

**BOARD ADOPTED RULES
COCO BAY COMMUNITY ASSOCIATION INC
EFFECTIVE MARCH 2026**

SPA RULES

- No Diving or jumping into hot tub
- Shower before entering hot tub
- Hot tub hours are ½ hour after sunrise to ½ hour before sunset
- Bathing load is as prescribed by Lee County Law maximum 7 people
- Maximum water temperature is 104 degrees
- No animals are allowed in hot tub or on hot tub deck
- Pregnant women people with health problems and people using alcohol, narcotics or other drugs that may cause drowsiness should not use hot tub without first consulting doctor
- Parents and guardians of children under 12 are reminded that a child's use of the hot tub may be hazardous to the child's health
- Maximum use is 15 minutes
- No food or drink is allowed in the hot tub on hot tub deck
- People who use the hot tub do so at their own risk
- People using the hot tub who are incontinent must wear diapers designed for use in the hot tub
- Children under 12 must have adult supervision
- No loud music

POOL RULES

- No diving or jumping into the pool
- Shower before entering pool
- Pool hours are ½ hour after sunrise to ½ hour before sunset
- Bathing load is as prescribed by Lee County Law 26 persons
- No lifeguard on duty
- Parents and guardians of children under 12 are reminded of the hazards of unaccompanied use of the pool by those untrained in swimming
- No glass or animals in pool, or on pool wet deck, or 4 feet of pool deck
- Do not swallow pool water
- No night swimming
- In an emergency, dial 911
- No running is permitted on the pool deck.
- No smoking or vaping is allowed in the swimming pool or the hot tub nor anywhere on the pool deck
- No unauthorized person shall tamper with or adjust pool filtering equipment or pool/hot tub heating equipment.
- No unauthorized person shall enter the pool equipment area.
- No large floatation devices of any kind may be used in the pool
- People using the pool who are incontinent must wear diapers designed for use in pools

- People who use the swimming pool do so at their own risk
- Pool safety equipment needs to be accessible at all times
- No loud music

GYM RULES

- Equipment in the exercise room must be cleaned after use
- Please limit your time on each piece of equipment to 30 minutes
- Children under 14 years of age are not allowed in the exercise room
- Appropriate fitness attire required
- Only rubber sole athletic shoes to be worn in the exercise room
- No wet swimsuits
- Ear buds required with personal devices

AMENITY CENTER

- The amenity center can be reserved by an owner for a private event
- To reserve the amenity center you must contact the management company
- An owner reserving the amenity center is responsible for any damage
- An owner reserving the amenity center is required to provide a \$500 deposit prior to the rental date to cover the potential damage or cleaning. The deposit check will be held and not cashed.

PARKING LOT

- Residents using the parking lot for overnight overflow parking should register the vehicle with the management company.

MEMBERSHIP PARTICIPATION RULE

- Per FL 720.303(2)(c)1 The bylaws shall provide the following for giving notice to parcel owners and members of all board meetings and, if they do not do so, shall be deemed to include the following:
 1. Notices of all board meetings must specifically identify agenda items for the meetings and must be posted in a conspicuous place in the community at least 48 hours in advance of a meeting,
- To the extent practical, the posted Board meeting agenda for each meeting shall list the substance of the matters and actions to be considered by the Board.
- Roberts rules of Order (latest edition) shall govern the conduct of all Association meetings when not in conflict with the declaration, the article of incorporation.
- After each motion is made and seconded by Board members, the president will permit Unit Owner participation regarding the motion of floor, which time may be limited, depending on the complexity and effect on the Association.
- A Unit Owner wishing to speak must first raise his or her hand and wait to be recognized by the president.
- While a Unit Owner is speaking, he or she must address only the president or the board, no one else is permitted to speak at the same time.
- A Unit Owner may speak only once for not more than three minutes and only on the subject on the agenda or on the floor.

- **The president** may by asking if there is any objection and hearing none permit a Unit Owner to speak for longer than three minutes or to speak more than once on the same subject.
- **The president** will have the sole responsibility and authority to see to it that all Unit Owner participation is relevant to the subject promotion on the floor.