



BELLAVITA

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CLUB BELLAVITA RULES AND REGULATIONS

CLUB BELLAVITA RULES & REGULATIONS

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CLUB BELLAVITA RULES & REGULATIONS

1. STATEMENT OF RESPONSIBILITY AND RESPECT

Club BellaVita is owned by all BellaVita homeowners for your use and enjoyment. It is not owned individually, but jointly. Activities and use of the Club and Club equipment should happen with all Club members in mind. While the rights of individuals must be respected, the rights of all Homeowners as a group must also be respected. All revenues taken in by the Club go to the Club through the BellaVita Homeowners Association and are used to pay expenses and offset dues. All costs associated with the Club are paid by the HOA and passed on to homeowners in your dues. Club BellaVita will be as successful and fun as the residents of BellaVita make it. We also ask for you to help keep the Club's expenses low by taking care of the equipment. Please use the Club as if it were an extension of your own home.

Lennar Homes will set the rules of the club when it opens. We are using as a guideline, rules established by similar clubs run in other areas. These rules are designed to be as flexible as possible and still protect the group's rights. By the fall 2002, Lennar will set up a steering committee of homeowners to help guide the Association. They will report to the Board of Directors, which are made up of Lennar Associates. Eventually, the club will be turned over to the residents. The purpose of the steering committee is to learn to run the Association and Club to facilitate a smooth transition when the Club is turned over to the Homeowners.

2. HOURS OF OPERATION

Interior of Clubhouse:

Monday	Closed	Closed
Tuesday	11:00 am	10:00 pm
Wednesday	11:00 am	9:00 pm
Thursday	11:00 am	10:00 pm
Friday	9:00 am	9:00 pm
Saturday	10:00 am	10:00 pm
Sunday	12:00 pm	6:00 pm

Swimming Pool and Spa:

Monday	Closed	Closed
Tuesday	6:00 am	Midnight
Wednesday	6:00 am	Midnight
Thursday	6:00 am	Midnight
Friday	6:00 am	Midnight
Saturday	6:00 am	Midnight
Sunday	6:00 am	Midnight

Children's Hours for Pool

Tuesday, Thursday, Saturday & Sunday	1:00 pm	4:00 pm
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3. GENERAL RULES

- A. In order to insure every members' enjoyment of all Club facilities, all persons using the Club's facilities shall conduct themselves in a courteous manner with due regard for the rights of others to use and enjoy the facilities. Violations of rules and regulations could result in suspension of the Club Membership for a period prescribed by the Board of Directors.
- B. The number of persons using any or all of the recreational facilities at a given time may be limited as needed by the Clubhouse Manager.
- C. All persons using the clubhouse facilities will follow the instructions and decisions of the Clubhouse Manager or members of the Clubhouse Staff regarding the use of the facilities, priority use, and the length of time.
- D. Supplemental rules and regulations will be posted in specific areas, rooms or facilities as needed. All residents and their guests will be responsible for reading and abiding by these rules.
- E. All persons using the clubhouse facilities will comply with any instructions, directions or requests received from the Clubhouse Manager or Staff. Persons who fail to comply with the rules will be subject to removal by demand.
- F. The Clubhouse will not be responsible for lost, stolen or damaged personal items, either left unattended or in lockers. The staff will also not be able to hold or watch personal items while members are using the club facilities.
- G. All new members are required to complete a new member orientation upon first use of the club facilities.
- H. Members and guests MUST have Club issued identification badges visible at all times when using the Clubhouse facilities.
- I. The Club and facilities including pool and spa are designated as NO SMOKING OR TOBACCO PRODUCTS.
- J. No pets are permitted in the Clubhouse or on the pool deck.
- K. Casual attire is permissible until 6:00 p.m. After 6:00 p.m., tank tops are not acceptable except in the fitness center. In order to promote an elegant atmosphere, we request that you wear a collared shirt at all times while inside the clubhouse. All persons are required to wear shoes, shirt, or other covering garment over their bathing suits in the Clubhouse at all times. Proper attire for special events will be specified for each event.
- L. Food and drink will be permitted in the Ballroom, the Arts & Crafts Room, and in the Swimming Pool area. Plastic water bottles only will be permitted in the Fitness room. Food or drink will not be permitted in the Billiard Room, the Library, or in the Computer Room.
- M. Alcoholic Beverages may be brought in to Club BellaVita and only in facilities where eating or drinking is permitted.
- N. Lennar Associates may use the clubhouse facilities during the active construction of the community.

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4. I.D. BADGE INFORMATION:

Resident / Owner I.D. Badge - In order to obtain an ID badge, each member is required to attend an orientation. At this time, proof of ownership (warranty, deed, or closing letter) as well as personal identification (driver's license, voter's registration, credit card, etc.) must be submitted. **Every household will receive two (2) badges.** Up to two (2) additional passes may be purchased for residents of the household for a maximum of four (4) total per household. See Section 5 for fees.

Resident / Temporary I.D. Badge - At contract, new homebuyers may be issued a temporary I.D. badge. This will allow access to club facilities and activities until closing. Proof of contract, personal identification and attendance at an orientation are required. After closing, the temporary badge must be turned in to receive your Resident/Owner badge.

Resale Buyer I.D. Badge - New buyers cannot be issued I.D. cards until the former owner (seller) surrenders I.D. badges to the Clubhouse Manager's office and they attend an orientation. A \$10.00 per badge replacement fee will be charged to the new buyer. Club Management must approve all requests for new resident I.D. cards.

Houseguests - A "houseguest" is a guest staying on-site at a member's home. Houseguests may be sold an I.D. badge for a period not to exceed 30 days. Residents must accompany guests to the clubhouse staff office in order to obtain an I.D. badge. A driver's license and/or voter registration card may be required as proof of guest's age as being 19 years or older. (All parties 19 years of age or older must carry and show proof of age upon request.) See Section 5 for fees.

Visitors - A "visitor" is a guest not staying on-site. Visitors are permitted to use the clubhouse facilities (card room, billiard room, pool, whirlpool, and fitness room) and must be accompanied by the homeowner. A pass must be purchased at the Lifestyle Headquarters. See Section 5 for fees.

Children - Children are considered visitors. Residents may obtain a guest pass for them from the Lifestyle Headquarters. See Section 6 for age restrictions.

You may obtain your identification badge at the Lifestyle Headquarters during posted hours. Lost or damaged resident I.D. badges will be replaced for a \$10.00 fee. Lost or damaged Pool Key Cards will be replaced for a \$20 fee. Damaged gate openers will be exchanged for a fee of \$10 for a recycled opener. Lost or additional openers can be purchased for \$25 for a recycled opener or for \$50 for a new opener. Please report a lost or stolen pool fob or gate openers to the Lifestyle Headquarters as soon as possible.

Single Resident Guest I.D. Badges -

- A. All residents with single status can obtain one reusable guest pass from the Lifestyle Headquarters. This pass will enable you to bring one guest at any time to the clubhouse at no additional charge.
- B. The Club Member must accompany guests at all times.
- C. In order to qualify for a single resident guest pass, only one resident I.D. badge can be issued for your home.

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- D. You must surrender your second resident I.D. badge to the Lifestyle Headquarters, prior to receiving a single resident guest pass or a new resident pass.
- E. Single residents with a resident guest pass are able to purchase an additional ticket for an event during the entire time of ticket sales.
- F. Class registration will be available for the guest of the single resident (one guest at a time per class) at the same existing fees as residents.
- G. Fee for replacing or exchanging a single resident guest pass will be \$10.00 (no exceptions).
- H. Single resident I.D. badges must be surrendered to the Lifestyle Headquarters prior to the resale of their home.
- I. I.D. badge is not to be used by anyone other than the guest of the single resident.
- J. Please be informed that the issuance of the single resident guest pass is a privilege and not a right. You will be permitted to bring in one guest at a time per day and you must conform to all rules and regulations. Any violation will be grounds for a single resident guest pass to be revoked.

5. FEES:

Club BellaVita and the BellaVita Homeowners Association is a non-profit organization.

Fees may be assessed for various clubhouse activities such as parties, trips, activities or classes that have outside fees associated with them. These fees will be based on cost and overhead and paid to the BellaVita Homeowners Association.

Each additional Resident I.D. badge will be charged \$318 per year, a prorated share of the clubhouse dues. (For example, at the current rates of \$53 per month each additional badge will cost \$318 per year.)

Houseguests will be charged \$15.00 per week, or \$30.00 for up to 30 days, non-refundable fee to use Club BellaVita.

Visitors will be charged \$3.00 per day.

- The maximum number of visitors allowed per household per day is 15. More than 15 visitors per household will be considered a special event and rental rules and fees may apply.
- When a visitor is attending a private event whereby a rental fee has been collected or the visitor purchases a ticket for a special event the \$3 guest fee will be waived. The visitor will only have access to the area where the event is being held and for the scheduled time period of that event.

6. PRIVATE RENTALS

Residents and outside organizations may rent the ballroom for personal events. See the Clubhouse Manager for reservation procedures and fee information. Room Reservation requests by homeowners and outside organizations must be approved by Clubhouse Management and the Board of Directors, and approval is at their discretion.

An event is any activity that exceeds 15 attendees and/or outside guests, requires prior planning and/or calendar time, or is being held for a "special occasion" and must be approved by Club

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Management. Reservations will be required and rental rules and fees may apply if outside guests are attending and/or the event is not open to the entire community.

- A. Outside Rentals - Non-residents may rent the ballroom. The rental time is not to exceed 11:00 pm and security is required. See "Private Room Rental Form" for details.
- B. Homeowner Private Rentals - to receive the homeowner rental rate the sponsoring homeowner must fill out the appropriate paperwork, make all necessary arrangements with the Activities Director, and is the responsible party. The homeowner may rent the facilities for themselves and for their **immediate family only** at the discounted homeowner rate. The penalty for falsification of information to obtain the lower rental rate will be the forfeiture of the deposit in addition to being charged the full outside rental rate. The homeowner must be present for the entire event including set-up and clean-up. Hours for the rental are not to exceed 12:00 am. Security is required and the deposit will be forfeited if the homeowner does not attend the entire event.
No exceptions.
- C. Homeowner Funeral Rentals – Homeowners may utilize the Clubhouse for Funeral events for their spouse or child at no cost.
- D. Open Community Rentals – an individual homeowner may open an event to the community and therefore waive the rental fee. The extended hour's fee, deposit and security rules still apply and the event must be publicly advertised with a poster and sign up sheet at the clubhouse and a newsletter announcement for a minimum of three weeks in advance.

E. Extended Hours Fee

Any event sponsored by an individual Homeowner or Club other than Club BellaVita / Activities Director that exceeds Club BellaVita's regular hours of operation must have a staff member present and will be assessed a fixed \$100 fee to offset the cost of employee wages, wear and tear of the facility and additional operating expenses, such as utilities. This includes events at the pool that require the clubhouse to remain open.

7. AGE RESTRICTIONS:

Within Club BellaVita, the Billiard's Room, Fitness Room, Computer Room and Library will be available to residents and guests 19 years and older only.

Children under 19 will be permitted to use the ballroom, pool and spa facilities during restricted hours and only when accompanied by a resident.

Children will be permitted to attend events specifically planned for them. Any club may plan an event and invite children providing alcohol is not served. Flyers and postings will designate events where children will be permitted.

8. POSTERS AND SIGNS

No signs of any sort may be posted upon the community facilities nor may any advertising leaflets, papers, or written material be distributed within the community facilities without the consent of the Clubhouse Management.

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9. GUESTS

All guests must keep their guest pass in sight and must be accompanied by a Club member.

10. LIFESTYLE HEADQUARTERS (LSHQ):

- A. The Lifestyle Headquarters will be open for general information, services, and ticket sales from opening until 1 hour before closing of the clubhouse.
- B. Clubhouse Staff will be on premises and available at all times during regular Clubhouse hours.
- C. The Copy Center will provide the following services during posted hours:
 - Copies - 10 cents per page, black & white only
 - Sending Faxes - Local, \$1 per page
 - Long distance, \$2 for the first page and \$1 for each additional page
 - International, \$6 for the first page and \$1 for each additional page
 - Receiving Faxes - \$0.50 per page

11. FITNESS ROOM:

- A. You will receive an introduction to the fitness room during your orientation. If further assistance is needed please see the Clubhouse Manager or Lifestyle Director.
- B. Please limit your time on the cardiovascular equipment to 30 minutes when other club members are waiting.
- C. The dress code established for the Fitness Center is for your comfort and safety as well as the protection of fitness equipment. Please observe the following guidelines. The determination of appropriate dress will be left to the discretion of the Clubhouse Management and enforced by the Lifestyle Staff. If your attire is determined to be unacceptable, you will be asked not to exercise. The dress code includes:
 - ♦ Athletic shoes (Tennis, Jogging, Walking, Running, Aerobic etc.)
 - ♦ T-shirts and Athletic or Jogging shorts **REQUIRED!**
 - ♦ **Absolutely no street clothing or bathing suits (denim or dress shorts/pants with buttons, zippers, or belts)**
- D. No one under the age of 19 will be permitted in this room.
- E. Please bring a towel.
- F. Wipe down machines after use. Disinfectant and paper towels will be available within the Fitness room.
- G. Description of equipment use is located on the individual machines.
- H. A phone will be available for emergency use only.
- I. Water bottles are permitted in this room, and must stay on designated table.
- J. The television is for your viewing pleasure. Do not remove the remote from the room. You may turn to any channel, but please keep the volume to a respectable level.
- K. Please consult with your physician prior to starting an exercise program.

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12. THE BILLIARDS ROOM:

- A. No one under 19 is permitted in this room.
- B. No food or drink is permitted in the Billiards Room at any time.
- C. Return balls to the rack on the table at the conclusion of your play and return cue sticks and chalk to the wall racks. If any equipment is missing or broken, please notify the Lifestyle Headquarters.
- D. Please refrain from sitting or leaning on tables.
- E. When all tables are occupied and others are waiting, we request that you limit your time to one hour.
- F. Please use caution when using the darts, and return them to the Lifestyle Headquarters when finished.

13. LIBRARY:

- A. The library books are there for your enjoyment. If you wish to take a book home you may do so. When you are finished, please return the book to the drop off box located in the library.
- B. If you wish to donate books to our library collection, please contact the Lifestyle Headquarters.
- C. Please return all magazines and newspapers to their proper racks when you are finished.
- D. The television is for your viewing pleasure. Do not remove the remote from the room. You may turn to any channel, but please keep the volume to a respectable level.

14. COMPUTER ROOM:

As part of the Clubhouse amenities enjoyed by homeowners, the computer room is a community-utilized facility. As with all other community-utilized facilities, its continued maintenance and condition depend on the responsible behavior of individuals using these resources. Users should be sensitive to the public nature of the shared facilities. As caretakers of the Computer Room, Club BellaVita Management expects and requires ethical, legal and responsible behavior from its users. Club BellaVita expects that no individual homeowner, group of homeowners, their guests or the staff at Club BellaVita will engage in any inappropriate or illegal use of hardware, software or Internet access. Any violation of this policy may result in loss of computer privileges, legal action, or termination of employment, where applicable.

- A. Users may not violate agreements, copyrights, or intellectual property rights of the producers of computer software or resources.
- B. Users may not break into, tamper with or otherwise alter computer software and hardware.
- C. Users may not copy, steal, or damage software or hardware owned by Club BellaVita.
- D. Users may not intentionally introduce viruses or computer programs into Club BellaVita computers.
- E. Users may not modify system configurations or hardware without permission from Club BellaVita Management.
- F. Users may not disrupt system operations.
- G. Users may not misrepresent oneself on the Internet while using Club BellaVita computers.

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- H. Users may not utilize Club BellaVita computers for their financial gain.
- I. Users may not load, download or upload any software or files without Club BellaVita Management's permission.
- J. Users may not use computers to harass another or violate another's rights.
- K. Users may not access or view pornography or other offensive or inappropriate material and the display of Internet content should comply with Club BellaVita Management harassment policies and State and Federal laws.
- L. Users may not violate authorial integrity, including plagiarism, invasion of privacy, unauthorized access and trade secret and copyright violations.
- M. When classes or Computer Club meetings are in progress, members must wait for use of computers.
- N. Computers and printer will be turned on and off by clubhouse staff only. Please sign in and out when using the computers. No food or drink is allowed in the Computer room.
- O. Limit time to 60 minutes (from signing in) when fellow homeowners are waiting.
- P. The printer is automatically shared between computers and will automatically switch between print requests.
- Q. If you would like to learn how to use a particular application, please contact the Lifestyle Headquarters for class information.
- R. If you have any problems or questions, please contact the Lifestyle Headquarters.

15. GRAND BALLROOM:

- A. Food and drink are permitted in this room.
- B. This room may be divided into smaller rooms for various uses. Please check with the Lifestyle Headquarters for a current room schedule.
- C. Use of this room is by schedule only. If the room is not occupied and you would like to use the room (or a section of the room) please contact the Lifestyle Headquarters.
- D. The Grand Ballroom may be rented for private functions. Please check with Lifestyle Headquarters for current rates and availability.
- E. The sound stage/control center is to be operated by authorized personnel only.
- F. The jukebox is for your use and enjoyment. If you need assistance with operation, please contact the Lifestyle Headquarters.

16. THE KITCHEN AND PANTRY:

- A. Kitchen facilities may be used by clubhouse members and guests.
- B. Overnight storage is not permitted without authorization by the Clubhouse Manager.
- C. Supplies stored in the pantry are for clubhouse staff use only, clubs must provide their own supplies. Storage space may be arranged for clubs to use on a first come first serve basis.
- D. Please clean up after use.
- E. Dishwasher is for clubhouse usage only.

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F. Washer and Dryer are for clubhouse usage only.

17. THE POOL, SPA, AND DECK:

- A. Children will be permitted in the pool area (see page 3 for hours).
- B. Please be considerate of scheduled classes and reserved times.
- C. There is no lifeguard. **SWIM AT YOUR OWN RISK!**
- D. Clubhouse staff is available during clubhouse hours only.
- E. Pool area lights will remain on during evening pool hours only.
- F. The pool will not be heated December 1st through March 15th
The pool will be heated from October 15th to November 31st and from April 1st to April 15th.
- G. Emergency phones will be located in pool area.
- H. Please have ID badges visible at all times (If swimming, please keep badges visible on chair.)
- I. If you do not have your badge, please check in at the Lifestyle Headquarters.
- J. Please purchase guest passes prior to using pool area.
- K. Please observe posted pool rules and hours.
- L. Showers are required before entering the pool.
- M. No glass items permitted. No food or drink within 4 feet of pool or spa. Members and guests are required to clean up their area when finished.
- N. No diving, jumping or horseplay is permitted.
- O. All persons using facilities will conduct themselves in a courteous manner, with regards to the rights of others.
- P. All members or guests who misbehave will be asked to leave the pool area.
- Q. Large flotation devices (i.e.: rafts, loungers, inner tubes, etc.) and diving equipment are not permitted at any time.
- R. No one under 4 years of age allowed in pool without rubber pants. No disposable diapers.
- S. No pets in pool or on deck area.
- T. During a thunderstorm, the pool will be closed.
- U. Positively no reservation of chairs or lounges. One chair or lounge per person.
- V. Proper bathing attire only. No cutoffs.

18. BARBECUE AND PICNIC AREA

- A. Reservations must be made at the Lifestyle Headquarters for the use of the barbecue equipment.
- B. All members and guests are required to clean up their area after use.
- C. If needed, please ask the Clubhouse Staff for assistance in operating the barbecue equipment.

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19. CLUBS - RULES AND REGULATIONS

- A. The minimum number of members that shall constitute a club is ten (10).
- B. All BellaVita clubs shall be open to any community resident who wishes to attend the club meetings or become a member of the club.
- C. All clubs must function under basic Rules of Order to include nomination and election of officers by majority vote. Any decisions to be made by a club involving the expenditure of club funds / dues or raising of funds must be done by majority vote.
- D. Each club will prepare a "Mission" or "Purpose" statement describing the general objectives of the organization. This statement will include a list of officer positions and terms of office. It must be submitted to the HOA Board of Directors no later than two (2) months from the date of the organization's establishment.
- E. Club charges are acceptable to help defray the costs for the club. The amount of the dues must be presented to the Board of Directors for approval prior to their presentation to the club members. Please advise the Board of Directors when an increase/decrease occurs.
- F. Every club shall operate as a non-profit organization and shall supply the Management Company with a year end financial statement showing a zero balance as all of our clubs maintain a non-profit status. If there is a balance at the end of the year, a detailed list of proposed expenditures is to be submitted. All clubs must also submit to the Management Company a detailed monthly statement of their income and expenses and this statement should be made available to all homeowners in a common area.
- G. Club BellaVita is not responsible for supplying paper products, food, refreshments, decorations or any other item for any club (or individual homeowner) related event.
- H. If a club wants to request a financial subsidy from the Homeowners' Association in a given year, its funding request along with a description of expenses and budget details are due to the Management Company by October 1st each year.
- I. All club presidents will advise the Activities Director of their starting date, meeting times and closing date, in writing, and of any meeting changes or cancellations.
- J. Any club that invites a guest speaker must give Clubhouse Management, in writing, the name and objective of that speaker. This is to be done at least one week in advance of that particular meeting. This speaker must sign in and be issued a special pass from Lifestyle Headquarters.
- K. Articles regarding specific club activities for the BellaVita Newsletter must be submitted in writing by the club president, in accordance with proper deadlines. Every effort will be made to print each article, space permitting.
- L. Management's objective is to have as many diversified clubs as possible meeting within the clubhouse. Every effort will be made to avoid duplication of clubs.
- M. All fundraisers must be approved by the Board of Directors (50/50, raffles, drawings, events, etc.)
- N. Any advertisement (flyers, posters, e-mails, etc.) for a club sponsored event that requires a ticket sale must include the club's name and intended disbursement of proceeds.
- O. Any funds raised by a club for the purpose of purchasing any equipment or accessories that will remain a permanent fixture of Club BellaVita such as sound equipment, furniture, gym equipment, BBQ or pool supplies must be deposited in an account specifically designated for

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those funds and is to be managed by the Managing Agent (AMI) to ensure the item purchased is considered an asset of the Club, is covered by insurance, and can be accounted for in a financial statement. Written approval by the Board of Directors must be obtained prior to the purchase of the item or upgrade.

- P. Refreshments are to be served in the Ballroom or Arts & Crafts Room only.

20. OUTSIDE ORGANIZATIONS

- A. At times outside organizations will be permitted by Clubhouse Management to use BellaVita facilities. These meetings will be scheduled ahead of time and every effort will be made to not interfere with regularly scheduled homeowners clubs, classes or events.
- B. Clubhouse Management will review scheduling of these events and meetings on a case by case basis.

21. SPECIAL EVENTS:

- A. Ticket sales will be offered to members of Club BellaVita, on a first come first serve basis.
- B. After a designated period of time, the unsold tickets will be made available to guests of members and others, again on a first come first serve basis. When a ticket is purchased for an outside guest, the guest fee of \$3 will be waived and the guest will have access to the event only.
- C. Those with special physical needs or impairments please call the Lifestyle Headquarters during normal hours and special seating arrangements will be made.
- D. Those persons holding a single resident badge will be able to purchase one guest ticket on any ticket sale day.
- E. Attire will vary for each event. Please check postings or at the Lifestyle Headquarters for specific information.
- F. You do not need to have your ID badges visible for ticketed events.

22. CLUB BELLAVITA AND THE BELLAVITA TRADE NAME

No individual homeowner, Club, or outside entity shall use the BellaVita name without written permission from BellaVita Board of Directors.

23. CLASSES, PRIVATE INSTRUCTORS AND SPEAKERS

- A. No fee will be assessed to an instructor (homeowner or outside), speaker or group for the use of the Clubhouse, for any activity they provide which is offered to the community as a whole and is considered for the benefit of the entire community.
- B. Any fees associated with a class or speaker or group providing a community activity at the Lifestyle Headquarters will be disclosed to all homeowners and an accounting of those fees will be provided to a homeowner upon request.
- C. A fee (to be determined by the Board or Directors) will be assessed to any instructor, speaker or group for the use of the Clubhouse if they are charging a fee and providing a service to an individual homeowner or private group of homeowners.