

**VCCC POLICY DIRECTIVE
 RULES AND REGULATIONS
 GOVERNING USE OF VENTURA RECREATIONAL FACILITIES AND COMMON AREAS**
 Amended by the Board of Directors at the 11.16.2023 BOD Meeting

General Rules Governing Use of Ventura Facilities

Owners shall be responsible for compliance by their guests, tenants, and family members with these Rules and Regulations.

No immoral, improper, offensive, or illegal activities, nor any activity which shall be deemed a nuisance to other residents' peaceful enjoyment of the recreational facilities, shall be permitted.

All property Owners and their family members, tenants, and guests are expected to conduct themselves in a civil and courteous manner at all times while on HOA common property. Physical or verbal harassment of HOA staff members, contractors, or other community residents, or any other inappropriate, disruptive, or disorderly conduct toward others, will result in disciplinary action, including a monetary fine and/or suspension of the right to use common area amenities and facilities.

Individuals authorized to use any of the recreational facilities shall use all such facilities at their own risk.

The Board of Directors shall have the sole authority to adopt additional Rules and Regulations governing the use of the Recreational Facilities and to amend previously adopted Rules and Regulations.

Subject to the Rules and Regulations of each, the following are amenities available for use by Residents of Ventura Country Club: (Note: Some amenities require additional fees.)

18 Hole Golf Course	Restaurant/Lounge	Ballroom	Pro Shop
Basketball Court	Tennis & Pickleball Courts	Swimming Pool	Meeting Rooms
Bocce Ball Court	Shuffleboard Court	Fitness Room	Library
Playground	RV Storage	Craft Room	Lake Fredrica Park

For further information regarding the recreational facilities call: (407) 275-7002

RULES AND REGULATIONS

I. Authorized Users:

- A. Individuals authorized to use Recreational Facilities:
 - 1. All Ventura recreational facilities, including, but not limited to, the clubhouse, the swimming pool area, the tennis courts, and other recreational facilities, are for the exclusive use of Association Members and their immediate families, authorized tenants, and guests.
 - 2. Members of organizations or groups and their guests who have contracted for use of specific portions of the recreational facilities for approved functions or events, will only be authorized to use the facility for which they are contracted.
- B. Admittance to the recreational facilities shall be controlled and implemented in accordance with the following rules:
 - 1. All residents and tenants must carry identification and the Access Card issued by the

- (HOA) Administration Office to be accorded access to the facilities.
2. The sponsors of any organization or group contracting for use of specific areas of the recreational facilities shall be responsible for limiting their guests to the specific portions of the recreational facilities for which they have contracted and shall be fully responsible for the actions of their guests and any damage they might cause to the recreational facilities.
 3. Any individual(s) who cannot produce an identification pass described above will be requested to leave the recreational facilities by either an Access Control officer, General Manager on duty, or authorized management personnel.
 4. **No owner or resident shall direct, supervise, issue orders, or in any manner attempt to assert control over any HOA employee and shall not take individual action to enforce these rules, but shall report any suspected violations of the rules to the Administration Office or General Manager.**

II. Clubhouse Rules and Regulations

- A. Normal operation hours for the Clubhouse will be from 7:00 a.m. until 9:00 p.m. unless there is a special function requiring a later closing time.
- B. The quality of the Club environment requires that good taste be reflected in personal attire. The minimum appropriate attire in the Club during the day is as follows:
Men- Shirts with collars or designer style T-shirts, slacks or Bermuda length shorts and shoes. Running, athletic, coaching or cut-off shorts, tank tops or muscle shirts will NOT be permitted. Hats are not permitted except on the Golf Shop and/or Club.
Ladies- Skirts, slacks, dresses and Bermuda length shorts, blouses, sleeved tops can be without collars, sleeveless tops must have collars. Warm-ups will be permitted. Halter tops, running shorts, short shorts, cut-offs, tank tops and midriff tops are unacceptable.
- C. PETS are not permitted in the Clubhouse or Club, A disabled/handicapped owner, occupant, or guest must notify the Association of a request for a reasonable accommodation to allow a service and/or support animal in the common areas of the community and/or to avoid a restriction on pets and provide adequate documentation supporting the request in compliance with the Florida and Federal Fair Housing Acts.
- D.
 1. Fitness room: Equipment may only be used in accordance with manufacturer guidelines and age limits are based on equipment manufacturer recommendations. Proper forms are available in the Golf Pro Shop and the Administration Office and must be completed by each participant before use of the fitness room.
 2. Restaurant: Persons under 21 years of age will not be served at the Bar on any occasion. No activity which unreasonably interferes with the enjoyment of the Restaurant by others is permitted.
- E. All private and special events must be contracted with the Club Manager. Any seating of 8 or more people will require a reservation. Reservations are required for all special Club events. No outside food or beverage is allowed in the Clubhouse, on the Terraces, at the swimming pool, on the golf course, or at any other recreation facilities of the Club. Club management is authorized to permit catered pastry to commemorate an event. ALL FOOD AND BEVERAGE SERVED OR CONSUMED ON CLUB PREMISES MUST BE PURCHASED FROM THE CLUB.

III. Swimming Pool Rules and Regulations

- A. **Proper ID and swim attire required at all times (No nudity permitted).**
- B. Regular pool operating hours are from Dawn to Dusk. Regular maintenance is performed 3 times a week. Swimmers must not enter the pool while the technician is cleaning the pool and adding chemicals.
- C. **No lifeguard is on duty and swimming is at your own risk.**
- D. **Any persons with incontinence issues must wear waterproof plastic pants or other**

protective swim gear with leak-proof protection, at all times, while in the pool and pool area.

- E. Anyone who is not a competent swimmer must be accompanied by a competent, responsible swimmer capable of supervising and safeguarding the incompetent swimmer at all times.
- F. PETS are not permitted in the Clubhouse or Club. A disabled/handicapped owner, occupant, or guest must notify the Association of a request for a reasonable accommodation to allow a service animal and/or support animal in the common areas in the community and/or to avoid a restriction on pets and provide adequate documentation supporting the request in compliance with the Florida and Federal Fair Housing Acts.
- G. Floatation devices, beach balls, snorkels, scuba gear, fins, etc. are prohibited in the pool. Exercise equipment is authorized during scheduled periods.
- H. Bicycles, roller skates/blades, and skateboards are prohibited on the pool deck.
- I. Individuals using suntan preparations must shower before entering the pool. This is a State Law.
- J. No food shall be permitted within the (10) feet of the swimming pool. Glass or breakable food and/or drink containers are not permitted in the pool area. All private and special events must be contracted with the Club Manager. **Personal coolers are not permitted at the Clubhouse, Pool or on the Golf Course. All food and beverages must be purchased from the Club. Under no circumstance will players be allowed to bring food or beverages onto Club property. All food and beverages must be purchased at the Club.**
- K. No ball playing, shouting, running, horseplay, or loud music is allowed in the pool area.
- L. No diving is permitted in the pool.
- M. Please close umbrellas after use and cover chairs/lounges with towels while sunbathing.

IV. Tennis, Basketball, and Shuffleboard Courts Rules and Regulations

- A. Regular hours of operation for the tennis, basketball, and shuffleboard courts shall be from 7:00 a.m. until 11:00 p.m. Shuffleboard equipment can be obtained through the Pro Shop. A deposit and Driver's License is required.
- B. Regulation tennis shoes only will be permitted on the courts.
- C. No food or beverages are permitted on the courts. Personal food and beverage Containers are not permitted on Club property. **All food and beverages must be purchased at the Club.**
- D. Proper decorum and sportsmanship will be expected of all players at all times.
- E. All players shall use the courts at their own risk.
- F. No pets shall be permitted on the courts.
- G. Players shall be restricted to one hour, or one full set, when others are waiting to use the courts.

V. Lake Fredrica

- A. Events must be scheduled at the Administration Office. Parking is limited- a maximum of (6) six vehicles only. Additional parking is available at the Administration Office. Vehicles are not permitted to park on grass or on Lake Pointe Drive.
- B. Lake Fredrica events that include guests/visitors: A visitor pass is required for all guests entering Ventura. A list of guests shall be provided to Access Control at the Curry Ford Road gate post in a timely manner to assure visitor passes are provided for admittance. Groups are limited to a maximum of (30) thirty persons, unless otherwise authorized by the VCCCHOA Board of Directors. Residents and Guests are responsible for policing and picking up and placing trash in the containers provided at the completion of scheduled events.
- C. The VCCCHOA beach at Lake Fredrica is for the use of Ventura Residents only. All participants must possess an Identification pass or be accompanied by a resident of Ventura.
- D. Hours shall be from dawn to dusk.
- E. Boats with motors greater than 5 H.P. and jet skis are prohibited from launching on VCCCHOA property.
- F. Swimming is permitted at your own risk, BEWARE OF STEEP DROP-OFF.
- G. Proper swim attire required at all times.
- H. Trespassers will be escorted from the property via the closet exit. Defiant refusal will be cause for summoning the Orlando Police Department. Re-entry will be granted per VCCCHOA Access Control

procedures.

- I. Unleashed dogs are not permitted at Lake Fredrica or anywhere on Ventura property. The pet owner shall be responsible for removal of pet excrement.
- J. Fishing license required.

VI. Common Grounds

A. Pets

No animals of any kind shall be kept, maintained, or bred for commercial purposes and only cats, dogs, birds or fish may be kept in Ventura. No more than two animals of any species or a total of three animals of all species may be kept at any one residence, an owner, however, may keep one fish tank containing fish in excess of this number. All pets shall be on a leash when in an area outside of the owner's or keeper's fenced lot. Pet owners/keepers shall not allow their pet to stray or go upon another owner's lot. The pet owner/keeper shall be responsible for removing pet excrement. Pets are not allowed in common area pools or recreational areas (i.e. Golf Course, Tennis Court, Clubhouse) Any person owning or in custody of a pet shall not allow the pet to stray or go upon another lot without the consent of the owner of such lot. All pets shall be on a leash when in an area outside the owner's lot. The pet owner/keeper shall be responsible for removing pet excrement. Pets are not allowed in common area pools or common area recreational areas. However, a disabled/handicapped owner, occupant, or guest must notify the Association of a request for a reasonable accommodation to allow a service animal and/or a support animal in the common areas in the community and/or to avoid a restriction on pets and provide adequate documentation supporting the request in compliance with the Florida and Federal Fair Housing Acts. No animals, including service/support animals, are permitted in the pool. No animals of any kind shall be kept, maintained, or bred for commercial purposes in Ventura. Animals deemed dangerous by the Board shall be removed from the unit upon written request by the Board. City and County Ordinances regarding pets, including dangerous, neglected and nuisance animals, will be strictly enforced, call Orange County Animal Control immediately if you have a concern.

B. Walking on Golf Course

Walking, Bicycling, Skating, etc., on golf cart paths or on the golf course is not permitted. The sidewalk on the outer edge of the golf course between No. 5, 7, 8 and 9 greens are approved as pedestrian sidewalks. All other paved paths are designated as cart paths and for the safety of all, walking is prohibited. While on the sidewalks between No. 15 and No. 12 and No. 16 greens, walkers should stay alert for errant golf balls.

C. Traffic Within Ventura

There is a 25 MPH speed limit throughout the community, which is strictly enforced. All traffic signs must be observed, and you are asked to be extremely careful of pedestrians, golf carts, and children playing etc.

D. Cars, Trucks, Golf Carts, Go Carts, Mini Bikes, and/or Mopeds

Any vehicle being operated within the Ventura community must comply with all applicable state laws as Ventura has a contract with the City of Orlando authorizing the Orlando Police Department to enforce traffic laws within Ventura. This applies to cars, trucks, golf carts, motorcycles, and scooters. Go Carts, Mini Bikes, and Mopeds are not permitted on Ventura property.

E. Walkers, Golf Carts, Bicycles, Skaters, etc.

They shall stay in the lane dedicated for non-vehicular traffic and go **WITH THE FLOW OF TRAFFIC**. Bicycling, Skating, and Skateboards are prohibited on the common grounds around the Clubhouse.

F. Real Estate Signs

Only one "For Sale" sign per lot permitted, not to exceed four (4) square feet in size as established by the Board of Directors. FOR RENT signs are not permitted within the Ventura Community.

G. Trash and Recycling

Do not throw trash or Christmas trees in canals. Do not put trash in dumpsters located at the Club. Do not put trash in dumpsters located on condominium association property unless you are a resident/owner in that condominium association. **Information that is more detailed is available at the Administration Office.**

H. Fishing

A Florida fishing license is required. Fishing is not recommended, and fish are NOT edible. Fishing is permitted only at the pond between Shadybranch and Dockside and at Lake Fredrica. Fishing is strictly prohibited in all other ponds or canals.

VII. Ventura Golf Course Regulations

- A. All golfers must register and pay appropriate fees in the Pro Shop before beginning play.
- B. Personal checks are no longer accepted for golf and purchases in the Pro Shop and/or Club.
- C. All players will start on the #1 tee unless instructed to do otherwise by the Pro Shop.
- D. Under no circumstance are golfers permitted to start play from their residence.
- E. If a group fails to keep its place on the course and falls more than one clear hole behind the golfers ahead, it must allow the group of following to play through or they shall be asked to skip the hole by the Players Assistants. All golfers must comply with the Players Assistants requests, or they shall be subject to ejection from the course.
- F. All golfers who stop after playing 9 holes must occupy the next tee before the players following arrive at the tee ~~or~~ they shall lose their position on the golf course.
- G. All tournament play must be approved in advance by the Director of Golf.
- H. Players Assistants duties are to help regulate play and enforce rules and Regulations. Players Assistants represent the Director of Golf and have full authority to enforce all rules and speed of play.
- I. Each golfer must have his or her own golf bag and clubs or may rent a set from the Pro Shop.

WOMEN-Proper attire is as follows:

- Dresses
- Skirts
- Slacks, khakis
- Golf Shorts
- Blouses

NOT PERMITTED:

- Tank tops
- Halter tops
- Tee shirts (except fashion)
- Fishnet tops
- Bathing suits
- Denim or Cut-offs

MEN- Proper attire is as follows:

- Golf shorts
- Golf shirts
- Slacks, khaki's

NOT PERMITTED:

- Denim or Cut-offs
- Tank tops
- Tee shirts (except fashion)

- J. The starter has the right to insist on two riders per Club owned cart.
- K. **Personal coolers are not allowed. All food and beverages must be purchased from the Club. Under no circumstance will players be allowed to bring food or beverage onto Club property. All food and beverages must be purchased at the Club.**
- L. Violation of the general rules may result in suspension of golf privileges.
- M. The Pro Shop reserves the right to require play as threesomes and foursomes. No fivesomes allowed unless approved by the golf shop.
- N. The following rules will govern the use of golf carts by handicapped individual with special flags on Ventura Country club.
 SPECIAL FLAGS: Special flags will be issued to persons submitting sufficient evidence for handicap status including handicap parking permits and related medical records. These flags are available to qualifying Ventura Country Club members in good standing only.
 LIMITATIONS: These flags entitle the handicap golfer to take their golf carts inside the

designated cart traffic signs in back of each green. However, carts are to stay at least thirty (30') feet from the putting surface and remain outside of any bunkers and/or mounds near the green. Carts with SPECIAL FLAGS are permitted in these areas ONLY when the fairways are open to all cart traffic by the Director of Golf or Course Superintendent.

- O. WHEN THE COURSE IS RESTRICTED BECAUSE OF WET CONDITIONS, ALL CARTS ARE RESTRICTED TO CART PATHS. ALL GOLFERS MUST REMAIN ON THE CART PATHS ON ALL PAR THREE'S WHEN POSSIBLE.
- P. Anyone abusing the golf course and/or privileges will have their privileges rescinded.

GENERAL PROCEDURES FOR GOLF COURSE AND PRO SHOP

1. Ventura Country Club RESERVES THE RIGHT TO RESTRICT GUEST PLAY TO PROTECT USAGE BY MEMBERS.
2. Carts may be rented only to individuals with a valid driver's license. The individuals renting carts are solely responsible for any damage occurring to the carts while in their possession. Rented carts are to be used on the GOLF COURSE and cart paths ONLY.
3. Players who continue to violate Rules of Play will be notified in writing by the Board of Directors that the next reported violation will cause a suspension of privileges.
4. The golf Pro Shop and Players Assistants will be responsible for guest(s) awareness of all Rules of Play when guest(s) is not accompanied by a member.
5. The Course Superintendent, in conjunction with the Director of Golf will make all decisions regarding playing conditions of the course, determining when the course should be closed or "Cart Path Only" rules in effect.
6. The Course Superintendent, in conjunction with the Director of Golf may close nine or the entire course at any given time for maintenance purposes.
7. The use of private golf carts on Ventura Country Club is a privilege that must not be abused. Privately owned golf carts must be registered with the Administration Office. Identification and proof of insurance is required. No one shall drive a private cart on the course until the proper fee has been paid and a sticker is placed on the cart. The cart can only be driven on the course by the owner, and/or dependents and guest(s) who have a valid driver's license.
8. The lending of a private cart to a guest for use on the golf course requires cart fee payment by the guest to the Pro Shop.
9. Carts are to be used for golf only and are not permitted for any other use. Licensed drivers are only permitted to drive rented or privately owned golf carts.
10. Unlicensed golf carts are not permitted to be driven on public roads or highways.