

PREPARED BY AND RETURN TO:  
Keith M. Hensley  
4880 Lake Waterford Way West Unit# 1  
Melbourne, Florida 32901  
(321) 951-0641

**CERTIFICATE OF RULES AND REGULATIONS**  
**OF**  
**THE GABLES II AT LAKE-IN-THE-WOODS, A CONDOMINIUM**

WE HEREBY CERTIFY THAT, the attached Rules and Regulations for The Gables II at Lake-In-The-Woods. L-I-T-W Condominium Association, Inc. and as subsequently amended from time to time, was duly adopted at meetings of the Board of Directors, in the manner provided for in the Association documents and per Florida Statute 718.

**CERTIFICATE**

I HEREBY CERTIFY that the attachments to this Certificate have been approved by the Board of Directors.

DATED this 11 day of August, 2020.

WITNESSES:

L-I-T-W CONDOMINIUM  
ASSOCIATION, INC.

Tammy Himmelfarb  
Printed Name of Witness

By: Keith M. Hensley  
Keith M. Hensley, President

Tammy Himmelfarb  
Signature of Witness

Ray B. Jarvi  
Printed Name of Witness

[Signature]  
Signature of Witness

STATE OF FLORIDA                    )  
  ) ss:  
COUNTY OF BREVARD                )

I HEREBY CERTIFY that on the 11 day of August, 2020 before me personally appeared Keith M. Hensley, as President of L-I-T-W CONDOMINIUM ASSOCIATION, INC., who is personally known to me and who did not

take an oath and who executed the aforesaid Certification as \_\_his\_\_ free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

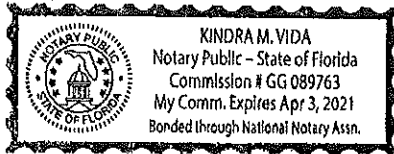
**WITNESS** my signature and official seal, in the County of Brevard, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:

Sign: *Kindra M. Vida*

(SEAL)

My commission expires: *Apr. 3, 2021*



## **New Rules & Regulations for reopening of the LITWII Pool**

**Hours** - Mondays, Thursdays & Saturdays 10:00 A.M. to 2:00 P.M. Weather permitting. **Schedule for weeks of August 9 & 16 is Mon., Wed. and Saturday** due to Thursday schedule conflict. **No Holidays**

- Anyone showing symptoms of or having been diagnosed with COVID-19 may not enter the pool area.
- Individuals 60 and older should strongly consider not using the pool area at this time.
- LITWII has made every effort to protect the health of owners. By entering the pool area, users are doing so at their own risk, and hold the Association, Management Company and its Board Members harmless from litigation.
- Adult supervisors of children must monitor and supervise them to ensure that they follow all rules and regs.
- **Residents of units that are 90 days or more delinquent in their fees may not use the pool area.**

### **Maximun Capacity**

To accomplish proper social distancing, there is a maximum capacity of 16 residents at one time using tables with one person at a table. If residents of the same unit choose to share tables, there are an additional chairs to allow up to an additional 8 residents, for a maximum capacity of 24.

### **Guests**

**Guests are prohibited from entering the pool area. RESIDENTS ONLY!**

### **Sign In**

Owners are required to sign in/out of the pool area for the purpose of possible contact tracing.

### **Masks**

- Masks are required when going to and leaving seating, except to enter the pool.
- Masks are not to be worn while in the pool.
- Masks should be considered when at the pool.
- Masks will not be provided by the Association.

### **Seating**

Seating has been arranged for social distancing. Chairs are not to be moved from the 6' social distancing area. Only residents of the same unit may share seating at tables. Seating space is limited, and is on a first-come, first-served basis. Users must select a seat when entering the pool area.

### **Facilities**

- Bathrooms will be open and available for use when pool is open.
- Clubhouse will remain closed for use. Clubhouse will be used for storage of pool furniture.

### **Restrooms**

- Use of restrooms is restricted to one person at a time.

- Masks must be worn inside the restrooms.
- Users are to sanitize their hands before entering the restroom, and wash their hands and use sanitization stations when reentering the pool area
- Residents are to use sanitary wipes to wipe off any portion of the devices touched including the doorknobs. Wipes are to be discarded in trash cans.

### **Monitoring**

- Consulted attorneys have required on-site monitoring by the Association to reduce liability. Keith Hensley, Board President, assisted by Carmen Hensley, has volunteered to be the assigned monitor at the pool and will frequently sanitize surfaces. He will have jurisdiction in identifying and correcting violations. If he requests an owner leave the pool area, the owner must depart. Failure to do so will result in the MPD being called and removing the owner.
- The Board has adequately posted all of these special rules and regulations. Authorized users of the pool area are expected to follow all rules.
- Board members and management will monitor adherence to these rules when at the pool. To ensure their own safety, owners using the pool should also monitor others at the pool and make them aware when they see violations. Uncorrected violations will be reported to a board member or management, including the date/time of the violation. The Board will review the reported violations on the security camera recordings.

### **Violations**

- Anyone blatantly violating the rules, putting themselves and/or others at risk, will have their pool area amenity revoked immediately for up to 30 days after review of the security recording.
- Users accidentally violating the rules and quickly remedying the violations will not lose their pool amenity.
- Violations will be documented and reported to the Board Members and Diversified.

### **Miscellaneous**

- Residents are to follow all social distancing guidelines currently in place by the CDC, State, County or Federal Government. This applies in the pool as well as on the pool deck.
- The Pool is considered closed while staff is conducting cleaning of the facility.
- Residents are to use sanitization stations upon entering the pool area.
- Residents are to shower before entering pool.
- All previous rules and regulations not superseded by the ones in this paper will remain in place.

# LITWII CLUBHOUSE RULES AND VIOLATIONS

**POOL AREA HOURS:** The pool opens at 8am. According to the Florida Health Department, "(8) Night swimming – Pools shall not be open for swimming at night unless the requirements for lighting as specified in paragraph 64E-9.006(2)(c), F.A.C., (which ours does not) are met. The current closing time of our pool and pool area is changed as days get longer or shorter. **The pool area should be vacated and secured at the posted closing time on the front gate** unless there is a public board meeting, a board-approved scheduled special event, or an event scheduled by our Social Committee. During these events, there will be no swimming after the posted closing time. Failure to follow this state regulation may result in the Health Department closing our pool and/or fining the Association.

**SECURITY:** The gates are to remain closed and locked at all times, except when there is a scheduled public board meeting. Except during special events and board meetings, the restroom doors are to be closed. This is for security and safety reasons.

**TRASH:** No glass is allowed in the outside pool area. Glass containers are allowed only within the Clubhouse. Please use the recycle blue bin for recyclables.

**DECORUM:** If you drink alcohol at the pool, please do so in moderation, and avoid the use of profanity out of respect for other owners and guests at the pool. Smoking is prohibited at all times in the restrooms and Clubhouse, and within 10' of the Clubhouse when occupied.

**RESERVATIONS:** Complete and submit a reservation form (available on the LITWII Website under the Forms tab).

## Process and fines for VIOLATION OF POOL RULES:

- 1<sup>st</sup> Violation: Written Warning
- 2<sup>nd</sup> Violation: \$25 fine
- 3<sup>rd</sup> Violation: \$25 fine and loss of pool area access for one week
- 4<sup>th</sup> Violation: \$50 fine and loss of pool area access for one month
- 5<sup>th</sup> Violation: \$100 fine and loss of pool area access for three months

Adopted by Unanimous Board Vote 10/5/18, amended on April 24, 2019

## LITWII POOL RULES AND VIOLATIONS

**POOL AREA HOURS:** The pool opens at 8am. According to the Florida Health Department, "(8) Night swimming – Pools shall not be open for swimming at night unless the requirements for lighting as specified in paragraph 64E-9.006(2)(c), F.A.C., (which ours does not) are met. Night swimming shall be considered one half hour before sundown." Therefore, the current closing time of our pool and pool area is 7:30 pm and will be changed accordingly as days get longer or shorter. The pool area should be vacated and secured at the posted closing time unless there is a public board meeting, a board-approved scheduled special event, or an event scheduled by our Social Committee. During these events, there will be no swimming after the posted closing time. Actual pool area hours are posted on the main gate to aid users in knowing when the pool area is closed. Failure to follow this state regulation may result in the Health Department closing our pool and/or fining the Association.

**ACCESS:** Our pool maintenance and repairs are funded by owner maintenance fees. Only owners and their guests are allowed in the pool area, and must use their pool key to enter.

**POOL SAFETY:** Minors 4-17 must be accompanied by an adult. Children up to 3 years old must be accompanied by a responsible adult in the pool. Remember: Where there's thunder, there's lightning. If you hear thunder, vacate the pool.

**SECURITY:** The gates are to remain closed and locked at all times, except when there is a scheduled public board meeting. Except during special events and board meetings, the restroom doors are to be closed. This is for security and safety reasons.

**TRASH:** No glass is allowed in the outside pool area. Glass containers are allowed only within the Clubhouse. Please use the recycle blue bin for recyclables.

**DECORUM:** If you drink alcohol at the pool, please do so in moderation, and avoid the use of profanity out of respect for other owners and guests at the pool. Smoking is prohibited at all times in the restrooms and Clubhouse, and within 10" of the Clubhouse when occupied.

**POOL AREA RESERVATION PROCESS:** Any owner interested in holding a special event at the pool must download, complete and submit to the Board (ideally with a 2-week notice) a request form, which can be found in the Forms section of this website. Owners making a request acknowledge that they are responsible for their guests' actions and safety. Other owners and their guests may use the pool during these events, as we cannot refuse them access to their amenities.

### **Process and fines for VIOLATION OF POOL RULES:**

1<sup>st</sup> Violation: Written Warning

2<sup>nd</sup> Violation: \$25 fine

3<sup>rd</sup> Violation: \$25 fine and loss of pool area access for one week

4<sup>th</sup> Violation: \$50 fine and loss of pool area access for one month

5<sup>th</sup> Violation: \$100 fine and loss of pool area access for three months