BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION

Community Center & Common Area Rules & Regulations

July 21 2026

Please take time to review the rules & regulations as set forth to ensure everyone here at Brentwood Hills Community has a fun but safe experience. We strive to keep a family-oriented facility. Any violation of these Rules & Regulations, signage, or verbal rules, may result in loss of privileges. Amenities and common areas are for the residents of Brentwood Hills Community and their allowed guests ONLY. Brentwood Hills Homeowners' Association assumes no liability for any actions, activities, or accidents that may occur on association property. The use of all amenities & common areas is

USE AT YOUR OWN RISK

1. **SAFETY & SECURTY:**
    - **NO LIFEGUARDS ON DUTY.**
    - **LIFE RINGS and FIRE EXTINGUISHERS** are provided and may be used in the event of an emergency. **CALL 911.** These are not toys and should only be used in an emergency following the directions on each item.
    - **SECURITY STAFF** will be on the grounds during times as approved by the BH BOD. They will be performing their duties as contracted and report directly to the Association President on all incidents. In the event of illegal or excessive behavior, the authorities will be notified.
    - **SEE SOMETHING, SAY SOMETHING:** If you witness any inappropriate behavior, suspicious activities, broken items, etc., please report it to security staff as soon as possible.
    - **WEATHER AND EMERGENCIES:** All residents and their guests should adhere to all instructions given by Staff and/or the Board of Directors (BOD). All water related amenities must be vacated for 30 continuous minutes from the last sound of thunder. In the event of lightning, all open areas must be vacated, and all persons MUST seek shelter.
    - **Fire Department & Florida Department of Health (DOH):** For everyone's safety, inspections are performed routinely as well as the annual Fire & DOH county inspections.
    - **STAFF COMPLAINTS:** If a resident has a complaint against security staff, please contact the management company who will advise the BOD.
    - **GATES:** All gates will always remain closed except for maintenance. Staff will not allow anyone in the gate without active card or ID. If an ID is presented or card is not working, you will be asked to wait outside the gate while the staff investigates. Unless a person is attending with you, under no circumstances should anyone open the gate for anyone else, and you should make sure it closes behind you.
    - **NO** posting of flyers anywhere is allowed without permission from the staff.
    - **EMERGENCY GATE:** this is located between the large playground and the dog park. **IT IS NOT AN ENTRANCE.** Please use the main gate for center access.
    - **ABSENCE OF STAFF: If an emergency occurs and security staff are not present, please report to the appropriate authorities and contact the management company.**

2. **ACCESS CARD REQUIREMENTS:** see **BH HOA Community Center Access Card Requirements**

3. **HOURS OF OPERATION:** Hours of operation may change from time to time. Notice will be posted at Community Center.
    - **Community Center/Staff Hours:** see **Community Center/Staff Hours** (Office hours may vary)
    - The center may be closed due to maintenance, weather, or other emergencies. Once it is deemed safe, it will reopen.
    - Pool and surrounding area will close ½ hour before BOD meetings. The outfield will remain open. The entire center will close at least 1 hour prior to membership meetings.

4. **AGE REQUIREMENTS:**
    - 18 is the legal age of an adult.
    - Anyone under the age of 18 MUST be accompanied and always supervised by an 18 year old legal adult. If any resident violates ANY of the rules, staff will address it accordingly, the person may be asked to leave the facility for the remainder of the day, and it will be brought to the attention of the BOD. This may result in restricted access.
    - Residents 21 and older are allowed to reserve parties.
    - Residents 18 and older are allowed 6 guests.
    - ALL persons that cannot swim to safety on their own (with or without a floatation device) and/or cannot touch the bottom of the pool without the water level being no higher than neck level (flat footed) MUST be accompanied by a person that can.

5. **OFFICE:**
    - Staff are not responsible for securing personal belongings, nor should they be secured in the office. Bring a lock to secure items in provided lockers.
    - Residents should only enter the office when the staff is present.
    - For privacy reasons, only one resident at a time should be in the office. Please have a seat outside the office and they will serve you as soon as possible unless it is an emergency.
    - No resident should be loitering in the office at any time.
    - DO NOT enter the office dripping wet.
    - Staff reserves the right to put any safety precautions in place such as wearing masks.

6. **RESIDENT PARTIES:**
    - Residents must have an active access card and be at least 21 years of age to make a reservation.
    - Information on how to make the required reservation and deposit can be obtained at the Community Center office during office hours.

7. **PARKING:** Residents and guests shall utilize the Community Center parking lot. Because of restricted parking spaces please follow restrictions as stated below:
    - **Limit of 2 vehicles per household** (resident and 6 guests)
    - **Limit of 5 vehicles per resident party** (please carpool or walk)
    - **NO PARKING:** on sidewalks, grass, or curbs
    - **NO SPEEDING**
    - **DO NOT BLOCK ENTRANCE or HANDICAP RAMP**
    - **DO NOT** use Daycare's parking lot during their hours of operation.
    - **HANDICAP SPACES:** These are reserved for disabled patrons. Proper identification must be displayed while parking in these spaces. Authorities will be notified of anyone in violation.
    - **The Parking Lot MUST be vacated within a half hour after the center closes or vehicles may be subject to towing.**

8. **ANIMALS AND PETS:** are prohibited from entering the Community Center.

    - **EXCEPTION:** see **BH HOA Service Animal & ESA Rules & Regulations**
    - **LEASH LAW:** All dogs shall be on a leash anywhere within the community common areas except as allowed within the dog park. This is a county ordinance as well.
    - **WASTE REMOVAL:** All owners are responsible for cleaning up and disposing of any waste from their animals. Waste receptacles have been provided throughout the community as well as disposal bags. Please be considerate and only take the bags you need as this is a cost to the HOA.
    - **DOG PARK:** Can be accessed by using the gate located on Citrus Orchard Way. There is NO parking at this location. CAUTION should be used as residents' use of this area is not supervised by staff. Residents must always supervise their animals. They must remove and dispose of any waste. **ALL GATES MUST BE KEPT CLOSED AT ALL TIMES.**

9. **SMOKING, VAPING, ALCOHOL, CONTRABAND, ETC:**

    - **SMOKING/VAPING (OF ANY KIND) IS NOT ALLOWED IN OR AROUND COMMUNITY CENTER AND SOCCER FIELD** except for medical purposes and must be smokeless in nature including giving off vape fumes. It may not give off the smell of marijuana or any other substance. You must carry a medical card or other proof of prescription and produce it to staff upon request.
    - **SMOKING DESIGNATED AREAS:** there are two (2) designated smoking areas outside the parking lot. Please use the provided ashtrays to extinguish and discard smoking items.
    - **ALCOHOL** may only be consumed by those of legal drinking age. If underage drinking is taking place, all those involved will be asked to leave. If a resident becomes intoxicated to the point of being belligerent, they will be asked to leave. The authorities may also be contacted at the discretion of staff and/or the BOD. NO GLASS CONTAINERS.
    - **ILLEGAL SUBSTANCES ARE NOT ALLOWED ANYWHERE IN COMMON AREAS INCLUDING PARKING LOT.**

10. **SOLICITATION OR SELLING:**
    - **There shall be NO solicitation or selling of any kind within the common areas of the community outside of an approved HOA event.**
    - **ORGANIZED FUNDRAISERS: (such as school, girl scouts, college etc.)** see **BH HOA Fundraiser Rules & Regulations**

11. **CLEANING:** While we do have janitorial services, it is important to remember that they only clean on designated days. Residents should be respectful and clean up after themselves and their guests leaving the area clean for the next resident to enjoy. Cleaning supplies can be located at the East Pavilion sink or from staff. Janitorial staff is there to clean only. Please do not approach them and ask about issues that are addressed in the office. You must do this at the office during office hours.

12. **FOOD AND DRINKS:**
    - **NO FOOD OR DRINKS** of any kind are allowed in the pool or within 12 feet of its edge as this is a violation of the DOH and may interfere with pool chemicals.
    - **NO GLASS CONTAINERS** are allowed anywhere in the Center.
    - **NO STORING ITEMS OF ANY KIND IN THE ICE MACHINE.** Please use the provided refrigerator or you may bring a cooler.

13. **RESTROOMS:** Residents should be respectful and use caution as to not damage anything within the restrooms. Please clean up any accidents. Young children should be escorted to the restroom. Restroom doors may only be propped open by staff. If supplies run out, please notify the staff.

14. **GRILL AND GRILL AREA:**
    - **NO** admittance under the age of 18.
    - NO admittance under the age of 18. Only residents 21 and older are allowed to reserve the grill area. Residents must check with staff before and after using the grill to ensure proper lighting of grills and turning off propane.
    - Grilling utensils must be thoroughly cleaned at sink with dish soap after each use and returned.
    - Due to limited space, once grilling is completed, please leave the area so that other residents may grill or try to limit grilling to one grill each.

15. **SPLASH PAD:**
    - Child(ren) MUST always be supervised, and children 5 years old and younger may not be left alone within this area.
    - Please assist your child(ren) in turning the splashpad on and off.
    - Gate must be always closed and splashpad should be turned off when exiting area.
    - No latex items, such as water balloons, are allowed within the splash pad area.
    - **INCIDENTS:** Please report any fecal incidents to staff immediately.

16. **POOL AND DECK:**
    - **SHOWER:** Everyone MUST shower before entering the pool. NO SUNTAN OIL OR LOTIONS ARE ALLOWED IN THE POOL AT ANY TIME. The Florida Department of Health requires everyone to shower before entering a public pool to wash off oils and lotions and for everyone's personal hygiene safety. Oils destroy the pool finish and the filtration equipment.
    - **SWIM ATTIRE:** Appropriate swimming attire should be worn for a family establishment. No attire with strings (such as cut-off jeans) is permitted.
    - **DIAPERS (regular):** Are not allowed in pool. Instead, proper pool diapers (such as swimmers) should be used. If anyone enters the pool with a diaper that is not made specifically for swimming, they will be asked to exit the pool immediately.
    - **NO** diving, back flips, horseplay, running, pushing, shoving, or other actions that may result in injury.
    - **POOL TOYS (inflatable):** Smaller items will be allowed at staff discretion depending on crowd size. Anything large in nature such as a 2-man raft, lifeboat, inner tubes, etc. will not be allowed at all. All toys should be removed from the pool and returned to the designated area when play is done. NO other items will be allowed in the pool or on deck.
    - **HAZARDOUS ITEMS:** Such as metal or wooden in nature will not be allowed in the pool at any time No latex items, such as water balloons, are allowed within the gated area that surrounds the pool.
    - **INCIDENTS:** Please report any fecal incidents to staff immediately.

17. **OTHER AMENITIES: (Tennis/Pickle Ball Court, Basketball Court, Horseshoe Pit, Bocce Ball, and Playgrounds)**
    - All amenities must be used for the intended purposes only.
    - Participants are not allowed on fences or on adjacent owners' lots. There shall be no hanging or climbing on nets.
    - The outfield closes at staff discretion when it is too dark to safely see. Participants must vacate when told to do so. Outfield activities must adhere to all center rules.

- Residents MUST enter through the front gate ONLY and not through the Citrus Orchard dog park gate.

- Play is first come, first serve but please limit play to an hour if others are waiting. These areas may be reserved under the sale process and rules as a center party.
- Tennis/Pickle Ball net crank is secured in the office and is available upon request.
- Participants MUST remove all personal belongings and dispose of any trash in provided trash cans.

18. SOCCER FIELD: see **BH HOA Soccer Field Rules & Regulations**

19. MISC:

- **NO ADMITTANCE** is allowed in splashpad/pool equipment areas or storage areas at any time.
- **ILLNESS:** Any person who appears ill, has an open wound, or has a communicable or infectious disease will not be allowed in water areas and/or entire center.
- **INTOXICATED OR UNDER THE INFLUENCE:** Any persons showing signs of being intoxicated or under the influence will not be allowed into the community Center and/or be asked to leave.
- **TOYS (hard in nature such as basketballs, footballs, baseballs, etc.):** Are NOT allowed in the pool or on the surrounding deck. They MUST be transported to the outfield while in hand (no bouncing, dribbling, throwing etc.). While a person is occupying the pool, deck, and/or pavilions, said toys should be secured.
- **ITEMS FOR USE:** Residents may sign out a variety of items that are available by producing an active access card to staff. All items must be returned when you are done using them. Failure to do so may result in access being denied, loss of privilege, and/or a replacement charge. Such items include sports equipment, games, tables, chairs, grilling utensils, etc. Please inquire at center office. These items will not be available when staff are not present.
- **NO GRILLS OR SIMILAR DEVICES** will be allowed anywhere within the center except the grills provided by the HOA at the center.
- **NO CHEWING GUM or CHEWING TOBACCO** will be allowed anywhere within the center.
- **FURNITURE:** May not be removed from the community center nor may be moved to another location without staff permission. Parties may not utilize furniture outside of their reserved areas. All furniture should be left in the location and position in which it was found. All umbrellas MUST be left in the closed position.
- **MUSIC:** Will be allowed if volume is kept to a minimum and within your immediate area. The selection of items to be played should be kept to that of a family setting. Staff have authority to request the volume to be reduced or a different type of material to be selected. If a person fails to comply with staff request, the device will then be shut off.
- **LOUD, PROFANE, ABUSIVE LANGUAGE** is not allowed under any circumstances.
- **VIOLANCE** of any kind will not be tolerated.
- **NO INFLATABLES (LARGE) –** Such as bounce houses, slides of any kind, etc. are not allowed anywhere on common areas to include but not limited to the Community Center, parking lot, soccer field, and retention areas.
- **NO VEHICLES ALLOWED:** There is NO driving of any kind anywhere on common grounds except for the Community Center parking Lot.
- **DUMPSTER:** Residents are not permitted to use HOA dumpster for any reason unless approved by the BOD.
- **MAINTENANCE:** No maintenance shall be performed by any resident, except for general cleaning, including landscaping of any kind, adjusting irrigation, etc. Please report the findings to staff or the management company.
- **SECURITY CAMERAS:** No person should attempt to block, alter, remove, or adjust security cameras.

- **REPREMANDING:** No person has the authority to reprimand another person including children of another person except for security staff. Please report complaints immediately to security staff.

20. **DISCIPLINARY ACTIONS:** Any person found in violation of any of these rules, posted rules, or verbal directives made by staff and/or BOD (in person or on camera) will result in appropriate disciplinary actions depending on the extent and/or frequency of violations such as loss of certain privileges, made to leave center for the remainder of the day, or BOD review for further action.