

8300 Holiday Springs Road, Melbourne, FL 32940

# **The Springs of Suntree POA**

## **Rules & Regulations**

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### **1. Resident Registration**

All homeowners and residents must be registered with the POA Office and must provide proof of residency (deed, lease agreement, etc.).

### **2. Leasing Guidelines**

- Submit a signed lease agreement listing all adult occupants (18+) and all tenant vehicle details (make, model, and plate number).
- Include a lease clause requiring tenants to comply with all POA governing documents.
- Submit criminal background checks for each adult occupant (18+) prior to occupancy.
- Provide a copy of the executed lease and all supporting documentation to the POA office.
- Ensure leases are for a minimum of six (6) consecutive months.
- Rules regarding purchasing of SOS home and leasing are in Buildium and restrictions apply.
- Failure to comply will result in denial of tenant access to community amenities and may result in eviction proceedings.

### **3. Parking Regulations**

- Parking on grass or sidewalks is strictly prohibited per governing documents and Florida Statute §316.1945.
- Overflow lot (by tennis courts) is for overnight parking only. Vehicles must display a valid POA pass or registered guest pass. One pass per resident address to park in overflow may be issued for no more than 24 days a month including weekends and holidays, excluding days reserved by the board. Vehicle must be registered with the office and display a pass. Unauthorized vehicles are subject to immediate towing.
- Vehicle parked in overflow parking must fit in the parking space both lengthwise and widthwise.
- Clubhouse parking is for short-term use only while accessing facilities. No carpool or long-term parking allowed. No overnight parking is allowed.

### **4. Lake and Water Access**

- Swimming is strictly prohibited in all lakes, canals, and ditches.
- Gas-powered boats are prohibited. Non-motorized boats may be used at your own risk.
- Fishing is only allowed from your own property and must be catch-and-release.

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## **5. Property Maintenance**

All lots, homes, and landscaping must be maintained according to the Architectural Standards Manual and governing documents. Grass clippings shall not be disposed of in the ponds or waterways. Members are responsible to ensure clippings do not go in ponds/waterways or the streets.

## **6. Access Card Policy**

- Each registered resident or tenant will receive an access card after providing proof of residency.
- All cardholders must sign a liability waiver and rules acknowledgment form.
- Access cards are required for the gym, pool, tennis courts, and restrooms.
- Smoking is prohibited in all indoor and fenced outdoor common areas.

## **7. Facility Use**

- Only owners, registered tenants, and approved guests may use facilities.
- Children under 13 must be supervised by an adult at all times.
- Gym use is restricted to residents 16+ unless supervised by a legal guardian.
- Guests: Limit of 4 per household unless immediate family. Unaccompanied guests require pre-registration via a guest form (valid up to 7 days).

## **8. Community Center Rules**

- Facility hours are posted and must be followed.
- Violations may result in immediate removal and/or temporary suspension.
- Due process, legal action and fines may apply under Florida Statute 720.

## **9. Pool Area**

- Swim at your own risk; no lifeguard on duty.
- Open from dawn until dusk only.
- Access via card entry only.
- Children under 13 must be accompanied by an adult.
- Maximum of 4 guests per household unless immediate family.
- Shower before entering the pool.
- No wet bathing suits or bare feet inside the community center.
- Maintain a 5-foot clear zone around pool edges—no items allowed in this area.
- Return blue chairs to the stack after each use. Return loungers to perimeter after each use.
- Food permitted only in designated picnic area.
- Glass containers, alcohol, and smoking/vaping are strictly prohibited in the pool area.
- Grilling is not permitted in fenced areas.
- Proper swimwear is required. Swim diapers are mandatory for young children.

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- No diving, horseplay, or oversized floats.
- No jumping fences or holding gates open.
- Return pool furniture to original position and close umbrellas after use.
- Use earbuds for personal music only.
- Pool capacity: 32 for the recreational pool and 63 for the exercise pool, per Florida Health Code.
- After-hours access is considered trespassing.

#### **10. Gym/Exercise Room**

- Open daily from 5:00 AM – 9:00 PM.
- Children under 16 must be registered or accompanied by a guardian.
- Guests under 18 are not allowed.
- Wipe down equipment after use and re-rack weights.
- Only water or sports drinks in sealed bottles allowed.
- Report equipment damage to the office.
- No horseplay, dropping weights, or loud behavior. Earbuds are required for personal music.

#### **11. Tennis Courts/Pickleball**

- Use restricted to tennis and pickleball only.
- Proper tennis shoes required.
- Courts are open from dawn until dusk. Auto-lock at 9:00 PM.
- If others are waiting, play is limited to 1 hour or 3 sets.
- No pets, skateboards, scooters, bikes, or holding gates open allowed.

#### **12. Shuffleboard Court / Corn Hole**

- Equipment is available from the POA office.
- Maximum of 4 players per court.
- Children under 13 must be supervised.
- Open from dawn to dusk only.

#### **13. Basketball Court**

- For basketball use only.
- No hanging on rim or backboard.
- Open from dawn to dusk.

#### **14. Playground**

- For children aged 2–12 only.
- Children must be supervised by an adult.

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- Open from dawn to dusk.
- No pets or after-hours use allowed.

### Rules Enforcement

- All rules in the Community Center will be enforced by the office as directed by the Board of Directors of the POA. All individuals violating the community center rules will be asked to leave the facilities immediately. Suspension of access and fines may also be applicable based on the results of due process in accordance with Florida Statute 720 and the governing documents. Failure of homeowners and approved tenants to comply with these rules and regulations, covenants, Articles of Incorporation, and By-Laws in addition to state and local government regulations, will result in the POA taking appropriate action by way of liens, restraining orders, injunctions, fines, or other legal devices. In any such legal proceedings, the prevailing party will be entitled to recover costs of action and reasonable attorney's fees.

**THESE RULES AND REGULATIONS ARE SUPPLEMENT AND DO NOT SUPERCEDE THE REVISED AND AMENDED ARTICLES OF INCORPORATION, BY LAWS AND DECLARATION OF COVENANT RESTRICTIONS OF THE SPRINGS OF SUNTREE PROPERTY OWNERS ASSOCIATION, INC. WHICH STILL REMAIN IN EFFECT.**

President: Kelly Thayer Date: 11/05/2025  
 Printed: Kelly Thayer  
 Secretary: Brian Wilkins Date: 11/05/2025  
 Printed: Brian Wilkins

In the County of Brevard \_\_\_\_\_, State of \_\_\_\_\_, On this \_\_\_\_\_ day of \_\_\_\_\_ before me the undersigned Notary.

Public personally appeared Kelly Thayer, Brian Wilkins Personally known to me/ Proved to be through documentary evidence to be the person named in the foregoing and executed the same.

Notary Signature [Signature]

Notary Printed Name Eric Enrique

Commission Number: 659553

My commission expires on: 5/8/29



ERIC ENRIQUE  
 Commission # HH 659553  
 Expires May 8, 2029

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## The Springs of Suntree POA

### Common Area Instructional Use Policy

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#### Purpose

To regulate the use of POA common areas (including the pool, gym, tennis and pickleball courts, basketball court, playground, corn hole and shuffleboard courts) for the purpose of personal instruction, while preserving residents' rights and ensuring fairness, safety, and community access.

#### Instructional Use Eligibility

Only residents or their authorized guests may participate in lessons or training sessions. Guests must comply with the existing guest limit of four (4) per household concurrently, unless waived by management for immediate family (e.g., grandchildren) as per current POA rules.

#### No Exclusive Use

No instructional session may block access or reserve any common area. Other residents and guests must retain full, equal access at all times.

#### Guest Rules

Instructors may only teach their own guests who were invited through a resident's keycard membership.

#### Supervision & Behavior

Children under 13 must be supervised by a parent/guardian in accordance with existing rules. Disruptive or unsafe behavior may result in removal and/or suspension of facility access.

#### Instructor Requirements

- Must be a current keycard-holding property owner or tenant in good standing.
- Must submit:
  - Proof of current liability insurance

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- Signed Instructor Waiver and Indemnity Form
- Annual application for POA authorization
- Non-Resident Waivers

All non-resident participants (or their legal guardians, if minors) must sign a Participant Waiver & Release of Liability.

### Advertising Restrictions

No business may use the POA address or community name for commercial advertising purposes. All promotional materials must use the instructor's personal address/contact info only.

### Equipment Rules

No personal training or class equipment, gear, toys, etc. may be stored at SOS buildings or left behind. All common areas must be returned to their original condition immediately after use. Instructors and their guests must bring their own chairs/shade and may not reserve or assume use of POA-provided furniture, which is strictly first-come, first-served.

### Financial Transactions & Food/Snacks

Payments for instructional sessions must be handled privately or offsite to maintain community optics and avoid the perception of POA endorsement. Food and snacks are only allowed to be distributed at designated picnic table areas (per posted pool rules), and instructional sessions should not create the sense of a private party or event.

### Time Limits for Instructional Use

To ensure fair access and prevent prolonged or near-exclusive use, instructional sessions across all common areas (including pool, gym, tennis and pickleball courts, basketball court, playground, and shuffleboard courts) shall be capped at a maximum of 3 hours per day and 10 hours per week. Exercise pool is to be available at all times for all members.

### Preferred Play Schedules

A non-binding "preferred play schedule" may be added as a simple appendix to this policy for amenities like tennis and pickleball courts where informal group use has become established. This schedule will document current practices without implying ownership and provide the POA flexibility to adjust as needed. Courts remain first-come, first-served outside of these designated preferred play times.

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## Enforcement &amp; Discretion

The POA reserves the right to suspend or revoke instructor privileges if rules are violated, or if use interferes with safety, access, or community enjoyment. The POA also reserves the right to adjust or cancel use for community events, maintenance, or policy violations with appropriate notice. All instruction approvals are subject to annual review and reauthorization.

President: Kelly Thayer Date: 11/05/2025  
Printed: Kelly Thayer  
Secretary: Brian Wilkins Date: 11/05/2025  
Printed: Brian Wilkins

In the County of Brevard \_\_\_\_\_, State of \_\_\_\_\_, On this \_\_\_\_\_ day of \_\_\_\_\_ before me the undersigned Notary.

Public personally appeared Kelly Thayer, Brian Wilkins Personally known to me/ Proved to be through documentary evidence to be the person named in the foregoing and executed the same.

Notary Signature [Signature]

Notary Printed Name Eric Enrique

Commission Number: 659553

My commission expires on: 5/8/29



ERIC ENRIQUE  
Commission # HH 659553  
Expires May 8, 2029