

ASSOCIATION RULES AND REGULATIONS INTRODUCTION

EXCERPTED FROM ASSOCIATION BY LAWS

The Board of Directors is the elected governing body of the Leisure Village Association.

The Board shall make and promulgate such Rules and Regulations relative to the use and operation of the Recreational Facilities, which Rules and Regulations shall be binding on all members, their successors and assigns.

The Board believes observance of these Rules will permit all residents to enjoy life in this active adult community.

BADGES

The wearing of badges by residents and guests is mandatory when participating in recreational programs or utilizing the facilities of the Leisure Village Clubhouse. Guests must always be accompanied by a resident. If a badge is lost, there is a charge for replacement.

BOARD OF DIRECTORS

1. The Board of Directors shall retain the services of legal counsel and a Certified Public Accountant on a yearly basis.

Each Board member shall disclose any “interest” in Association business decisions in order to prevent a conflict of interest situation. If in the opinion of the Association’s attorney a conflict does exist, that Board member shall abstain from voting on those matters.

2. The limits to sign purchase vouchers for are as follows:
 - The President up to \$2,500.00.
 - The Board of Directors each up to \$100.00.
3. The Board of Directors shall not give consideration to anonymous letters.
4. A monthly communication from the Board of Directors shall be included in “Leisure Topics”.

BUS (Leisure Village)

Bus schedules are available at the Leisure Village Clubhouse office.

COMMITTEES

1. The President of the Association shall appoint Committee Chairpersons. The Coordinator of Recreation, however, shall be the Chairperson of the Social and Travel Committee. Chairpersons may be re-appointed at the discretion of the President and must be unit owners.
2. Social, Travel and Bingo Committees are “Standing” Committees of the Board of Directors.

COMMUNITY RELATIONS

1. Anyone disregarding good community relations will receive a letter to this effect from the Board of Directors.
2. Except in areas designated as such by the Board of Directors, there shall be no playing, lounging, parking vehicles or placing benches or chairs, on any part of the common elements, except that lawn furniture may be used on a temporary basis on the portion of the common areas adjacent to an individual’s unit.
3. When a resident becomes a liability to the Village, due to age or infirmity, the Board of Directors will attempt to notify the next of kin or an authorized person. Information on next of kin or an authorized person must be kept current by the unit owner and filed with the Treasurer’s Office.
4. Driving instructions are not permitted within the Village.
5. Obnoxious and offensive activity shall not be carried on in any unit, or in the common elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance to the other unit owners or occupants.
6. Any infractions of rules should be reported first to the Condominium Manager, then, if necessary, to the Board of Directors.
7. Tag Sales are restricted to inside the unit. The advertising should state “household items for sale by appointment”. Only the phone number of the resident, and not the address, should be listed in the ad so appointments can be set up. The resident should notify Security with the person’s name and time of the appointment scheduled.
8. The agents to the Board of Directors and any contractors or workers, authorized by the Directors, may enter units at reasonable times for purpose of making inspections, correcting conditions in the unit that threaten other units, or working on the common elements located within the unit or elsewhere in the building. These entries into the unit shall be made with as much prior notice to

the owner as possible. However, in cases of emergency, entry shall be immediate. Entries will include inspections to determine presence of any vermin, insects or other pests, and to take such measures as may be necessary to control or exterminate any such vermin, insects or other pests at the unit owner's expense. For further information regarding entry into units, see Section 14 of Article VI of the Condominium By-Laws found in the Offering Plan (Right of Access).

9. Garbage/ recyclable cans are not be stored in common area.
10. Nothing is to be hung from the windows, terraces, patios, porches or placed upon exterior window sills.

ELECTION PROCEDURES

Prior to the Annual Meeting, on a date fixed by the Board of Directors, but in no event earlier than forty five (45) days in advance of the date of the Annual Meeting, and upon written notice, thereof, being given to all members, not later than ten (10) days in advance of said date, an Election shall be held by the membership for Directors of the Association, in accordance with Article V, of Section 3, of the By-Laws. The Directors, so elected at said Election, shall take office at the conclusion of the Annual Meeting.

In the even number years, the majority of the Directors four (4) shall be elected to serve on the Board of Directors for a term of two (2) years. In the odd number years, the balance of the Directors three (3) shall be elected to serve a term of two (2) years. Directors shall continue to hold office until their successors are elected and qualified. Directors may succeed themselves in office. Directors shall serve without compensation.

Each family unit shall be entitled to one (1) vote by a member in good standing, provided that where a family unit is owned jointly by two or more persons, only one such owner shall be entitled to cast the vote, the splitting of such vote is prohibited. At all elections of Directors, each family unit shall be entitled to cast one (1) vote for one (1) nominee for each Director position being voted upon. There shall be no cumulative voting permitted.

A member shall be deemed to be in good standing and entitled to vote at any Annual Meeting or at any Special Meeting of the Association if the member has paid all assessments made or levied against them and their family unit. All interests, costs, attorney's fees, penalties, and other expenses, if any, properly chargeable to them and against their family unit must be paid at least three (3) days prior to the date fixed for such Annual or Special Meeting. No member may stand as a candidate for election to the Board unless the member is in good standing in accordance with this section at the time that they file notice of candidacy and remains in good standing.

Four (4) months prior to the Election, the President of the Board of Directors will select a Nominating Committee of at least three (3) members in good standing to develop a list of suitable candidates.

Nominations of candidates should be closed not later than three (3) months prior to the Election.

A Meet the Candidates meeting should be held in the Auditorium the third week in June to acquaint the residents with the candidates.

Voting will be by the use of mail in ballots with all ballots being mailed and tabulated by a professional election service provider.

In the event two candidates receive the same number of votes, the votes registered for the two candidates will be recounted. If the count confirms the vote, there will be a run-off vote taken no later than one month after the date of the recount.

Results of the election will be posted on CCTV for a period of one (1) week and in the following month's Topics.

It is the responsibility of the Corporate Secretary, or designated Director, to inform each candidate of the results.

GUESTS

Guests, including children, must wear guest badges, and must be accompanied by their resident host when using Recreational Facilities, except the Fitness Center; which is for resident use only.

A person who resides in a unit in an annual aggregate of three (3) months is no longer a guest, but an occupant who must comply with occupancy restrictions set forth in the Declaration of Condominium (see Offering Plan) and Town of Brookhaven zoning laws. An additional monthly charge of \$10.00 for that occupant is required. Resident must notify and register the additional resident with the Administration office.

RECREATION CENTER

General

1. The Coordinator of Recreation is in charge of the Clubhouse.
2. Eating and drinking is permitted in the Oak Room, Lapidary, and Lounge rooms only. There will be no storage of any food or paper goods in any of the classroom cabinets. Classrooms must be cleaned daily at the end of the day.
3. As per Suffolk County law, smoking is prohibited in the common areas.
4. The Coordinator of Recreation will be responsible for implementing a broad-based comprehensive program geared to meet the varied social, cultural and athletic requirements of our diverse community. The Coordinator of Recreation will serve as program planner and trip planner.

5. **Trip Sign-Up** - Leisure Village residents have first preference when tickets are sold for a trip. After five (5) business days available space can be sold to friends and family of Leisure Village residents.
6. **Cancellation Policy on All Trips** – Refunds are made from a waiting list only. You may not sell your space on a bus. If you cannot use the space, it must be filled from the waiting list. If no waiting list exists, the resident is free to fill their space. Recreation must be informed of the name of the individual taking it. An accurate passenger list is essential in case of an emergency.
7. Spray painting will be permitted only in the ceramics room and woodworking shop where there are exhaust fans.
8. a. The use of the Recreation Office telephone by club members or residents is prohibited.
b. The use of Recreation Office copy machine by clubs will be limited to approximately 500 copies per year, with paper provided by the club.

Alcoholic Beverages

In order to comply with the Association's Insurance Policy and its provision for coverage in the case of an accident the following Rules are published for use of the Recreation Facilities of the Village.

1. Alcoholic beverages of any kind shall not be sold by the individual drink as this would violate State Liquor Law and State Tax Law.
2. Beer and Wine only may be served at a function provided food is served. The function advertisement and ticket must clearly state that the beer and wine is served complimentary.
3. No advertising or encouraging of those attending any function to bring their own alcoholic beverages is allowed; BYOB is prohibited by State Law.

Auditorium and Kitchen

1. The Clubhouse is not available for private parties that include non-residents.
2. Any group of residents wishing to use the facilities must obtain approval from the Recreation Coordinator (for after hours or weekends there will be no use without prior arrangement with the Coordinator who will arrange with security for opening and closing of the facilities). Residents using the facilities will be responsible to ensure that the area is restored to the manner in which it was found.
3. When the use of a microphone or other equipment by a resident or group of residents results in damage to equipment, the group or individual responsible for

the damage will be charged for the cost of repair of the item(s) damaged or the cost of replacement.

Sales of Tickets

Selling the tickets for any event, whether by an individual, a group of individuals, a sanctioned club and/or organization, shall be coordinated by the Recreation Coordinator who will assign time for use of the ticket booth.

Social Activities

1. When admission is charged for a social event the following will apply:
 - a. Leisure Village residents always have preference. After five (5) business days, tickets may be sold to family and friends of Leisure Village residents.
 - b. Employees of Leisure Village may purchase tickets to club affairs and club activities.
 - c. Leisure Village residents must have proper identification to purchase tickets. When a resident is purchasing tickets for other Leisure Village residents, the absent resident's name and unit number must appear on the check.
2. All social functions, exclusive of those run by clubs, must be reviewed by the Social Committee and approved by the Board of Directors.

Club Activities

Clubs may charge admission to an affair. Chances may be sold only for and during an event.

Social Affairs

1. There will be no refunds on tickets for social affairs, etc. A resident will be responsible for the sale of an unused ticket. To help facilitate the re-sales of your tickets, the Clubhouse Office will furnish name(s) and telephone numbers(s) should a waiting list exist. A waiting list is established after a sell-out or after a ticket closing date.
2. The Association will **NOT** provide extra help to set-up the Auditorium except during regular working hours.

Billiard Room

1. The Billiard Room is available to all residents of the Village.
2. Guests must be accompanied by a resident and no guest under the age of 18 years may utilize this facility.
3. **There shall be no eating or drinking in this room.**

Classes/Classrooms

1. The Coordinator of Recreation will arrange for any classes to be sponsored by the Association. Classes will meet for ten (10) sessions three (3) times per year.
2. If any class enrollment falls below ten (10) students, the class may be cancelled at the discretion of the Board of Directors, and/or the instructor.
3. Keys to classrooms will be kept under the control of the Coordinator of Recreation.
4. No one may use any classroom equipment without permission from the Coordinator of Recreation or instructor.
5. Anyone delinquent in the payment of assessments and/or common charges will not be allowed to register for classes.
6. When registering for a class, preference will be given to new students over those who have been enrolled for more than two (2) years in a specific class.
7. Students in ceramics shall be limited to one (1) piece measuring 12” or three (3) small pieces a week, as defined by the instructor.
8. While using any power equipment in the Woodworking Shop, **two (2) persons** must be present at all times.

Clubs and Other Recreational Activities

Any group or individuals desiring to use the Clubhouse facility for a recreational activity, shall be assigned time and space by the Recreation Coordinator. All activities are for resident enjoyment. If the activity or function has availability for guest participation, they must be in attendance with the resident they are visiting. Resident participation takes precedence over guests at all times.

Resident’s Lounge

The Coordinator of Recreation may schedule the use of this room for regular or special activities.

Outdoor Recreation Activities

Bicycles, etc. –The riding of bicycles, tricycles, roller skates, or skateboards at twilight or after dark is prohibited for safety reasons. Riding bicycles, tricycles, roller skates, or skateboards on the sidewalks is prohibited at all times.

Bocce Courts – Equipment is available in the storage cabinet at the courts. The key for the cabinet is available at the East Gate.

Corn Hole- The corn hole game is stored in shed near the Shuffleboard Court.

Fishing

1. All guests must be accompanied by a resident.
2. All fish caught should be carefully removed from the hook and promptly returned to the water. Hands should be wet before handling the fish.
3. Remove “Barbs” from hooks.

Golf Course Regulations

1. **Course will be closed until 5 p.m. every Monday during the golf season** for maintenance and upkeep. When a holiday falls on a Monday, the course will remain open, but will be closed on Tuesday. Course opens up at 8:30 a.m. to allow the course to dry out before play begins.
2. Residents must wear their Leisure Village ID badge and guest(s) must wear guest(s) badges. **Residents must sign in guests at the first tee.**
3. No more than four (4) golfers are permitted with one group. Children under 14 years of age are not permitted on the golf course. Children 14 years of age or older must be supervised by a resident. Resident is responsible for property damages or injuries to people on the golf course.
4. Avoid any possible damage to greens. Please do not place your club carrier or drop flagstick on the greens. **Don't walk on greens with bag or pull cart.** Use only a putter on the greens.

Pool Hours

Refer to Leisure Topics for the pool hours.

OPEN SEVEN (7) DAYS A WEEK

Children between the ages of three (3) and fourteen (14) years of age may utilize the pool and the lower deck during certain hours: see monthly Topics for hours

Swimming Pool Regulations

1. Badges are mandatory for residents and their guest(s). They are not to be worn in the pool. All guests must be accompanied by a resident. Residents who have guests numbering more than four may register and obtain a privilege pass at Recreation three days prior to date of arrival.
2. Children under three years of age are not permitted in the pool.
3. Anyone using diapers is not permitted in the pool.
4. No person with signs or symptoms of communicable diseases, colds, nasal discharge, cuts, bandages, skin eruptions, or similar infection, will be admitted to the pool (D.O.H. requirement).
5. Before entering or reentering the pool each person must shower at the outside showers. No shampoo or soap to be used at these showers. Suntan and other lotions (contaminants) must be rinsed off prior to entering or reentering pool.
6. There is no smoking in common area as per Suffolk County Law.
7. Food or beverages may be brought to the upper deck only. Only plastic water bottles are allowed on the lower deck. No glassware allowed on upper or lower decks. Please discard all waste in the receptacles provided.
8. There is no jumping off sides of pool or rough play in the pool area.
9. Lounge chairs are not to be moved.
10. Children under six years of age may use a certified arm or body floatation device when needed and must be accompanied by an adult at all times when in the pool.
11. Bathers shall not enter the Clubhouse barefooted or in bathing attire. Bathers must use outside entrances to bathrooms.
12. Lifeguard and pool attendants will care for all placements of cushions and pool furniture.
13. Residents and their guests, including children are permitted to use the upper deck of the pool area at all times.
14. Pets ARE NOT ALLOWED on the upper or lower decks.
15. **If a member or guest violates any of the above rules the Association reserves the right to ban them from using the pool and upper deck amenities. **

Horse Shoes – Equipment is stored in the cabinet with the shuffleboard equipment. The key for the cabinet is available at the East Gate.

Shuffleboard – Equipment is available in the storage shed by the courts. The key for the cabinet is available at the East Gate.

Ping Pong – Equipment is available with the exception of ping pong balls which players must provide.