

RULES AND REGULATIONS

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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 and younger of either the Member or the Member's spouse. If a Member is unmarried, the Member may designate one other person who is living with such Member in the Home in addition to children of the Member as an adult Immediate Family Members. No unmarried child or other person shall qualify as an Immediate Family Member unless such a person is residing with the Member within the Home.

1.5 Guests

A person shall be deemed a guest ("Guest") if he or she is sixteen (16) years or older, not a resident of the Association, and enters the Association and/or Club Facilities (as hereinafter defined) at the invitation of a Member or an Immediate Family Member. All Guests must be accompanied by a Member when using the Club Facilities.

Residents are allowed a maximum of four (4) guests at one time. No Guest(s) shall be allowed in the fitness center. If it is determined that a Member or a Member's Guest(s) have violated the these Rules and Regulation 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 up to \$100 a 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.

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 Parties/Event

Certain Club Facilities may be used for private Functions, subject to availability, upon the prior consent of Manager, execution of an Agreement for use of the Club Facilities in a form substantially similar to the below, as well as payment of all applicable fees, deposits and costs thereof. The Member who is sponsoring the private party shall be responsible for any damage to the Club Facilities. Such use shall also be subject to the restrictions included in the Party Rental Reservation Agreement, as amended from time to time.



Below is a sample of the proposed “**AGREEMENT FOR USE OF THE CLUB FACILITIES**”

AGREEMENT FOR USE OF THE CLUB FACILITIES

This agreement is made this _____ day of _____, 20__ by and between **Grand Bay at Doral Master Association, Inc.** (hereafter the “Association”) and _____ the Owner(s)/Resident(s) of address _____ (hereafter the “Owner/Resident”)

WHEREAS, Owner(s)/Resident (s) desire to reserve the Association’s _____ **Club Facilities** (specified in Exhibit “A”) on _____ the _____ day of _____, 20__, from _____ (a.m./p.m.) to _____ (a.m./p.m.) for the following purpose: _____ (the “Function”); and

WHEREAS, the Association is willing to permit Owner(s)/Resident(s) the right of use of the Club Facilities for the Function upon the terms and conditions hereinafter set forth; and

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises herein contained, it is agreed as follows:

1. USE OF PREMISES

a) The **Club Facilities** are to be used by Owner(s)/Resident(s) and their invited guests only. The maximum number of persons attending the Function shall not exceed the maximum capacity of the room rented. The Owner(s)/Resident(s) executing this Agreement must be present in the reserved area at all times.

b) A **guest list** must be submitted to the Association’s management office at **least five (5) days** prior to the Function; only those guests on the list will be permitted entrance. This will apply to any Functions.

c) **NO SMOKING** is permitted inside or outside any of the **Club Facilities**.

d) The Function must be contained within the **Club Facilities** reserved. No guest shall be permitted to utilize any other areas of **Grand Bay at Doral Master Association, Inc.** (for example the pool area).

e) **NO ALCOHOL** drinking shall be allowed by anyone under the age of 21 at the Function.



f) All Club Facilities furniture must stay inside the premises. At no time is anyone allowed to move furniture to the outdoors of the Club Facilities. (tables, chairs, sofas, etc.)

g) The Association reserves the right to exclude or reject any or all objectionable persons from the **Club Facilities** if the activities of the guests are creating a nuisance to the other Owner(s)/Resident(s) in the Club Facilities

h) The Owner(s)/Resident(s) shall keep and maintain the **Club Facilities** in an orderly condition, and shall decorate only with proper removable tape the **Club Facilities**. No confetti shall be allowed in any **Club Facilities**. **The direct cost of cleanup (anticipated around \$500)** will be charged if confetti is used. If the **Club Facilities**, including any of its contents, shall be damaged during the term of this Agreement by the act, default or negligence of the Owner(s)/Resident(s) or any of their agents, employees, guests or any person admitted to the Function by the Owner(s)/Resident(s), the Owner(s)/Resident(s) shall pay to the Association upon demand such sum as shall be necessary to repair any such damages exceeding the amount of the Owner/Resident(s) security deposit.

i) **Cooking is only permitted in the Kitchen areas.** Food preparation is restricted to the **Grand Ballroom Kitchen and Marquis Lounge and terraces. No open flames shall be permitted.** The Owner(s)/Resident(s) shall be fully responsible for the actions of any caterer or other vendors employed by Owner(s)/Resident(s) and shall be responsible to insure that all equipment used by its vendor is removed from the Club Facilities immediately upon termination of the Function. In addition, the Owner(s)/Resident(s) shall provide the Association with Certificates evidencing liability insurance coverage in such amounts that are acceptable to the Association for any caterer and/or other vendors providing services for the function at least five (5) business days prior to the Function.

j) The Owner(s)/Resident(s) shall be fully responsible to ensure that all guests have vacated the **Club Facilities** and Association property by the designated time. No music shall be permitted past midnight. Residents will have one hour after the event(s) end to remove all equipment and trash.

k) Owner(s)/Resident(s) may not utilize the **Club Facilities** for any commercial purpose requiring the payment of any fee or admission charge from invited guests, except events approved by the Board of Directors.

l) Owner(s)/Resident(s) warrant and represent on behalf of themselves, their agents, guests and employees, that all such parties will comply with all local laws, codes, ordinances and rules and regulations of any authority having jurisdiction over Club Facilities and Association Property and



that all such parties will comply with all governing documents and rules and regulations of the Association. Owner(s)/Resident(s) shall not engage in any activities, which may violate any provisions of the Association’s Governing Documents, Rules and Regulations, and insurance policies.

m) Pool parties will NOT be permitted.

2.SECURITY DEPOSIT & RATES

Owner(s)/Resident(s) shall be required to remit to the Association a security deposit at least ten (10) days prior to the event with the sum based on the chart below. The security deposit shall be paid and administered in accordance with the procedures set forth on **Exhibit “A”** attached hereto, such deposit may be used by the Association to pay any expense of any damage that may occur during this Function. Owner(s)/Resident(s) will be responsible for paying for repairs and/or replacement of any in excess of security deposit amount and further agree that such excess damage may be invoiced through an Assessment (as defined Master Declaration) with all collection privileges under the Master Declaration. All deposits are in the form of one personal check under Owner(s)/Resident(s) name. In order to reserve an area in the Club Facilities on the event date requested, a rental fee, a cleaning fee and deposit checks must be submitted.

<i>Location</i>	<i>Max Capacity</i>	<i>Rate 4 hours</i>	<i>Rate per additional hour</i>	<i>Deposit Rate</i>	<i>Rate (Non-Residents)</i>	<i>Rate per additional hour (Non-Residents)</i>	<i>Cleaning Fee</i>
GRAND BALLROOM	495	\$1,200.00	\$300.00	\$1,000.00	\$1,800.00	\$450.00	\$300.00
½ GRAND BALLROOM	248	\$800.00	\$300.00	\$1,000.00	\$1,200.00	\$450.00	\$150.00
GRAND LOUNGE BAR	48	\$300.00	\$150.00	\$500.00	\$450.00	\$225.00	\$150.00
GRAND BALLROOM TERRACE	109	\$250.00	\$150.00	\$500.00	\$375.00	\$225.00	\$150.00
MARQUIS LOUNGE	100	\$800.00	\$300.00	\$1,000.00	\$1,200.00	\$450.00	\$300.00
MARQUIS TERRACE	50	\$350.00	\$150.00	\$500.00	\$525.00	\$225.00	\$150.00
GYM NORTH TERRACE	70	\$150.00	\$150.00	\$500.00	\$225.00	\$225.00	\$150.00
GYM SOUTH TERRACE	40	\$150.00	\$150.00	\$500.00	\$225.00	\$225.00	\$150.00

3.INSURANCE

The Owner(s)/Resident(s) hereby agree to assume all responsibility for insurance respecting their use of the Club Facilities, and to assert no claim of coverage under any insurance policy of the Association. The Owner/Resident(s) shall provide the Association with Certificate of Insurance evidencing liability insurance coverage in the amount of \$1,000,000.00 by any caterer and/ or other vendors providing services for the Function at least five (5) business days prior to the Function.

4. CLEANING FEE

A mandatory cleaning fee applies per room, per day. Please refer to rates chart for more details.



5.CANCELLATION

The Association reserves the right to cancel this Agreement without notice. In the event the Association exercises its cancellation rights hereunder, it shall return the Owner(s)/Resident(s) deposit, and shall not be responsible for any costs, expenses or damages that may be incurred by the Owner(s)/Resident(s) in connection with the canceled Function.

I acknowledge, understand and agree that my failure to comply with the above acknowledgements, understandings and agreements and other related rules and regulations will result in the forfeiture of my five hundred dollars (\$500.00) security deposit and I will cover any additional cost above the deposited amount for any damage caused to the Club Facilities of Grand Bay at Doral Master Association, Inc.

I acknowledge, understand and agree with all the above.

INITIALS _____

EXHIBIT “A” AGREEMENT FOR USE OF

GRAND BAY AT DORAL MASTER ASSOCIATION, INC. CLUB FACILITIES

1. All checks for payment of security deposits and other costs must come from the Owner(s)/Resident(s).

2. There will be a security deposit required to be given at least ten (10) days prior to the Function. The security deposit will be returned ten (10) business days after the Function, if no damage has occurred. This deposit does not limit the Owner(s)/Resident(s) of any other liability and/or damages occurring or arising from said Function. The deposit may be forfeited if any provisions of the Use Agreement, the governing documents and/or the rules and regulations governing the use of the Club Facilities are violated. **Check must be made payable to “Grand Bay at Doral Master Association, Inc.”**

3. **Cancellations:** 50% of deposit will be retained if the event is canceled between 10 to 5 days prior to the scheduled date. 100% of the deposit will be retained if the event is canceled less than 5 days prior to the event.

4. The Owner(s)/Resident(s) must independently contract for the services of an additional security guard, including obtaining a certificate of insurance from the security provider naming the Association as an additional insured and for a minimum requirement of six (6) hours. This is an additional cost that will need to be paid at least five (5) business days prior to the Function , and proof of payment, along with the required certificate of insurance, must be provided to the Association by that time.



5.The Owner(s)/Resident(s) will also be responsible for an additional cleaning fee **per room per event**. This is an additional cost that will need to be paid together with the rental and security deposit fees. **Check must be made payable to Grand Bay at Doral Master Association, Inc. Please refer to rates chart for more details.**

6.The Owner(s)/Resident(s) will also be responsible for hiring a server, dishwasher, chef, and cleaning person, if needed for their event.

7.Equipment including tables, chairs, plate-ware, flatware, etc. may be used, subject to availability.

8.The Owner(s)/Resident(s) may also be responsible for a setup fee, if required for their event.

9.All equipment setup for the event, MUST be removed as soon as the event finishes. No equipment may be left to pick up the next day, unless authorized by management.

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 and shoes must be worn at all times while on the Club Facilities, except in the pools and designated adjacent outdoor areas.

2.7 Minors

Minors under the age of 16 are not permitted to use the Club Facilities without adult supervision, including the pool. Groups of five (5) or fewer children must be accompanied by at least one (1) adult. Groups of more than five (5) children must be accompanied by at least two (2) adults. No more than ten (10) children may be supervised by a single adult resident at any time. Parents shall be responsible for the actions and safety of such minors and any damages to the property in the Club Facilities caused by such minors. Minors may use the gym equipment only in accordance with



the manufacturer's guidelines as to age restrictions. Notwithstanding the above, the Association and its Management shall not be held liable for any actions, injuries, or damages resulting from a minor's use of the Club Facilities without proper adult supervision or without a duly executed consent form.

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.

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, hover boards, and bikes may be used on paved driveways and sidewalks only for access to the entrances to the Club Facilities. None of the foregoing may be used in the Club Facilities at any time. All bikes must be stored in the proper bike storage areas. Bike racks must be used if provided by Management. Notwithstanding the foregoing, bikes left within the Club Facilities, bike storage areas and/or bike racks (if provided) shall be stored at such Member's own risk.

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.

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 and Management are not responsible for any lost or stolen items. Groups



of five (5) or fewer children must be accompanied by at least one (1) adult. Groups of more than five (5) children must be accompanied by at least two (2) adults. No more than ten (10) children may be supervised by a single adult resident at any time.

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 and sharp objects are not permitted in the pool area. Food and beverages may be brought into the covered terrace; however, all such items must be removed or disposed of after use. Running, ball playing, and noisy or hazardous activities are not allowed in the pool areas. Pushing, dunking, and dangerous games are strictly prohibited. Snorkeling equipment, other than a mask, and diving equipment such as scuba tanks may only be used in the pools as part of an organized course of instruction previously approved by the Association. No diving is permitted in any of the pools. The throwing of any objects is not allowed at any time within the pools or pool areas. Alcoholic beverages are prohibited in any pool or pool area at all times. Children under the age of 16 are not permitted in the Jacuzzi, Sauna, or Steam Room at any time. The kids splash park is designated for children who must be accompanied by an adult at all times. Diaper-aged children must wear swim diapers at all times while in the pool area. Only four (4) guests per Home per day are permitted in the pool area. Do not use the pool if you are ill with diarrhea.

Additional Jacuzzi, Sauna, and Steam Room restrictions include: pregnant women, small children, individuals with health conditions, and those using alcohol, narcotics, or other drugs that cause drowsiness should consult a doctor before using these facilities. Maximum use is limited to fifteen (15) minutes per session. An alarm indicates that the Jacuzzi, Sauna, or Steam Room pumps are off; do not use these facilities when the alarm sounds until advised otherwise.



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.

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

Everyone must register and present Membership Fobs/Access Device(s) to Management prior to entering the fitness center. 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.

8.2 Risk of Use

Use of the fitness center 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 herself/himself, his or her Immediate Family Members, and Guests using the fitness center. Consult your physician before engaging in any fitness program or using 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. Trainers/Instructors may be available through the Association upon prior reservation and at charges to be set by the Association.

8.6 Restrictions

Minors between fourteen (14) and sixteen (16) 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. The playground will be closed during rain, thunder, lightning, windstorms, or as needed for repairs or maintenance.

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 Sunday from 8:00 a.m. to 9:00 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. 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.

14. 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.

15. 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.



16. Zero-Tolerance Policy for Mistreatment of Clubhouse Staff

16.1 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.

16.2 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.)
-

16.3 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

16.4 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

16.5 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.

16.6 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

16.7 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.

