provided names, phone numbers and emails and have signed the Permissions and Waivers Form (pg. 17). **Tenants will be allowed access to the amenity center after a current lease, phone numbers and email addresses are received for all Members over the age of 16 at the management office and the homeowner has signed and submitted the form. Leases and tenant information and permission forms must be emailed to Bridgewalk@ArtemisLifestyles.com.** Access will automatically cease to work upon the expiration of the lease, sale of the home, or if outstanding delinquencies are not paid in accordance with the governing documents.

3.4. Guest Use of Facilities

Each registered Bridgewalk Member (Homeowner/Tenant) is permitted to use the facilities with their guests. The Bridgewalk Member must accompany and be present with their guests and be responsible for the behavior and compliance of their guests at all times. Guests may not be dropped off.

3.5. Suspension of Access Rights

The membership rights of a Bridgewalk Member may be suspended by the Association if, in the sole judgment of the Association:

1. Such person is not an Owner or a Lessee anymore.
2. The Bridgewalk Member violates one or more of these Rules and Regulations listed herein;
3. A homeowner fails to pay any assessments authorized pursuant to the terms of the Declaration in a proper and timely manner; or
4. A Bridgewalk Member and/or guest has injured, harmed, or threatened to injure or harm any person within the Bridgewalk Facilities, or harmed, destroyed, or stolen any personal property within the Bridgewalk Facilities, whether belonging to an Owner, third party or to the Association.

3.6. Disclaimer

Owner, resident, and their guests using the facilities do so at their own risk. The safety of our residents and guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for the use of the Bridgewalk facility. The Bridgewalk Homeowners Association, Inc. its agents and employees, assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the Bridgewalk facilities. Members are personally responsible for their actions and those of their guests and will be responsible for any damages done by their guests.

4. AMENITY RULES & REGULATIONS

The following usage guidelines have been established to maintain the facility and ensure the safety and enjoyment of all Members. Specific rules for each area within the Bridgewalk facilities are posted and outlined under their own section in this document.

4.1. General Rules

1. All Members are entitled to utilize the Bridgewalk amenities if they meet all eligibility requirements.
2. Guests must be accompanied by a Member at all times and cannot be dropped off.
3. Members are encouraged to speak to their physician before engaging in physical exercise. All Members utilize the amenities at their own risk. Assumption of risk and liability forms must be signed and on file before utilizing the amenity areas.
4. Members must have at all times in their possession their Smart Key on their smart phone for identification to enter and utilize the amenities. Except for the pool where bathing suits are permitted, Members must be properly attired with shirts and shoes to utilize the amenities.
5. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms. Footwear is required within the Clubhouse. Wet bathing suits shall be properly covered with a towel or wrap.
6. Food and drink will be limited to designated areas only. Areas must be cleaned thoroughly after Member use to prevent pest control issues.
7. Smoking within the clubhouse, pool area, fitness center, pickleball court, shade pavilion and playground are not permitted under any circumstances.
8. Amplified sound systems & DJs are prohibited unless it is an approved Association activity/event or previously approved by management. Excessive noise within the Bridgewalk facilities that will disturb other Members and guests is not permitted.
9. Audio and television systems are provided for the convenience and enjoyment of Members and guests. Programs will be tuned to satisfy the interests of the majority or may be audible only through the use of personal music listening devices with headsets by tuning to specified frequencies. The final decision rests with the Community Manager. Portable music listening devices are permitted, but only with earphones.
10. Use of profane or inappropriate language is not permitted.
11. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the facility.
12. Members are responsible for cleaning up after themselves and helping to keep all amenity areas clean at all times.
13. Members are encouraged to let Bridgewalk staff know if an area of the Clubhouse or piece or equipment is in need of cleaning or maintenance.
14. No pet or animal shall be "tied out" on the exterior of the Clubhouse, or left unattended on any Association property, or in the Common Areas. Pets must be walked on a leash. Pet owners are responsible for the activities of its pet and are responsible for cleaning up all matter created by the pet. All pets are prohibited from entering all recreational amenities except those trained to assist handicapped and are certified service animals.

Members who do not follow pet rules will be subject to disciplinary action or Clubhouse/Amenity membership suspension.

15. Members parking their bikes at the Clubhouse are required to use the provided bike rack at the Clubhouse main entrance. This is the ONLY allowed place to park a bike, scooter or segway. They are not allowed inside the pool deck fence or amenity. Park at your own risk. The Association is not responsible for any damaged or stolen personal property.
16. All activity programs and services including personal training, group exercise, and instructional programs must be conducted by a vendor that has been properly registered with the Association.
17. To prevent disturbance to others, use of cellular telephones is limited while in the facility. Members and guests are asked to keep their cell phone ring tones turned off or on vibrate while in the amenity facilities. Phone conversations should not be heard on speaker phone. If the Member does not want to hold their phone to their ear, then they should use earphones or air pods for conversations.
18. The Bridgewalk clubhouse and staff are not responsible for lost or stolen items. Staff members are not permitted to hold valuables, bags or receive packages, delivery or mail for Members or guests for any reason.
19. All found items should be turned in to the Bridgewalk staff for storage in the lost and found inside the community center.
20. Members must notify the Bridgewalk staff on duty if an individual is violating usage guidelines. Rules are subject to change as deemed necessary by the Bridgewalk Association Board.

4.2. Fitness Center

4.2.1 Usage Guidelines

1. All Members are encouraged to consult their physician before beginning an exercise program.
2. Minors under the age of sixteen (16) may use the Fitness Equipment with adult supervision eighteen (18) years or older. Parents/legal guardians are responsible for the actions and safety of such minor(s) and any damages to the equipment in the fitness center caused by such minor(s).
3. Appropriate work out attire and athletic footwear must be worn at all times in the fitness center.
4. All equipment must be wiped down after use for hygiene purposes.
5. If a Member/guest is waiting, cardiovascular equipment utilization is limited to 30 minutes.
6. Food is not permitted in the fitness center.
7. Water or other sport drinks must be contained in non-breakable, spill-proof containers.
8. Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
9. Stacked weight equipment should not be slammed while lifting.

10. All concerns, equipment malfunctions, and maintenance needs should be reported to the Bridgewalk staff.
11. Fitness instructors hired as a vendor for the Association must be approved, certified, and registered with the Association. If a Member brings in a personal trainer, they do so at their own risk.
12. All other general facility rules apply.

4.3. Pool

4.3.1.1 Usage Guidelines

1. Swim at your own risk. The pool area is NOT supervised by a lifeguard at any time.
2. The pool is open from dawn to dusk daily. No one is allowed in the pool after hours unless a specific Community event is scheduled. Anyone entering the pool after hours will be considered as trespassing and may be subject to prosecution.
3. Children under the age of 16 must be directly supervised and accompanied by a parent/guardian 18 years or older in the pool or from the deck at all times.
4. Swim fins, facemasks, footwear, rafts are permitted, as well as inner tubes or other inflatable devices. However, Bridgewalk management reserves the right to restrict any and all of the above based on pool occupancy. Small children in the pool, under the direct supervision of an adult, may wear inflatable arm devices or small flotation devices. Small toys may be used by children under adult supervision, based on occupancy of pool. Toys are not to be left unattended at any time and should not be left at the pool upon departure. Toys and rafts will not be stored at the pool for any amount of time and will be discarded daily.
5. Showers must be taken before entering the pool.
6. No bicycles, scooters, segways, roller skates, roller blades or skateboards are permitted on the pool deck. Baby strollers are permitted but must remain outside of ten feet of pool apron.
7. Food is permitted on tables only and not within ten (10) feet of the pool apron. Glass containers or breakable objects of any kind are not permitted.
8. Persons with open cuts, wounds, sores, or blisters may not use the pool.
9. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
10. Appropriate swimming attire (swimsuits) must be worn at all times.
11. Infants/children not toilet trained must wear swimsuit diapers or snug plastic pants under their swimsuits. Diapers (cloth and disposable) are prohibited. Soiled disposable diapers should be disposed of in a sealed Ziplock bag or taken home for disposal.
12. Animals are not permitted in the pool or wet areas.
13. Back dives, flips, back jumps, or other dangerous actions from the side of the pool are prohibited.
14. Only authorized personnel are allowed in the pool equipment area.
15. Tables or chairs in the deck area may not be reserved for other Members or guests who are not present at the pool by placing towels or personal belongings on them.

16. The pool may close due to weather warnings, accidents, chemical balancing, or general maintenance and repairs at the sole discretion of Bridgewalk management.
17. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool and pool deck immediately when instructed to do so by the Bridgewalk Staff for any reason.
18. All swim instructors hired as a vendor for the Association must be approved, certified, and registered with the Association.
19. Offensive and disruptive behavior, including but not limited to, foul language, overly amorous behavior or any other behavior that could be offensive to other Bridgewalk Members are not permitted in the pool area under any circumstances. Violators will be warned once by management. If such behavior continues, appropriate measures will be taken and, the offending Member(s) or guest(s) may have their rights suspended.

All other general facility rules apply.

4.4. Pool Grill Area

The Bridgewalk pool amenity contains two fully equipped electric grills that may be utilized by the Members and may not be rented for private use.

4.4.1 Usage Guidelines

1. The grill area is located inside the swimming pool perimeter. Deep frying and any open flame cooking is prohibited.
2. Members are responsible for cleaning up after themselves and disposing their trash in the dumpster location in the parking lot. After use, Members are required to turn off the grill and shut the lid tightly.
3. Members must be considerate of grill use time when other Members are waiting to utilize the area.
4. Grill equipment is not provided by the Bridgewalk Clubhouse. Members must utilize their own grill brushes, thermometers, skewers, spatulas, tongs, etc...
5. All other general facility rules apply.

4.5. Children's Playground

This amenity is maintained for use by all Members for ages 2-12 with adult supervision. This area shall not be used for loitering of Members or non-Members outside the hours of operation or outside the proper age range for children.

4.5.1 Usage Guidelines

1. The Children's Playground is available for use by Members and their guests only on a first-come, first-serve basis and cannot be reserved for a private function.
2. Children must not be left unattended in the playground and must be accompanied by an adult (18 years or older).
3. Bikes, rollerblades, skateboards, and equipment with wheels that may damage the playground are prohibited.
4. Pets must be kept on leash and Members must pick up and dispose of pet waste in appropriate receptacles.

5. All concerns, equipment malfunctions, and maintenance needs should be reported to the Bridgewalk staff.
6. No smoking permitted in the playground area.
7. All other general facility rules apply.

4.6. Pickleball Court

4.6.1 Usage Guidelines.

1. Pickleball courts are for Pickleball use only.
2. Use courts at your own risk.
3. Courts are on a basis of first come, first served.
4. Tennis or soft-soled shoes are required.
5. Please be careful to observe the pickleball proprieties.
6. When others are waiting, limit total court time to 1 hour/singles and 1.5 hours/doubles.
7. People waiting to play must stay outside the court.
8. No Alcoholic, Glass, Pets, Food, Profanity, or Smoking.
9. No Rollerblades, Bicycles, Skateboards, or soccer permitted it will damage the court surface, fencing and nets.
10. Children 16 years old and younger must be supervised by an adult.
11. Unauthorized paid sports services should not be permitted without prior approval from the Association.
12. A Bridgewalk Member must always accompany any guest and may not be dropped off.
13. All other general facility rules apply.

4.7. Dog Park

4.7.1 Usage Guidelines.

1. Owners are legally responsible for their dogs and any injuries caused by them. This park should be used at your own risk.
2. All dogs must be properly licensed, inoculated, and healthy.
3. All dogs should wear a collar and ID tags at all times.
4. All dog feces must clean up and properly discarded in the proper waste receptacle.
5. Dogs showing aggression toward people or other animals will be removed from the park. Animals who exhibit a history of aggressive behavior will not be permitted to enter.
6. Puppies using the park must be at least six months old.
7. Owners should not leave their dogs unattended or allowed out of sight. Young children in the dog park should be under constant supervision of an adult.
8. Dogs in heat will not be allowed inside the park.
9. Owners shall not permit dogs to dig holes in the park.
10. No food other than training treats for dogs permitted in the park.
11. Owners must carry a leash at all times. Dogs shall be leashed before entering and prior to leaving the park.
12. All toys, balls and frisbees shall be taken home and/discarded and not left or stored at the park.

4.8. Volleyball Court

4.8.1 Usage Guidelines.

1. Courts are open Dawn to Dusk.
2. Games limited to 30 minutes when others are waiting.
3. Players are asked to rake their court surface prior to leaving.
4. No instructed or league programs are permitted unless approved by the Association.
5. No alcohol is permitted.
6. No pets permitted.
7. No smoking, spitting, loud music and/or swearing are permitted.
8. No hanging on the nets or using the area for anything other than volleyball.

4.9. Dock, Ramp, Lake and Boat Slips

4.9.1 Dock and Ramp Usage Guidelines.

1. To avoid unnecessary delays and blocking the boat ramp when launching and retrieving watercrafts, complete as much of the preparation, loading, and unloading in the “staging area” as possible.
2. Launching conditions vary with different water levels. Launching should progress slowly until you are familiar with the ramp and water levels.
3. Once a watercraft is unloaded from a trailer at the dock, the watercraft must be moved out of the way and secured to the dock while picking up passengers. Watercraft owners are responsible for using bumpers or other safety equipment to prevent damage to the dock.
4. At least two experienced people are required to launch and retrieve watercrafts.
5. No blocking of the ramp or dock with an unattended watercraft.
6. No power loading or unloading of watercrafts is allowed, which can erode sediment near the ramp surface, creating holes and safety hazards.
7. The dock is a boating area and to be used for securing watercrafts and loading and unloading passengers only. No refueling is permitted at the dock.
8. After unloading watercrafts, trailers are to be parked in designated trailer parking spots or offsite.
9. No watercrafts shall be moored or beached on shore overnight.
10. No grilling or fire of any kind is permitted on the dock or on a watercraft while the watercraft is moored at the dock.
11. No fireworks or other explosives are permitted on the dock.
12. No swimming is allowed in the area of the docks nor is jumping or diving from the dock or dock walkway into the water permitted.
13. An adult must be present when persons under 16 years of age is using the dock or other facilities.
14. Electrical hookups are not provided, and electrical cords may not be run to the dock.
15. No waste cans, paper, debris or other refuse are to be left at the dock or dock area or thrown into the lake. Removal of trash from the premises is the responsibility of the watercraft owner or guest.
16. Members and guests and/or pets are not permitted to live aboard any boat/watercraft or to sleep overnight while a vessel is moored or in the immediate area of the dock.

17. Watercraft owners and operators should minimize speed and wake while entering and exiting the dock areas in order to do no harm to the docks or other watercrafts. No fishing is allowed off the dock at any time.
18. Dock, ramp, and lake users shall not create visual or noise nuisances. Loud parties, inappropriate conduct or other disturbances are not permitted.

4.9.2 Boat Slip Guidelines.

1. Boat slips are leased to authorized Members. Individuals who do not lease a slip may not park in a slip.
2. Under no circumstance can a slip holder assign their slip to another Member, guest, or any individual or group.
3. It is mandatory that slip owners have a copy of these rules and adhere to them. The rules are a part of the Boat Slip Agreement (the "Agreement") between each slip owner and the Bridgewalk Community Association, Inc. The slip owner is required to inform all tenants, guests, and invitees for whom the slip owner is responsible of these rules.
4. Boat slip fees and deposits will be determined by the Board of Directors on an annual basis. Fees are to be used for dock maintenance. Any surplus will go to the general fund. Security deposits are to be refundable at the expiration of the Agreement.
5. A prospective slip holder list will be maintained and posted in the Clubhouse. Members who wish to be placed on the slip holder list are required to place their name on the list and be in good standing with the Association. Boat slip assignments will be given on a first come first serve basis unless the members demand exceeds the four slips. In that case, a lottery method of assignment will be used for allocation for a 12-month period and will expire one (1) year following the signing of the Agreement by the Member and the Association. Upon end of the Agreement, watercrafts must be removed in 48 hours.
6. Leased slip watercrafts must display hang tags and be docked bow first.
7. Watercraft owner shall provide the Association with evidence of ownership of their watercraft in the form of U.S. Coast Guard documentation of Florida Title and Registration (copies).
8. The usage of the slips, dock, or water vessels shall be restricted to personal use only. Use of any for chartering, or other commercial purposes, is strictly forbidden. Watercrafts used for generating income are not allowed to be berthed at a boat slip **and are subject to the termination of the Agreement.**
9. Watercrafts while docked at the slips are not to be live-a-boards and accordingly may not be continuously occupied or used for sleeping quarters for any amount of time.
10. Watercraft owners shall provide to the Association a Certificate of Insurance as required by the Board of Directors **and maintain coverage without interruption throughout the term of the Boat Slip Agreement**, which policy shall also include coverage for fuel/oil spills and contamination.
11. No lifts are allowed to be installed at any boat slip.
12. The assigned dock slip is to be used for berthing of owners one personal boat **or** 2 personal motorized watercrafts. Owner shall not do or permit anything to be done in or about the docks which will obstruct or interfere with the right of other slips assigned to other owners.

13. Non-motorized items such as kayaks, paddleboards, etc. are not allowed in boat slips or stored on the dock.
14. Watercrafts will be maintained in a clean, seaworthy, sanitary, and in fully operational condition at all times, and will be regularly repaired and maintained as needed. The watercraft shall not create a fire hazard, eyesore or sinking hazard. Owner shall keep the watercrafts properly moored at all times.
15. No water or electric utilities are provided at the slips or dock.
16. The Association reserves the right, upon giving fifteen (15) days advance notice to the Owner, to move the watercraft from assigned boat slip upon termination of the Agreement due to a breach of these regulations or the Agreement.

4.9.2 Ramp, Dock, and Lake General Guidelines

1. These rules are intended to ensure the continued operation and maintenance of facilities and protect the health, safety and welfare of the Bridgewalk Members, guests and authorized users.
2. Exercise caution in and around the ramp, dock, and lake at all times, as an abundance of wildlife may be present, including alligators, snakes, turtles, wading and migratory birds, freshwater fish, and other organisms. Per Florida Statute 379.412, it is against the laws to feed the wildlife. Nuisance animal sightings are to be immediately reported to the Association.
3. Wearing a life jacket while utilizing the ramp, dock, and lake is recommended for all participants, but required for children under the age of 13 in all areas of the dock and boating areas.
4. Operating any vessel under the influence of drugs and/or alcohol is prohibited per Florida Statute 327.35.
5. Avoid swimming anywhere near the rear of a watercraft or sitting along the swim deck/platform while watercraft motor is running.
6. THE DOCK, RAMP, LAKE, AND SLIPS ARE TO BE USED AT MEMBER'S SOLE RISK. ASSOCIATION SHALL NOT BE LIABLE FOR THE CARE OR THE PROTECTION OF ANY WATERCRAFTS, INCLUDING GEAR, EQUIPMENT AND CONTENTS, OR FOR ANY LOSS OR DAMAGE OF WHATEVER KIND TO THE WATERCRAFT, GEAR, EQUIPMENT AND CONTENTS FOR ANY REASON WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, ASSOCIATION'S NEGLIGENCE. MEMBER HAS EXAMINED THE DOCK, RAMP, LAKE, AND SLIP DESCRIBED IN THESE RULES AND REGULATIONS AND ACCEPTS THE CONDITION AS BEING ADEQUATE AND SAFE FOR USE. MEMBER IS RESPONSIBLE FOR DAMAGE TO OTHER WATERCRAFTS, BUILDINGS, FENCES, DOCK STRUCTURES AND PILINGS CAUSED BY THE WATERCRAFT, WATERCRAFT OWNER, INVITEES OR AGENTS, OR THE COUNTY, THE ASSOCIATION, OR THEIR EMPLOYEES, OFFICERS AND AGENTS, WHEN ACTING ON BEHALF OF THE MEMBER.

5. ROOM RENTAL/EQUIPMENT & FEE INFORMATION

5.1. Clubhouse Room Rental

For the convenience and enjoyment of our Members, our community will have several areas available for private rentals by Members. Specified rental areas are available for use by Members and their guests on a first-come, first-serve basis, unless the area is reserved for private or Association purposes. Please see Management for a rental contract with price

information, policies, and procedures. A nonrefundable deposit is required. When ready, this information will also be available on the Community Website.

From time-to-time areas within the Clubhouse and Pool area may be restricted for use by Association sanctioned events. Every effort will be made so as not to stop your enjoyment of the facilities. However, the Pool and Pool Deck areas may be closed to general use during certain times of the year for Association Activities. Association sanctioned events have priority use. Thank you for your cooperation.

6. GENERAL RULES & REGULATIONS

6.1. Clubhouse and Amenity Age Restrictions

Residents under the age of fourteen (16) must be accompanied by an adult (18 or older) when using the amenities. Additional age requirements may apply as listed in the usage guidelines for specific areas.

Children under sixteen (16) are not permitted to use the fitness center without a parent or guardian. All Bridgewalk Members are expected to abide by the Governing Documents and these rules and always conduct themselves in a courteous and respectful manner. Actions that jeopardize or otherwise interfere with the rights and privileges of others, use of profanity, or otherwise abusive or disruptive behavior will not be tolerated.

6.2. Clubhouse and Amenity Dress Code

Proper dress is required in the Clubhouse Facilities at all times, and specific attire may be designated by the Association at their discretion. Unless otherwise specified, appropriate casual attire is required in all areas of the Clubhouse Facilities. Appropriate casual attire for men includes footwear, shirts, pants, or shorts. For women, footwear, shirts, and pants/skirts/dresses/shorts are appropriate. Upper body garments must be worn in all activities, except for men using aquatic facilities. Appropriate athletic apparel is required in all indoor and outdoor sports areas, including proper footwear. Footwear must be always worn in the Clubhouse.

6.3. Interference with Bridgewalk Employee

Any inattention to duty, or discourtesy on the part of an Association employee should be immediately reported to the Community Manager. However, under no circumstances will Bridgewalk Members or their guests interfere with, attempt to discipline, advise, or otherwise direct employees in the course of Association business.

6.4. Safety is Paramount

Any Bridgewalk Member or guest not adhering to posted, or otherwise obvious safety rules may be asked to leave. With respect to safety, proper decorum, and sanitation, the Bridgewalk Staff judgment will prevail in all instances. Any complaint relating to Bridgewalk Staff decisions may be later appealed to the Lifestyle Director or Community Manager; however, until such appeal is heard, the Association staff decision stands. Arguing, being abusive, or being otherwise challenging to facility staff may result in disciplinary action or suspension of Bridgewalk membership.

6.5. Business Purposes

No Bridgewalk Member may use the Facilities for any club, society, party, religious, political, charitable, fraternal, civil, fund-raising, or other purposes without the prior written consent of Community Manager, which consent may be withheld for any reason.

Realtors, Property Managers, and Fitness Instructors, or any person, group, or otherwise that may be covered by the paragraph above that desire to use the Bridgewalk Facilities must register with the Community Manager. The Community Manager on behalf of the Association board reserves the right to require the use of a specific location in the Bridgewalk Facilities and/or a fee for use of the

facilities, and to promulgate rules and regulations as necessary related to business activity in the facilities.

6.6. No Smoking

The Association provides a smoke-free environment for its members and guests within the Clubhouse facilities, as well as the outside Bridgewalk Amenities.

6.7. Alcoholic Beverages

Alcohol Beverage Consumption and Distribution Policy

1. Alcohol that is sold for consumption must be under the auspices of a liquor license. Whether alcohol is sold under license, or dispensed in a private party setting, the event sponsor remains responsible for the propriety of the event.
2. The Association may revoke individual privileges in the event consumption is perceived to cause a threat or nuisance to the Members, other Members of the Association or their guests.
3. The Bridgewalk Facilities are operated in a manner in which they are not directly supervised. The Association is not in a position to continually police facilities. Members are encouraged to immediately report any inappropriate behavior they may witness to Bridgewalk Staff.
4. In all situations, members are prohibited from selling or furnishing alcohol to any person under the age of 21 or otherwise in violation of any State or local liquor control laws.
5. Alcoholic beverages shall not be sold on premises of the Bridgewalk Facilities, except at pre-approved special events. Excessive noise that will disturb other Members and guests is not permitted.
6. The Association is indemnified and held harmless from the consequence of a Member's actions and the actions of their guests.

6.8. Animals

No pet or animal shall be "tied out" on the exterior of the Clubhouse, or left unattended on any Association property, or in the Common Areas. Pets must be walked on a leash. Pet owners are responsible for the activities of its pet and are responsible for cleaning up all matter created by the pet. All pets are prohibited from entering all Recreational Amenities except those trained to assist handicapped. Members who do not follow pet rules will be subject to disciplinary action.

7. INSPECTION & COPYING OF HOMEOWNER RECORDS

The Bridgewalk Community Association Board of Directors of has determined that it is in the best interest of the Association to establish a Rule relating to the inspection and copying of all of the Official Records. Therefore, the Board of Directors of the Association has set forth the following rules.

7.1. Records Defined

All Homeowner records maintained by the Association are available for inspection and copying unless such records are considered exempt as indicated in section 8.4.

7.2. Persons Entitled to Copy

Every Owner/resident or the authorized representative of the Owner/resident (hereinafter collectively referred to as "Member") shall have the right to inspect or copy the official records pursuant to the following Rules.

7.2.1 Rules for Records Inspection

1. A Member desiring to inspect the Association Records shall submit a written request to the Association Management Company.
2. A Member may inspect records one (1) business day per month for up to eight (8) hours.
3. The Association will not create or generate a document or a report that it would not otherwise create or generate unless it is required to do so by law or its governing documents.
4. Inspection of Association Records will be limited to those records that exist at the time of the request. No request for future documents will be accepted.
5. The Association will not conduct a record search or research or pick out specific Association Records.
6. The Association shall notify the Member by telephone or in writing, that the Association Records are available and the time, date, and place for such in inspection within 10 days of receiving a written request for said Records.
7. All inspections of records shall be conducted at the Association's office or at such other location designated by the Association.
8. Inspection shall be made only during normal Association business hours or normal business hours of the location of inspection if other than the Association office. For the purposes herein, the term "business day" shall mean Monday through Friday, exclusive of federal, state, and local holidays in which the office of the Association is closed. For purposes herein, "normal business hours" shall be the hours that the Association office is customarily open, or the hours at the location where the records are inspected is customarily open, or if there are no customary hours, then 9:00 a.m. to 12:00 noon, and 1:00 p.m. to 5:00 p.m. of each business day.
9. No Member shall remove original records from the location of inspection. No alteration of the original records shall be allowed.

7.3. Member Copy Requests and Costs

If a Member desires to obtain a copy of any Association Records, the Member shall designate in writing which Association Records are desired or in the alternative shall designate such Association Records by the use of a tab or clip upon the pages desired. The Association shall make the copies requested (either on the Association copier or by sending the documents to an outside vendor), and shall deliver the copies to the Member, subject to the copying costs set forth in Rule 8.3.2 below.

7.3.1 Copy Request Limitations

1. Copying of records shall be limited to those records specifically requested to be copied.
2. The Association will not create or generate a document or a report that it would not otherwise create or generate unless it is required to do so by law or its governing documents.
3. Copying of records will be limited to those records that exist at the time of the request. No request for future documents will be accepted.

7.3.2. Member Costs of Copying

1. The Association shall provide copies to the Member during the inspection if:

- i. The Association has a photocopy machine available where the records are maintained; and
 - ii. The request for copies is limited to 25 pages or less.
2. If the Association makes the copies on an association photocopier, it shall charge .25 cents per page for the copies. If the Association does not make the copied on an association photocopier, it shall charge the actual costs of providing the copies. The costs for copying shall be payable in cash or by personal check, at the time the copies are delivered; provided, however, payment in advance of copying may be required by any Director or Manager in their discretion, taking into account such factors as the amount of the copying charge, the payment record of the Member, and other relevant factors.

7.4. Copies of Governing Documents

Notwithstanding the above, the Association shall maintain an adequate number of copies of the Governing Documents, which includes the Declaration, the Articles of Incorporation, the Bylaws and Rules of the Association and all amendment to each of the foregoing. The Association may charge for the cost of copying the Governing Documents as provided in Rule 7.3.2 above.

7.5. Records Exempted from Copying

The following Association records are exempt from other sections of Section 8 of the 'Rules and Regulations':

Any record protected by the lawyer-client privilege as described in Section 90.502 Florida Statutes and any record protected by the work-product privilege.

Information obtained by an association in connection with the approval of the lease, sale, or other transfer of parcel, medical records of Owners or community residents; The contents of sealed ballot envelopes received by the Association which have not yet been subject to the verification, opening, and tallying process which occurs at a meeting at which directors will be elected.

The contents of sealed voting proxy envelopes received by the Association which have not yet been opened, verified as legitimate, and submitted for counting.

Disciplinary, health, insurance, and personnel records of the Association's employees.

Confidential communications with a certified public accountant arising from an accountant-client relationship; and any other records exempted under Florida or Federal Law.

8. EMERGENCY PROCEDURES & EQUIPMENT

8.1. Emergency Procedures

In the event of a medical emergency, or if an accident or injury occurs, call 911 FIRST and then notify the Bridgewalk staff.

9. PERMISSIONS AND WAIVERS

9.1. Receipt of Document

All Bridgewalk Documents, including Rules and Regulations are available on the Community Website. Homeowners **or** Homeowner Representatives and tenants must sign this form acknowledging their responsibility to review documents when being provided Paxton Key Smart Access. To receive an email invitation and credentials for your Paxton Key Smart Access, please fill out the below information and submit it with any associated documents to Bridgewalk@artemislifestyles.com.

Receipt of Bridgewalk Clubhouse and Amenity Rules & Regulations

I acknowledge that I have been informed that the Rules and Regulations are available on the Community FrontSteps Portal, and it is my responsibility to review them and distribute to my tenants (if applicable). All facilities at Bridgewalk are to be used at your own risk. Every resident listed needs a different email:

Owner Name(s): _____

Unit Address: _____

I **DO NOT** give permission for any tenants to use **facility access privileges** and I will continue to retain them for my personal use.

I **DO** give permission for any tenants to access the facility for the duration of the executed lease on file. I understand that owner access permissions are forfeited during the period of the tenant’s lease.

All Members (owner or tenant) receiving access must be listed here. Every member listed needs a different email to receive smart credentials to access the PaxtonKey app. Please note that anyone under the age of 16 must be accompanied by an adult. All names and emails will be added to the resident property file:

Resident Name: _____

Cell Phone Number: _____

Email Address: _____

Resident Name: _____

Cell Phone Number: _____

Email Address: _____

Resident Name: _____

Cell Phone Number: _____

Email Address: _____

Resident Name: _____

Cell Phone Number: _____

Email Address: _____

Resident Name: _____

Cell Phone Number: _____

Email Address: _____

Tenant Name: _____

Cell Phone Number: _____

Email Address: _____

Owners or Owners Representative Signature: _____ **Dated:** _____
(If Applicable)

Tenants Signature: _____ **Dated:** _____
(If Applicable)