



MANORS CLUB, INC.

4162 INVERRARY DRIVE
LAUDERHILL, FL 33319
(954) 485-2115

RULES AND REGULATIONS

Please be courteous to fellow residents at all times and in all locations. All persons must show valid identification upon entering and/or when requested by Security and/or Management. Proper Manors resident and guest identification required for use of all recreational facilities. Guest passes must be requested at the main office by the residents; and guests are required to keep this pass with them at all time.

GENERAL AREAS

1. Management, Security guards, and volunteers are to be shown respect and courtesy by every one of all ages. Requests made by them are in accordance with the rules established by the Manors Club.
2. Complaints, in writing, may be made to the main office.
3. All persons living in the Manors Club must have a valid barcode on their vehicle(s).
4. It shall be prohibited for any person to appear in public or in view of the public wearing pants below the waists which exposes the skin or undergarments.
5. No foul or abusive language.
6. No loitering on Manors Property.
7. No littering on property- anyone caught littering will be subject to a fine.
8. Vandalism/Negligence will be punished to the fullest extent possible and subject to loss of use of all recreational facilities and amenities.
9. Children waiting for school bus should do so on grassy areas north or south of the entrance and exit roads.
10. Children coming home from school should leave the gate area immediately.
11. Individuals must use the sidewalks since vehicles have the right-of-way on the roads. If no sidewalk is available they must step to the side or, off the road completely if possible.
12. No bike or skate board riding over or through the landscape areas or Tennis Courts.
13. No bike riding or skate boards after dark.
14. No personal or professional business is to be conducted on the Manors Club premises or common areas.
15. Rules applying to owners and renters also apply to guests.
16. Owner and/or renter, will be held responsible for any damage done by their child(ren) or guests.
17. Manors Club parking lots are for temporary use while at the Tennis Center, Lake Center, office, and/or efficiencies. Autos may not be parked overnight, unless guests are in Efficiencies.
18. Car Wash is to be used only by residents whose vehicles have a barcode.
19. Must follow all other rules posted.

THE USE OF OUR RECREATIONAL FACILITIES MAY BE DENIED TO ANYONE WHO FAILS TO ABIDE BY THE RULES AND REGULATIONS. OR IF THEY ARE DELIQUENT ON THEIR ASSOCIATION DUES.

**All pools, Clubhouses & facilities within the Manors of Inverrary Recreational areas require a Manors ID card and Proximity card for entry.



MANORS CLUB, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319
(954) 485-2115

LAKE CENTER

Club House

1. Hours: 8:00 a.m. to 10:00 p.m.
2. No alcoholic beverages allowed at any time.
3. Smoking permitted outside only in designated areas.
4. No foul or abusive language.
5. No bare feet or wet bathing suits.
6. Chairs and folding tables are not to be removed from the Club House.
7. Proper attire (cover ups) at all times.
8. No children under 13 permitted, unless supervised by an adult 18 years of age and older.
9. No card playing in the main lounge.
10. No personal or professional business is to be conducted within the Lake Center or surrounding areas.
11. All equipment must be signed out and returned to staff- an ID must be provided to obtain any equipment.
12. The Gym and Saunas are for Residents 18 years of age and older.
13. No Skateboards, scooters, roller skates, or bikes (even plastic ones for tots) permitted in the Club House and/or surrounding Club House entrances (including but not limited to the steps).
14. No ball playing in the clubhouse.
15. Bikes must be parked at the bike rack.
16. Residents may have a max of three guests per resident in the billiard room.
17. Follow all other rules posted.

Pool: NO LIFEGAURD ON DUTY- SWIM AT YOUR OWN RISK.

1. Open 8:00 a.m. to 10:00 p.m. (except for special events sponsored by a social group).
2. Shower must be taken before each entry into the pool.
3. No alcoholic beverages allowed at any time.
4. Smoking permitted outside only in designated areas.
5. No foul or abusive language.
6. No horse playing or rough housing permitted in or around the pool area.
7. No Ball playing in or around the pool.
8. No running, diving, or jumping in or around the pool.
9. No littering.
10. No children under 16 permitted, unless supervised by an adult 18 years of age and older.
11. Proper bathing attire must be worn. Cut-offs are not permitted.
12. Any infant, child or adult who may be incontinent or non-potty trained must wear a swim diaper or rubber pants to enter the pool. Parents will be held financially liable for cleaning of pool if soiled.
13. Chairs, lounges, tables, etc., are not to be moved from immediate pool area.
14. Chairs are not to be removed from patios of guest rooms. Efficiency Guests shall not remove chairs from pool area.
15. Chairs and lounges cannot be reserved in advance.



MANORS CLUB, INC.

4162 INVERRARY DRIVE
LAUDERHILL, FL 33319
(954) 485-2115

16. Persons using lotion of any kind must cover chair or lounge with towel.
17. Glass containers of any kind are not permitted.
18. Food is not permitted on the pool deck, except that provided by Sun & Fun group, who will be responsible for overseeing clean-up.
19. No Skateboards, scooters, roller skates, or bikes (even plastic ones for tots) permitted in the pool area and/or surrounding Club House entrances (including but not limited to the steps).
20. Bikes must be parked in the Bike Rack.
21. No hitting balls against the side of building.
22. No loud or disruptive music allowed. (Clubhouse included)
23. Follow all other rules posted.

Deck

1. No smoking at any time.
2. Persons using the wood deck/ canopy area must wear foot coverings at all times for their protection.
3. No horse playing or rough housing permitted.
4. No ball playing on deck.
5. The Cabana/Canopy area can be rented from management according to contract.
 - a. Indemnity Agreement must be filed with the management office prior to event date.
 - b. Attendee maximum is thirty (30) people.
 - c. Time slot maximum is four (4) hours.
 - d. Full Guest List must be submitted to management office at least seventy-two (72) hours in advance of event. This is required. No guest list, no event.
 - e. Reserved party does not have exclusive-use of the BBQ Grill.
 - f. Security has the right to ask violators and unruly residents and guests to leave after warning.
6. Residents may have a maximum of ten (10) guests per Unit at any given time for un-registered events.
7. Any outside vendor for entertainment doing business on property must be on the approved vendor list found at management.

BASKETBALL COURT

1. 9:00 a.m. to dusk.
2. One guest per resident allowed on the basketball courts.
3. No animals or pets of any kind are permitted.
4. No Skateboards, scooters, roller skates (of any kind), or bikes (even plastic ones for tots) permitted.
5. Bikes must be parked in the Bike Rack.

SHUFFLEBOARD

Rules are posted at courts for your guidance.



MANORS CLUB, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319
(954) 485-2115

TENNIS CENTER

Club House

1. Club House will be locked at all times unless an authorized person is on duty.
2. Clubhouse can be rented from Management for a fee according to contact.
3. No alcoholic beverages allowed at any time.
4. Smoking permitted outside only in designated areas.
5. No foul or abusive language.
6. No bare feet or wet bathing suits.
7. Proper attire (cover ups) at all times.
8. Chairs and tables are not to be removed from the Club House.
9. No personal or professional business is to be conducted within the Tennis Center or surrounding areas.
10. No children under 13 permitted, unless supervised by an adult 18 years of age and older.
11. No Skateboards, scooters, roller skates, or bikes (even plastic ones for tots) permitted in the Club House and/or surrounding Club House entrances (including but not limited to the steps).
12. Bikes must be parked at the bike rack.
13. P.A. system is not to be used unless an authorized person is present.

Pool: NO LIFE GAUARD ON DUTY- SWIM AT YOUR OWN RISK.

1. Open 8:00 a.m. to 10:00 p.m. (except for special events sponsored by a social group).
2. Shower must be taken before each entry into the pool.
3. No alcoholic beverages allowed at any time.
4. Smoking permitted outside only in designated areas.
5. No foul or abusive language.
6. No horse playing or rough housing permitted on or around the pool area.
7. No running, diving, or jumping in or around the pool.
8. No littering.
9. No children under 16 permitted, unless supervised by an adult 18 years of age and older.
10. Any infant, child or adult who may be incontinent or non-potty trained must wear a swim diaper or rubber pants to enter the pool. Parents will be held financially liable for cleaning of pool if soiled.
11. Chairs, lounges, tables, etc.. are not to be moved from the pool area.
12. Proper bathing attire must be worn. Cut-offs are not permitted.
13. Glass containers of any kind are not permitted.
14. Food is not permitted on the pool decks, except when sponsored by a special group, who will be responsible for overseeing clean-up.
15. Chairs and lounges cannot be reserved in advance.
16. Person using lotions of any kind must cover chair or lounge with towel.
17. No Skateboards, scooters, roller skates, or bikes (even plastic ones for tots) permitted in or around the pool area including stairs.
18. Bikes must be parked in the Bike Rack.
19. No ball playing permitted



MANORS CLUB, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319
(954) 485-2115

20. No hitting balls against side of building.
21. No loud or disruptive music allowed. (Clubhouse included)
22. Follow all other rules posted.

KID'S ZONE AT THE TENNIS CENTER

1. Open from dawn to dusk.
2. Residents may have a max of five children per adult 18 years of age and older in the Kids Zone.
3. No animals or pets of any kind are permitted.
4. Kid's Zone is for ages 12 and under and kids must be supervised by an adult 18 years of age and older at all times.

THIS IS NOT AN OFFICIAL COPY

TENNIS COURTS

1. Courts will open 8:00 a.m. – 10:00 p.m.
2. A Manors ID must be presented at the guard house to access the tennis courts.
3. Children under 16 must be accompanied by an adult 18 yrs of age and older.
4. Court time to be assigned according to posted rules.
5. Play limited to one (1) hour during weekends and holidays, if others are waiting.
6. One player may not occupy a court for practice while others are waiting to play.
7. Doubles play only during periods of high demand when others are waiting for the courts.
8. Pass behind courts when play is stopped. Players should stop to permit others to pass.
9. Save conversation for playing outside the area.
10. No chairs within Tennis Court area.
11. Only players are allowed within Tennis enclosure.
12. Dress code must be observed.

EFFICIENCIES

1. The Occupant of the Efficiency **MUST** have an Owner Sponsor.
2. Reservations may not be made more than 45 days in advance of the requested stay.
3. Only the Occupants listed on the Efficiency Registration are allowed to reside within the Efficiency. Failure to list all occupants will terminate the right to occupy immediately. No refunds will be given for unused days within the Efficiency.
4. During the peak season (Nov. 15th through Apr. 30th), a maximum of two (2) rooms may be rented to one Owner.
5. Maximum stay is one month per Agreement/Registration. The Manors Club, Inc. has the right to renew or terminate the Agreement/Registration, at its sole discretion, with due notice.
6. A deposit check will be held due to cancellation, no show, in lieu of any damages to Efficiency or missing items pursuant to Florida law.



MANORS CLUB, INC.

4162 INVERRARY DRIVE
LAUDERHILL, FL 33319
(954)485-2115

7. Any check not honored by the bank will result in a \$25 returned check fee and all further payments must be made with Money Order or other Certified Funds. If contact with the payee is unsuccessful, the Owner Sponsor is responsible for the amount due and any fees associated with the transaction.
8. Cancelled reservations after the following time periods will result in the forfeiture of the deposit check. Daily: 24 hours; Weekly: 72 hours; Monthly: 7 days.
9. Failure to show on reservation date for occupancy after the following time periods will result in the forfeiture of the deposit check. Daily: 24 hours; Weekly: 72 hours; Monthly: 7 days.
10. If the guest is planning to arrive after 4:30pm. on the Weekend, or on a Holiday, arrangements should be made to have the Owner Sponsor pick up the key to the Efficiency.
11. Failure to pay room fees on date due will terminate right to occupy immediately.
12. There will be no refunds once occupant(s) check-in for reservation.
13. Efficiency Guests do NOT have guest sponsoring privileges onto the Manors of Inverrary property, to include Entry Gate & Recreational Facilities. This is restricted to the Owner Sponsor.
14. A charge for missing items, damaged furniture, bedspread, etc. will be made against the Owner Sponsor listed on the reservation.
15. The Manors Club Inc. is not responsible for any lost or stolen personal property from the efficiency.
16. If there is a problem with the room, i.e. A/C, lighting, refrigerator, etc., report it to Manors Club Management Office the next business day.
17. Upon checkout, occupants must make sure the kitchen is wiped down, refrigerator is cleaned out and all trash removed to dumpster. Failure to clean the Efficiency may result in the use of the Security Deposit to cover the cleaning costs.
18. Upon departure, set A/C to 78 degrees and turn off all the lights, TV, stove, etc.
19. Return key to the office, if office is closed bring keys to the guardhouse at the main gate.
20. Efficiency to be kept neat and clean at all times.
21. All trash to be removed to dumpster daily.
22. No food of any kind to be left out on kitchen counters, sink or stove.
23. No animals of any kind are permitted within the Efficiency.
24. Periodic inspections of Efficiency occupied on a month-to-month basis will be conducted by management during regular business hours. Any and all sanitation issues must be corrected immediately at occupant(s)' expense.
25. Failure to comply with any of the terms above shall result in a termination of your Efficiency Agreement and therefore no renewal shall be permitted.



MANORS CLUB, INC.
4162 INVERRARY DRIVE
LAUDERHILL, FL 33319
(954) 485-2115

PARKING & VEHICLE RESTRICTIONS

1. All Resident vehicles must be registered with the Manors Club Management Office.
2. A valid functional barcode is required to be placed on all Resident vehicles. Any resident vehicle without a barcode may be denied entry or will be subject to tow.
3. All vehicles must fit into one parking space.
4. No car covers are allowed at any time unless approved in advance by the Manors Club Management Office.
5. Guest vehicles are not to be stored within the Manors of Inverrary at any time.
6. Any vehicle which has sleeping, cooking or lavatory facilities such as RV's and Campers are not permitted.
7. Motorcycles cannot park anywhere on property other than in the designated motorcycle parking area in the Tennis Center parking lot.
8. No Commercial vehicles (including any vehicles advertising a business) or Trucks are allowed on property before 8am or after 6pm. Monday through Saturday. all day Sunday and all Holidays.

Whereas, the Declaration of Condominium for all the properties within Manors of Inverrary specifies that "No trucks may be parked overnight...." the Associations collectively hereby agree to define the word truck to mean the following:

1. Commercial box vehicles
2. Vans without one side and rear window
3. Work trucks of any kind
4. All vehicles with commercial lettering on the exterior, ladder racks, exterior material holding racks, etc.
 - a. Company issued or personally purchased vehicle covers are not allowed
5. Pick-up trucks with tools and/or materials present in rear bed of the truck
 - a. Trucks must have a clean bed with no items/materials to be stored overnight. Should a truck need to store materials, a permanently installed toolbox is required.
6. Vehicles with more than factory issued 22 inch wheel size
7. Vehicles with a height of more than two (2) feet above ground measured from base of truck to ground
8. Any vehicle with more than four (4) tires in contact with the ground
9. Any vehicle which is classified as a van is required to have tinted side & rear windows.

TOWING GUIDELINES

All vehicles are towed at the owner's expense

1. Expired registrations will be towed immediately without warning.
2. All vehicles which do not display a Barcode or Visitor Pass will be towed immediately without warning.
3. All vehicles parked in a Residential Reserved Parking space without a barcode will be towed after one (1) hour.



MANORS CLUB, INC.

4162 INVERARY DRIVE
LAUDERHILL, FL 33319
(954) 485-2115

- 4. All disabled vehicles (flat tires, inoperable, unsightly, etc.) will be towed after written warning.
- 5. All vehicles which may be improperly parked on the property will be towed after a written warning. (Examples: Parking on the grass, Backed-in, Outside of the parking lines, Parked in the roadway, Parking in front of the dumpster, Parked under the Portico of any of the buildings)

THIS IS NOT AN OFFICIAL RECORDS REVIEW

- 1. All requests to review records must be in writing and received via USPS Certified Mail to be considered by the Manors Club as a proper request.
- 2. No more than three (3) inspection requests per month.
- 3. Each inspection shall not take more than four (4) hours.
- 4. No review of same document shall occur more than two (2) times in one month.
- 5. Reviews will be scheduled Monday through Thursday, between the hours of 11:30am and 3:30pm.
- 6. Inspection to take place at the office of the manager. However, no questions shall be answered by any representative of the Association during the inspection.
- 7. Copies of documents are available at the cost of \$0.25 per page.
- 8. All owners wishing to inspect the records must give the Manager written notice at least three (3) business days in advance, if an appointment time has not already been coordinated with the Manager.

WITNESS MY SIGNATURE HERETO this 18 day of April, 2012 at Lauderhill, FL, Broward County, Florida.

WITNESSES:

[Signature]
[Signature]

STATE OF FLORIDA;
COUNTY OF BROWARD;

THE MANORS CLUB, INC.

By: [Signature] (Michael Rudnicki)
Attest: [Signature] (Donna J. Jolley)

BEFORE ME, the undersigned authority, personally appeared Michael Rudnicki and Don Jolley, President and Secretary respectively, of THE MANORS CLUB, INC., to me well known to be the persons described in and who executed to foregoing instrument and they acknowledged jointly and severally to and before me that the execution thereof was their free act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND OFFICIAL SEAL this 18 day of April, 2012



[Signature]
NOTARY PUBLIC, State of Florida