

RULES AND REGULATIONS

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Last Updated: June 2026

GRAND BAY AT DORAL RULES AND REGULATIONS

The rights and obligations of each Member of Grand Bay at Doral Master Association (the "Association") are set forth in these Rules and Regulations and the Declaration for Grand Bay at Doral, as amended from time to time (the "Master Declaration"). All initially capitalized terms shall have the meanings set forth in the Master Declaration. The Association acquired ownership of the Grand Bay Club (the "Club") and subsequently deeded the Club to itself as part of the Association's Common Area, by virtue of that certain Quit Claim Deed recorded on April 1, 2025, in the Official Records of Miami-Dade County, Florida, at Book 34686, Page 3190. As such, the Club and all the facilities in the Club, are subject to these Rules and Regulations.

1. Membership

1.1. Members

Every Owner and Lessee shall be a Member of the Association and therefore, the Club; provided, however, there shall be only one Owner or Lessee per Home or Lot. A resident is any registered person(s) or children legally residing in a Home within the Association. A person shall continue to be a Member until he or she ceases to be an Owner, or ceases to be a Lessee legally entitled to possession of a rental Home. Once an Owner leases a Home, only the Lessee shall be entitled to exercise the privileges of a Member with respect to such Home; however, the Owner shall remain responsible for payment of all Assessments.

1.2 Lessees

The lessee named in any written lease respecting a Home or Lot who is legally entitled to possession of any rental Home or Lot within Grand Bay at Doral Master, Saint Maarten at Grand Bay, Adagio at Central Park, Astoria at Central Park, Madison Point at Central Park, Apex at Park Central, Highland at Park Central, Summit at Park Central, Pinnacle at Park Central, Vesada at Doral, and Palmera at Doral.

1.2.1 Application

Each Lessee must submit an application to the Manager along with a copy of his or her lease, obtain a Lease Certificate of Approval from their respective association, if applicable, and obtain a Membership Fobs/Access device ("Membership Fobs/Access



Device") before his or her membership rights will be recognized. Each Owner and Lessee shall notify the Association of any changes in the terms of such lease.

1.2.2 Expiration of Lease

A Lessee's status as a Member will terminate upon the earlier of the expiration of the lease or termination of Lessee's rights of occupancy under such lease.

1.3 Corporate and Partnership Members

If a Home or a Lot is owned by a corporation, trust or other legal entity, then the entity shall designate the person(s) residing in the Home on a Lot who will have access to the Association and/or Club Facilities with respect to such Lot.

1.3.1 Application

Each officer, director, or partner must submit an application to Manager and obtain a Membership Fobs/Access Device before his or her membership rights will be recognized.

1.4 Immediate Family Members

Immediate family members ("Immediate Family Member") shall mean the spouse of the Member and all children twenty-one (21) years of age or younger of either the Member or the Member's spouse. If a Member is unmarried, the Member may designate one (1) additional adult individual residing with such Member in the Home, in addition to the Member's children, as an Immediate Family Member.

No unmarried child or other individual shall qualify as an Immediate Family Member unless such individual resides with the Member within the Home. All individuals must be registered with the Association prior to accessing any amenities, and no person shall be permitted use of the Club Facilities without proper registration. Immediate Family Members shall provide documentation, in form and substance acceptable to the Association, establishing residency within the Home, as determined in the Association's sole discretion.

1.5 Guests

A person shall be deemed a Guest ("Guest") if he or she is not a resident of the Association and enters the Association and/or Club Facilities at the invitation of a Member or an Immediate Family Member. All Guests must be accompanied by a Member while using the Club Facilities. Only Members and Immediate Family Members eighteen (18) years of age or older are permitted to bring Guests onto the Club Facilities. Each household may have a maximum of four (4) adult Guests and up to two (2) additional minor Guests at any one time, regardless of the number of residents occupying the Home.



Minor Guests must be under the age of eighteen (18) and must be accompanied and supervised by an adult resident at all times. No Guest shall be permitted in the fitness center. Individuals between the ages of sixteen (16) and seventeen (17) years old may use the Club Facilities without adult supervision; however, they are not permitted to bring Guests under any circumstances.

Children under the age of sixteen (16) must be accompanied by a Member or adult Immediate Family Member at all times while using the Club Facilities. Individuals ages fourteen (14) and fifteen (15) may use the fitness center only if accompanied by an adult and provided a properly executed gym waiver is on file with the Association. No person under the age of fourteen (14) shall be permitted to use the fitness center.

If it is determined that a Member or a Member's Guest(s) have violated these Rules and Regulations or any of the Association's governing documents, such Member and their Guest(s) may be subject to removal and/or suspension from the premises, as well as fines in an amount of up to \$100.00 per day per violation.

GUEST PRIVILEGES MAY BE CHANGED AT ANY TIME BY THE ASSOCIATION.

1.6 Membership Fobs/Access Device

A Membership Fobs/Access Device shall be issued to each Member and each Immediate Family Member living in the same household, with proof of address and other requested items set forth by the Master. (i.e., valid driver's license).

1.6.1 Requirement to Present Fobs/Access Device

Membership Fobs/Access Device must be presented for use of the Club Facilities and must remain on the person at all times while using the Club Facilities.

1.6.2 Transfer of Membership Cards

Membership Fobs/Access Device(s) are not transferable. A Membership Fobs/Access Device may not be used by any person other than the person to whom it is issued. All fees paid for Membership Fobs/Access Devices are non-refundable.

1.6.3 Lost Membership Fobs/Access Device(s)

You must immediately notify the Association in writing of a lost or stolen Membership Fobs/Access Device. The replacement fee for a Membership Fobs/Access Device will be \$50.00, via check payable to "Grand Bay at Doral Master Assoc. Inc." or credit card. If



an unauthorized person uses the Membership Fobs/Access Device, the Member shall be liable for any loss, damage, or expense resulting from such unauthorized use.

1.6.4 Unauthorized Entry/Tailgating

Tailgating, holding doors open, or allowing access to any individual without proper credentials is strictly prohibited.

2. The Club Facilities

2.1 Supplemental Rules

Before using the various Club Facilities, Members should inquire about supplemental Rules and Regulations. For example, Manager may promulgate supplemental or additional rules respecting the pools and the fitness center from time to time.

2.2 The Club Facilities shall be open on the days and during the hours established by the Manager.

2.3 Special Functions and Private Events

Certain Club Facilities may be reserved for private events, subject to availability, prior approval by Management, execution of the required rental documents, and payment of all applicable fees, deposits, and costs. The Member reserving the facility shall be responsible for the conduct of all guests and vendors, as well as any damages, excessive cleaning, violations of Association rules, or unauthorized use of amenities. Rental of a facility grants access only to the area reserved. Access to any other clubhouse amenity or area, including the pool, is prohibited unless specifically included in the reservation. All events shall be subject to the Facility Rental Agreement, Event Rules Acknowledgment, and Association Rules and Regulations, as amended from time to time.

2.4 Alcoholic Beverages

No Member may enter or leave the Club Facilities with any alcoholic beverage, unless such beverages are served at a party with a signed license agreement, including a liquor waiver, which must include the addition of a security guard which is to be paid by the Member.

2.5 Smoking

Smoking, including without limitation, cigarettes, cigars, vapes, electronics cigars and pipe smoking, shall not permitted within any of the Club Facilities including, but not limited to, the outdoor patio and pool areas.



2.6 Attire

Shirts, shoes, and appropriate cover-ups must be worn at all times while in indoor Club Facilities, including the lobby, hallways, offices, and common areas. Individuals entering from the pool area must be properly dressed before entering the building.

2.6.1 Respectful Conduct

The Club Facilities are intended to provide a welcoming and family-friendly environment for all residents and their guests. Residents, Immediate Family Members, and Guests are expected to conduct themselves in a respectful and considerate manner at all times. While reasonable displays of affection are permitted, conduct that is excessive, inappropriate, or disruptive to the comfort and enjoyment of others is not permitted. Management reserves the right to address and resolve situations that may be inconsistent with the intended use of the Club Facilities.

2.7 Guests and Minors

Each household may have a maximum of four (4) guests and up to two (2) additional minor guests at any one time while using the Club Facilities.

All non-resident adults shall be considered guests and count toward the maximum guest limit. Minor guests must be under the age of eighteen (18) and must be accompanied and supervised by an adult resident at all times.

Residents must accompany their guests at all times and are responsible for their conduct, safety, and compliance with all Association Rules and Regulations.

Minors under the age of sixteen (16) are not permitted to use the Club Facilities without adult supervision, including the pool area.

Minors may not be dropped off at the Club Facilities and left unattended. The supervising adult resident must remain on-site at all times.

Parents and/or the supervising adult resident shall be responsible for the actions, safety, and supervision of minors, as well as any damage to the Club Facilities caused by them. Minors are not permitted to use the fitness center or gym facilities except as expressly allowed under Section 8 of these Rules and Regulations, including all applicable age restrictions and waiver requirements.

The Association, its Board, Management, and staff shall not be liable for any actions, injuries, or damages resulting from a minor's use of the Club Facilities without proper supervision.



2.8 Hours of Operation

The Association shall set the scheduled hours of operation for the Club Facilities. No Member shall be permitted to use the Club Facilities other than during such hours of operation.

2.9 Right to Refuse Entry

The Association reserves the right to deny entry to or remove any individual from the Club Facilities for failure to present proper identification or a valid Membership Fob/Access Device, violation of these Rules and Regulations, or any behavior deemed unsafe or disruptive, as determined by Management.

Hours of Operation:

Club House

- Monday – Friday 6:00 am to 10:00 pm
- Saturday – Sunday 7:00 am to 8:00 pm
- ***Hours may vary for reserved events*

Fitness Center

- Monday – Friday 6:00 am to 9:50 pm
- Saturday – Sunday 7:00 am to 7:50 pm

Main Pool and Children’s Splash Park

- Monday – Sunday Dawn to Dusk

Children’s Playground

- Monday – Sunday 8:00 am to 7:00 pm

Tennis Court, Basketball Court, & Soccer Field

- Monday – Friday 6:00 am to 9:00 pm
- Saturday – Sunday 7:00 am to 7:00 pm
- ***Reservations can be made up until **one hour before closing**.*



3. General Rules

3.1 Advertisements and Pamphlets

Commercial advertisements, private announcements, pamphlets, and solicitations shall not be posted or circulated in the Club without the prior written approval of the Association.

3.2 Bikes, Skates, and Hover Boards

Skates, in-line skates, skateboards, hoverboards, bicycles, scooters, and similar devices may be used on paved driveways and sidewalks solely for purposes of accessing the entrances to the Club Facilities. None of the foregoing shall be used within the Club Facilities at any time.

Bicycles, scooters, and similar devices shall not be brought into or stored within the interior of the Club Facilities under any circumstances. All such items must be secured in the designated bike racks located at the front of the Clubhouse and shall not be left in any manner that obstructs entrances, exits, walkways, or access points.

The use of Association electrical outlets for charging bicycles, scooters, or any related equipment is strictly prohibited.

Notwithstanding the foregoing, any such items left on the premises, including in designated storage areas or racks, shall be stored at the Member's sole risk. The Association shall not be responsible for any loss, theft, or damage.

3.3 Employees

Members, Immediate Family Members, and Guests shall not abuse or mistreat any Association employees, staff members, vendors, or anyone working in or around the Club Facilities. All service employees are under the sole supervision of the Manager and Management. No Member, Immediate Family Member, or Guest is permitted to reprimand, discipline, or direct any employee, including sending them offsite for any reason.

3.4 Pets

No pets are permitted in any portion of the Club Facilities including, without limitation, the pool area and any other areas of the Club Facilities. Notwithstanding the foregoing, service animals shall be permitted.

3.5 Parking Areas

Self-parking is permitted in Parking Areas identified as such. No parking will be allowed on grassed areas. All "No Parking" signs must be observed.



3.6 Guns

Firearms and other weapons of any kind shall not be permitted in the Club Facilities at any time.

3.7 Photography and Videography Policy

Photography and/or videography for any commercial, promotional, or business-related purpose, including, but not limited to, social media content creation, influencer activity, and real estate marketing, is strictly prohibited within the Club Facilities and all common areas of the Association.

This restriction is implemented to protect the privacy and security of residents, ensure compliance with applicable insurance requirements, limit liability exposure to the Association, and prevent interference with the intended use and enjoyment of the amenities by residents.

Any violation of this policy may result in immediate removal from the premises.

3.8 Surveillance/Cameras

The Club Facilities are under video surveillance. By entering, individuals consent to being recorded. Recordings may be used for security, enforcement, and legal purposes.

4. Responsibility for Personal Property and Persons

Each Member assumes sole responsibility for the health, safety and welfare of such Member, his or her Immediate Family Members, Guests and invitees, and the personal property of all of the foregoing. The Association is not responsible for any lost, stolen, or unattended items at any time, including but not limited to the pool area, fitness center, locker rooms, and parking areas. The Association is not responsible for supervising minors. Parents, guardians, and supervising adult residents are solely responsible for the supervision, safety, and conduct of minors at all times while using the Club Facilities. Minors under the age of sixteen (16) may not be left unattended and may not be dropped off at the Club Facilities. The supervising adult resident must remain on-site at all times. All guest and minor limitations set forth in Section 2.7 shall apply.

4.1 Cars and Personal Property

The Association is not responsible for any loss of or damage to private property used, brought onto, or stored within the Club Facilities. Without limiting the foregoing, individuals who park vehicles within the designated parking areas do so at their own risk and assume full responsibility for any loss or damage to their vehicles. This includes, but is not limited to, any equipment, jewelry, or personal belongings stored in lockers (if provided by



Association), on bicycles, or inside vehicles, as well as wallets, books, clothing, or other items left unattended in or around the pool area.

4.2 Activities

Any Member, Immediate Family Member, Guest, or other individual who uses or accepts the use of any equipment, facility, service, or privilege owned, leased, or operated by the Association or who participates in any contest, game, event, exercise, competition, or activity organized, arranged, or sponsored by the Association, whether on or off the Club Facilities does so at their own risk. Each Member shall be responsible for any property damage and/or personal injury occurring at the Club Facilities or during any Association-organized activity or event, to the extent caused by the Member, their Immediate Family Member, or Guest. All Members and their Immediate Family Members shall be jointly and severally liable to the Association for such damages or injuries.

4.3 Property Belonging to the Association

Property or furniture belonging to the Association shall not be removed from the room or area in which it is located or from the Club Facilities.

4.4 Indemnification of Management and Manager

Each Member, Immediate Family Member, and Guest agrees to protect, defend, and not hold the Association, Management, Manager, or their officers, employees, agents, affiliates, or attorneys ("Indemnified Parties") responsible for any claims, injuries, damages, losses, or costs of any kind. This applies to anything that happens as a result of their membership, use of the Club Facilities, or violations of these Rules and Regulations (including any supplemental rules), and includes any action or inaction by the Association or the Indemnified Parties.

4.5 Attorneys' Fees

In the event of any legal action, arbitration, or other proceeding arising out of or relating to these Rules and Regulations, the use of the Club Facilities, or any dispute involving a Member, Immediate Family Member, or Guest and the Association, Management, Manager, or any Indemnified Party, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable attorneys' fees, court costs, and expenses incurred, whether at trial, on appeal, or in any post-judgment proceedings.

5. Obligation to Pay Assessments

Each Owner shall pay a monthly Assessment to their Neighborhood Association—including the former Club Dues now part of the Association's Assessments—as outlined



in Section 18.23 of the Master Declaration. Thereafter, each Neighborhood Association, along with Multifamily Parcel Owners 1 and 2, shall send a lump sum payment to the Association for the full amount of Installment Assessments collected from Homes or Lots in their respective Neighborhoods (the "Neighborhood Monthly Lump Sum"). The Neighborhood Monthly Lump Sum is due by the specified due date.

5.1 Grace Period and Late Fee

The Neighborhood Monthly Lump Sum shall be deemed past due if received after the 15th of the month. A late fee of a maximum of \$25.00 per month/per Home or Lot shall be payable for each past due Neighborhood Monthly Lump Sum in order to cover the administrative costs of the Association in processing such late payment.

5.2 Bills and Coupon Books

Annually, the Manager or the Manager's authorized agent may send billing statements or coupon books with instructions for payment of Assessments.

5.3 Suspension

The Association reserves the right to suspend any Member from using the Common Areas, including, without limitation, the Club Facilities.

6. Violation of Association Rules

6.1 Suspensions

Membership rights of a Member or Immediate Family Member (and the benefits for their Guests) may be suspended, pursuant to Florida Law, if:

- ~ *Such person is not an Owner or Lessee;*
- ~ *An Owner or a Lessee submits false information on the Application for Membership;*
- ~ *The Member, Immediate Family Member, or Guest violates one or more of these Rules and Regulations or restrictions provided in the Master Declaration;*
- ~ *An Owner fails to pay Assessments in a proper and timely manner; or*
- ~ *A Member, Immediate Family Member, and/or Guest has injured or harmed or threatened to injure or harm any person within the Club Facilities, or harmed, destroyed or stolen any personal property within the Club Facilities or Common Areas, whether belonging to a third party or to Management.*



7. Pool/Splash Park/Jacuzzi/Sauna/Steam Room Rules

7.1 Membership Fobs/Access Device

Everyone must register and present access Membership Fobs/Access Device prior to entering the pools and the adjacent patio areas. Members shall keep Membership Fobs/Access Device(s) with them and present the Membership Fobs/Access Device(s) to any staff member upon request. There shall be NO EXCEPTIONS to this rule.

7.2 Risk of Use

Use of the pools is at the swimmer's own risk. Without limiting any other provisions of these Rules and Regulations, each Member is personally liable for any injury to themselves, their Immediate Family Members, and their Guests while using the pools. **THERE IS NO LIFEGUARD ON DUTY.** Pool users should not use the water amenities if they are ill, nor should they drink or swallow pool water, as the water is recirculated.

7.3 Equipment and Towels

Anyone sitting on the lounge chairs using the pool is required to sit or lie down on a towel. Members and their Guests are required to bring their own towels.

7.3.1 Equipment and Furniture

All equipment used for water classes (if provided) is the property of the Association and should be returned to the Association. Chaise lounges are available for Members' use at no charge. All persons using pool furniture must cover the furniture with a towel to prevent staining from suntan lotion. The use of these lotions could stain or damage the furniture. Damage caused by such products must be repaired by the responsible Member at their sole cost.

7.4 Hours of Use

Swimming is permitted only during published open hours of the pools, which are subject to change. The pools shall be officially closed at dusk. Moreover, the pools will be closed during rain/thunder/lighting/wind storms or when necessary for repairs/maintenance.

7.5 Showers

Members and their Guests must shower prior to entering the pools.



7.6 Aqua Classes

From time to time, classes (including, without limitation, "Aqua Classes") may be offered by the Association or its vendors upon payment of a fee for participation. When participating in scheduled classes, please check in on time, follow the directions of the instructor, and stay for the entire class. All persons participating in such classes understand that they do so at their own risk and may be required to execute a release of liability form.

7.7 Swimming Instructors

Members may not bring an independent swimming instructor into the pools as a Guest or otherwise. Swimming instructors/camps may be available through the Association upon prior reservation and at charges to be set by the Manager and/or Management.

7.8 Restrictions

Glass containers and sharp objects are strictly prohibited in the pool area.

Food and beverages are permitted only in designated areas approved by Management.

All trash and personal items must be properly removed or disposed of after use.

Running, rough play, horseplay, pushing, dunking, throwing objects, and any unsafe or hazardous activities are strictly prohibited in the pool area, splash park, Jacuzzi, and surrounding deck areas.

Ball playing, sports activities, and the use of sports equipment are strictly prohibited within the pool area, splash park, Jacuzzi, and surrounding deck areas at all times.

Diving is strictly prohibited in all pools and water features.

Snorkeling equipment (other than masks) and diving equipment, including scuba tanks, may only be used as part of an instructional program approved in advance by the Association.

Flotation devices are permitted only for small children for safety purposes, including drowning prevention, and must be used under direct adult supervision at all times. All other floats, rafts, inflatable devices, and recreational water equipment are prohibited.

Alcoholic beverages are prohibited in the pool, splash park, Jacuzzi, and all surrounding pool deck areas.

Persons experiencing diarrhea or any contagious illness shall not use the pool facilities. Each household may have a maximum of four (4) adult guests and up to two (2) additional minor guests in the pool area at any one time, subject to all guest requirements set forth in these Rules and Regulations.

Children who require diapers must wear approved swim diapers at all times while using any water facility.



The splash park is intended for children's use only and must be used under continuous adult supervision.

Parties, events, organized gatherings, commercial activities, and group functions are prohibited within the pool area, splash park, Jacuzzi area, cabanas, and surrounding amenities unless expressly approved by the Association.

Cabanas must be reserved through Management at least twenty-four (24) hours in advance. Same-day reservations and walk-in use are not permitted. Only one (1) cabana reservation per household per day shall be permitted.

Children under the age of twelve (12) are prohibited from using the Jacuzzi. Individuals between the ages of thirteen (13) and sixteen (16) may use the Jacuzzi only when accompanied by a Member or adult Immediate Family Member.

Children under the age of fourteen (14) are prohibited from using the Sauna and Steam Room. Individuals between the ages of fourteen (14) and fifteen (15) may use the Sauna and Steam Room only when accompanied by a Member or adult Immediate Family Member.

Use of the Jacuzzi, Sauna, and Steam Room is at the user's sole risk. Pregnant women, individuals with medical conditions, small children, and those under the influence of alcohol, narcotics, or medications that may impair judgment or cause drowsiness should consult a physician prior to use.

Use of the Jacuzzi, Sauna, and Steam Room is limited to a maximum of fifteen (15) minutes per session.

If an alarm is sounding or a facility appears to be malfunctioning, the facility shall not be used until authorized by Management.

7.9 Attire

All swimmers must wear appropriate swimming attire. Thongs, underwear, cut-offs and shorts or shirts are not considered appropriate swimwear. Long hair should be tied up or placed in a bathing cap. T-shirts are allowed if needed to prevent sunburn or reaction to the sun. Proper attire is required at all times throughout the Clubhouse, including locker rooms, sauna, and steam room. Nudity is strictly prohibited at all times and in all areas of the Clubhouse.

7.10 Audio Devices

Radios, speakers and personal devices may only be used with earphones.



7.11 Trash

All persons using the pool areas are urged to cooperate in keeping the pool areas clean by properly disposing of towels, cans and all other trash. Diapers must be disposed of in restroom and NOT in pool deck waste bins.

8. Fitness Center & Exercise Room Rules

8.1 Membership Fobs/Access Device

All individuals must be properly registered with Management and must present a valid, Association-issued Membership Fob/Access Device prior to entering the fitness center. Each individual is required to have his or her own assigned Membership Fob/Access Device; the sharing, lending, or unauthorized use of any access device is strictly prohibited.

All Members shall use their assigned Membership Fob/Access Device upon each entry to the fitness center and must maintain the device in their possession at all times while on the premises. Members are required to present their Membership Fob/Access Device to Association staff upon request.

Failure to comply with these requirements may result in denial of access, suspension of fitness center privileges, and/or other enforcement actions as permitted by the Association's governing documents. There shall be no exceptions to this policy.

8.2 Risk of Use

Use of the second floor, including but not limited to the fitness center, locker rooms, sauna, steam room, yoga room, and spinning room, is limited strictly to registered residents who have been issued their own Membership Fob/Access Device and is at the user's sole risk. Guests and non-registered individuals are strictly prohibited from accessing or using these areas. Without limiting any other provision of these Rules and Regulations, each Member assumes full responsibility for any injury, loss, or damage sustained while using the fitness center. Use of the facility is entirely at the user's own risk, and the Association shall not be liable for any injury, loss, or damage sustained by any registered or non-registered individual, to the fullest extent permitted by law.

All users are advised to consult a physician prior to engaging in any fitness program or utilizing exercise equipment.

8.3 Equipment/Use

Please use all equipment properly and with care. Do not drop weights or misuse any equipment, as this can cause damage and injury. Always return weights and equipment to their designated places after use. Use equipment only for its intended purpose, and follow all posted instructions.



8.3.1 Towels

Members are required to bring their own towels and wipe down equipment after use.

8.4 Hours of Use

The hours of operation of the fitness center are Monday through Friday 6:00 am to 9:50 pm and Saturday and Sunday 7:00 am to 7:50 pm.

8.5 Personal Trainers/Instructors

Members may not bring an independent trainer/instructor into the fitness center as a Guest or otherwise. Members may not train another person in the fitness center.

8.6 Restrictions

Minors between fourteen (14) and fifteen (15) years of age shall be permitted to use the fitness center only with adult supervision and execution of a proper waiver. When others are waiting to use equipment, use is limited to thirty (30) minutes per person. For sanitary reasons, shirts must be worn at all times. Bags are not permitted in equipment area.

8.7 Attire

Proper attire is required. Closed shoes are required at all times. Sneakers are required for everyone. For sanitary reasons, shirts must be worn at all times.

8.8 Audio Devices

Radios, speakers and personal devices may only be used with earphones.

8.9 Locker Room

Management is not responsible for any lost or stolen personal items. All personal belongings must be removed from lockers after use. Personal items may not be left in lockers overnight. Any locks remaining at the end of the day will be removed by Management without prior notice before the facility closes.

8.10 Cancellation Policy

Members must cancel appointments for special services including, without limitation Zumba Classes, Aqua Yoga, etc., 12 hours prior to the scheduled appointment or the responsible Member will be charged the full amount of the service. If Member have prepaid for the services, and Member properly cancels, Member may reschedule within the same month at no additional charge.



9. Kids Play Room Rules

9.1 Supervision

Management is not responsible for supervising children. Children under the age of 16 must not be left unattended at any time.

9.2 Restrictions

The Kids Playroom is reserved for children whose parent or adult companion is either present with them or using the fitness center. Food and beverages are not permitted in the playroom. Please do not bring personal items into or remove any items from the Kids Play Room. Running is strictly prohibited. The Association reserves the right to remove any person from the Kids Playroom.

10. Playground Rules

10.1 Risk of Use

Use of the playground is at the user's own risk. Without limiting any other provision of these Rules and Regulations, each Member is personally liable for any injury to himself/herself, his or her Immediate Family Members, and Guests.

10.2 Hours of Use

The playground is open Monday through Sunday from 8:00 a.m. to 7:00 p.m. during Daylight Saving Time, and from 8:00 a.m. to 5:30 p.m. during Standard Time.

The playground will be closed during inclement weather, including rain, thunder, lightning, or high winds, and may also be closed as needed for repairs, maintenance, or safety concerns.

10.3 Age Restriction

Minors may use the playground in accordance with the manufacturer's guidelines as to age restrictions. All children under the age of 16 must be accompanied by an adult at all times. The accompanying adult is responsible for the supervision and actions of the minor, including any personal injury or damage caused to the playground.

10.4 Restrictions

No food or beverages are allowed in the playground. Smoking is strictly prohibited. Pets are not allowed. Guests may only use the playground when accompanied by a Member. Members are responsible for the conduct of their Guests and will be held liable for any damage, loss, or theft. Glass containers and alcoholic beverages are not permitted. Diapers may not be disposed of in playground trash containers.



11. Basketball Rules

11.1 Risk of Use

Use of the courts is at the user's own risk. Without limiting any other provision of these Rules and Regulations, each Member is personally liable for any injury to his or her Immediate Family Members, and Guests.

11.2 Hours of Use

The courts are open Monday through Friday from 8:00 a.m. to 9:30 p.m. and Saturday – Sunday 8:00 a.m. - 7:30 p.m. Hours are subject to change at the discretion of Management.

11.3 Restrictions

Children under the age of 16 must be accompanied by an adult. Any adult with a minor is responsible for any personal injury or damage caused by the minor.

11.4 Reservation

Proper identification (ID) must be given to the front desk staff to reserve the use of the courts. Courts are available on a first-come, first-served basis. Playtime on the courts will be limited to one (1) hour when others are waiting.

11.5 Attires

All players must wear closed-toe athletic shoes. T-shirts and appropriate sportswear are required for all players.

11.6 Restrictions

Food, glass containers, and alcoholic beverages are not permitted on the courts. Hanging on the basketball rims is prohibited. Pets are not allowed. Smoking is not permitted. Guests may use the courts only when accompanied by a resident Member. Bicycles, skates, skateboards, cleats, and hoverboards are not allowed on the courts. Music must be played through personal devices with headphones or earphones only. All players must carry a photo ID and present it upon request by Association staff.



12. Tennis Court Rules

12.1 Risk of Use

Use of the courts is at the user's own risk. Without limiting any other provision of these Rules and Regulations, each Member is personally liable for any injury to his or her Immediate Family Members, and Guests.

12.2 Hours of Use

Tennis courts are open Monday through Friday from 7:00 a.m. to 9:00 p.m. (last reservation at 8:00 p.m.), and Saturday and Sunday from 7:00 a.m. to 7:00 p.m. (last reservation at 6:00 p.m.). Hours are subject to change at the discretion of Management.

12.3 Restrictions

Children under the age of 16 must be accompanied by an adult. Any adult with a minor is responsible for any personal injury or damage caused by the minor.

12.4 Reservation

Proper identification (ID) must be given to the front desk staff to reserve the use of the courts. Courts are available on a first-come, first-served basis. Playtime is limited to one (1) hour when others are waiting.

12.5 Attires/Dress Code

All players must wear closed-toe athletic shoes. T-shirts and appropriate sportswear are required for all players.

12.6 Restrictions

Food, glass containers, and alcoholic beverages are not permitted on or near the courts. Hanging on nets or other court equipment is prohibited. Pets are not allowed. Smoking is not permitted. Guests may use the courts only when accompanied by a resident Member. Bicycles, skates, skateboards, cleats, and hoverboards are not allowed on the courts. Music must be played only through personal devices with earphones. All players must have a valid photo ID available upon request by Association staff.

13. Soccer Field

13.1 Restrictions

Use of the soccer field is limited strictly to registered residents only. Guests and non-registered individuals are not permitted to use the field.



The soccer field is intended for soccer-related activities only. No other sports or activities are permitted. The soccer field may not be used by schools, teams, leagues, or organized groups without prior written approval from Management. Unauthorized group use is strictly prohibited, and violators will be asked to leave immediately.

Parties, events, and organized gatherings of any kind are strictly prohibited on the soccer field and surrounding areas.

All users must conduct themselves in a safe and respectful manner at all times. Any behavior deemed unsafe, disruptive, or in violation of the Association's Rules and Regulations may result in removal from the premises and/or suspension of privileges.

13.2 Hours of Use

Hours of operation Monday – Friday 8:00am – 9:00pm
Saturday and Sunday: 8:00 a.m. – 7:00 p.m. Use outside of designated hours is strictly prohibited.

13.3 Reservations

Reservations are required to use the soccer field and must be made in advance through Management or the Association's designated reservation system. Use of the field without a valid reservation is not permitted, and individuals may be asked to vacate the premises. Use of the soccer field is limited to a maximum of ninety (90) minutes per reservation, per resident, per day.

13.4 Attire/Dress Code

Proper athletic attire, including appropriate footwear, must be worn at all times.

13.5 Risk of Use

Use of the soccer field is at the user's sole risk. The Association shall not be liable for any injuries, accidents, or damages occurring on or around the field.

14. Authority to Promulgate and Amend Rules

THESE RULES AND REGULATIONS ARE SUBJECT TO CHANGE AT ANY TIME. These Rules and Regulations are promulgated by the Association pursuant to the Master Declaration. These Rules and Regulations may be amended from time to time. All changes to these Rules and Regulations shall be posted in a conspicuous place within the Club Facilities or communicated otherwise to the Members.



15. Application of Rules and Regulations

These Rules and Regulations do not apply to, and shall not interfere with, any lawful development, construction, management, maintenance, or repair activities conducted by the Association, Management, its affiliates, or any of their successors or assigns. All Rules and Regulations shall apply to all persons on or about the Club Facilities or Association property, regardless of whether such application is explicitly stated in specific sections. The Association may, but is not obligated to, grant exceptions to one or more individuals upon written request and a showing of good cause, as determined solely at the discretion of Management. These Rules and Regulations, including any future amendments or supplements, do not apply to the Association.

16. REQUIREMENT TO PROVIDE COPIES OF RULES AND COVENANTS

- (a) Before October 1, 2024, an association shall provide a physical or digital copy of the association's rules and covenants to every member of the association.
- (b) An association shall provide a physical or digital copy of the association's rules and covenants to every new member of the association.
- (c) If an association's rules or covenants are amended, the association must provide every member of the association with an updated copy of the amended rules or covenants. An association may adopt rules establishing standards for the manner of distribution and timeframe for providing copies of updated rules or covenants.
- (d) The requirements of this subsection may be met by posting a complete copy of the association's rules and covenants, or a direct link thereto, on the homepage of the association's website if such website is accessible to the members of the association and the association sends notice to each member of the association of its intent to utilize the website for this purpose. Such notice must be sent in both of the following ways:
 - 1. By electronic mail to any member of the association who has consented to receive notices by electronic transmission and provided an electronic mailing address to the association for that purpose.
 - 2. By mail to all other members of the association at the address identified as the member's mailing address in the official records of the association.

17. Zero-Tolerance Policy for Mistreatment of Clubhouse Staff

17.1 Purpose

The Board of Directors of Grand Bay at Doral Master Association, INC adopts this Zero-Tolerance Policy to ensure that all clubhouse employees are treated with dignity and respect. The Association will not tolerate any form of abuse, harassment, or mistreatment by members, tenants, guests, or invitees toward clubhouse staff.

17.2 Scope

This policy applies to:

- All members of the Association
- Their family members, tenants, guests, and invitees while on Association property
- All forms of communication with clubhouse staff (in person, phone, text, email, social media, etc.)
-

17.3 Prohibited Conduct

The following behaviors are strictly prohibited toward clubhouse staff:

1. Verbal Abuse – yelling, insults, offensive language, derogatory remarks, or demeaning tone
2. Harassment – unwanted comments, gestures, or conduct based on race, color, religion, sex, age, disability, or any other protected status under the Florida Civil Rights Act
3. Physical Intimidation or Threats – any action or gesture intended to frighten or cause harm
4. Interference with Duties – obstructing or hindering staff from performing assigned tasks
5. Retaliation – any negative treatment toward staff for enforcing rules, making reports, or following Association instruction

17.4 Reporting & Documentation

- Staff must document all incidents, including date, time, individuals involved, and description of behavior
- Reports will be provided to the Association Manager and/or Board of Directors for review
- Video surveillance, witness statements, and other supporting evidence may be used during investigations

17.5 Enforcement & Consequences

Violations of this policy will be addressed under the Association's governing documents and Florida law, and may include:

1. Written warning
2. Monetary fines as permitted by Florida Statute § 720.305 (HOAs) or § 718.303 (Condominiums)
3. Suspension of clubhouse access and amenity privileges for up to one year, as allowed by law
4. Legal action, including injunctive relief
5. Referral to law enforcement for threats, harassment, or criminal conduct



No Retaliation: Any retaliation against staff for reporting or documenting misconduct will result in immediate enforcement action.

17.6 Legal Authority

This policy is supported by:

- Florida Civil Rights Act (F.S. § 760)
- Florida HOA Statute (F.S. § 720.305) or Condominium Statute (F.S. § 718.303)
- Association's Declaration, Bylaws, and Rules & Regulations

17.7 Acknowledgment

By residing in or visiting this community, members, tenants, guests, and invitees agree to abide by this Zero-Tolerance Policy and understand that violations may result in fines, suspension of privileges, or legal action.