

# *The Oasis Club at Del Webb Naples*

## *Rules and Regulations*

*Latest Revision: 8/24/2023*



As our community grows, we may adjust these rules and regulations to match the feedback from our residents. Please share these guidelines with your guests and tenants.

### **The Resort Centers consists of the following amenities:**

- Resort Pool and Cabana Bath House
- Lap Pool
- Spa
- 4-Bocce Courts
- 12-Pickle Ball
- 2-Deco Cushion Tennis Courts
- Fitness Center
- Movement Studio
- Therapy Room
- Gathering Room / Reception Area
- HOA Office
- Library
- Community Room
- Arts and Crafts Room
- Grand Hall Ballroom
- Social Hall 1 and 2
- Golf Simulator Room
- Billiards Room
- Catering Kitchens
- Barbeque Grill
- Complimentary Wi-Fi
- Note: The Governing Documents take precedent if there are any discrepancies between these rules and the Governing Documents.

## **GUEST POLICY**

### **Day Guest-**

- Residents must register ALL guests with the HOA Administrative Office at least 48 hours in advance of their stay. Residents are permitted to bring 5 day guests to the Oasis Club at one time. There is a 30 day maximum a day guest can use the facilities per calendar year.
- A day guest is a guest who does not stay overnight with the Resident.
- Residents are not to sponsor other resident's guest unless approved by HOA.
- All guests must be accompanied at all times by a resident homeowner in good standing.
- All guests 18 years of age and older must sign a fitness waiver release form.
- All guests 13 years of age and older will be required to wear a wrist band, identifying them as guests. Guests will not be permitted to use the Oasis Club Amenities unless they are wearing the wrist band.
- Residents may NOT give their key fobs to anyone else to use to access the Oasis Club Amenities. Residents must accompany all guests who are not staying in their home.

### **Immediate Family House Guest**

- Immediate Family members, (including in-laws) mother, father, son, daughter, brother, sister or grandchildren, may use the Oasis Club Amenities for a period no longer than 2 weeks or 14 days at a time. Residents are permitted to bring 5 immediate family house guests to the Oasis Club at one time.
- Any extensions to the above must be in writing and approved by the Board prior to arrival.

### **House Guest (Non-Immediate Family)**

- Residents are permitted to bring up to 5 House Guests at a time to use the amenities.

### **Access to the Oasis Club and Grand Hall**

- Access to all amenities will require key fob access.
- Two key fobs are distributed to homeowners by the HOA office. Additional key fobs may be purchased for \$50.00 each (by the Property Owner only).
- If lost or stolen, please contact the HOA office as soon as possible.
- Homeowners are not permitted to loan out their key fobs. Homeowners doing so are subject to suspension of privileges.
- Lost and Found is located at the Reception Desk.

### **Fax / Copier**

The HOA office does have a fax /printer for your use. It is available Monday through Friday 9:00am- 5:00pm. Local faxes are free of charge to Del Webb Naples Residents.

\$ .25 per copied page for more than 25 pages.

## **Notary Services**

Notary Services are free to Del Webb Residents.

## **General Pool/Hot Tub and Pool Cabana Operations:**

Pool and hot tub hours are sunrise to sunset, 7 days per week. Hours may change by season. All gates into the pool area and cabana doors can be accessed with key fobs. Please make sure gates always close behind you.

The water feature (decorative bowls) is not to be used as a seat, table, jumping or diving board. Please let the HOA office know if something is not functioning properly. Smoking cigarettes and cigars is only permitted in the designated smoking area between the screened in lanai and fire pit.

Rules are posted on the pool deck. Del Webb Naples management, with Board approval, reserves the right to add and amend pool use rules when necessary:

- There is No Lifeguard on Duty – Homeowners and Guests assume all risk.
- You must shower before entering the pools and hot tub.
- No pets allowed on pool deck area or in pools or hot tub.
- No food or drinks are permitted in the pools or hot tub or around the wet deck area (within 4' of the pools/hot tub). Use available table seating.
- No running on pool deck.
- Appropriate swim attire must be worn in the pools or hot tub.
- No bicycles, skateboards, inline skates, or roller skates allowed on pool deck.
- No pool furniture allowed to be placed in the pools or hot tub.
- Pool furniture may not be reserved or removed from the pool area.
- If you move furniture, replace to its original location.
- No diving or jumping into the pools and hot tub, or off of other persons shoulders.
- No rough play is permitted.
- Children 15 and under are not permitted without resident homeowner.
- No portable use of electronic devices without headphones.
- The pool deck and/or pool(s) may not be reserved for private events of any type unless authorized by the HOA office and or a Del Webb Naples hosted function.
- Do not enter the main building with wet attire as it may create a safety hazard due to tile floors, please enter and exit via pool gate or entrance from pool to locker rooms.

## Lap Pool

Our salt water lap pool is geo-thermally heated to a temperature of +/- 82 degrees from mid-October through mid-April. It is strictly for lap swimming unless otherwise approved by the association.

- No diapers allowed in the pool – use swim pants only.
- No rafts, inner tubes, floats, noodles, toys or balls allowed unless during a supervised recreational program.
- No alcohol is permitted by the lap pool at any time.

## Resort Pool

Our salt water resort pool is geo-thermally heated to a temperature of + / - 86 degrees mid-October through mid-April.

- No diapers allowed in the pool - use swim pants only.
- No rafts, inner tubes or frisbees allowed unless during a supervised recreational program or approved by HOA management. Other recreational toys (i.e. balls, dive sticks, etc.) may be used at the discretion of management. Recreational toys should not be thrown across the pool and/or over other person(s) in the pool unless they are actively participating in the activity. Management reserves the right to suspend the use of toys, depending on pool usage and other conditions, at a moment's notice.
- Single person lounge floats, not exceeding 36" x 60" are permitted in the resort pool only. The floats may not be tethered together or block other swimmers egress/ingress into/out of the pool. Food and drinks not permitted on the floats. No jumping or diving to or off of the floats permitted. Management reserves the right to suspend pool float use, depending on pool usage and other conditions, at a moment's notice.
- Noodles and floatation safety wear are permitted.
- No alcohol is permitted by the Resort Pool at any time.

## Spa / Hot Tub

- The spa is kept at a temperature of 102 degrees.
- Please be aware of any health issues that might be escalated with the use of the spa.
- The 'Emergency Shut Off Button' (RED BUTTON) should only be pressed in the event of an emergency. Pressing this button turns off the jets and turns off the heaters resulting in unnecessary restart of the spa system.
- If you wish to turn off the jets, please allow the timer to run out. **DO NOT FORCE TIMER OFF this will damage to the timer resulting in spa being shut down.**
- If you have pressed the Emergency Shut Off button in error, please alert the HOA office so that we can reset the circuits and turn the heaters and spa jets back on.
- Children 12 and under are not permitted in the hot tub.
- Children ages 13 to 15 permitted under adult supervision.
- No alcohol is permitted by the spa/ hot tub at any time.

## **Tennis Courts**

Our (2) Deco Cushion Courts are open for play from Sunrise to 10:00 pm. All overhead lighting on the courts will automatically turn off at 10:00 pm. Timers for the lights are located outside the gate for each court. There will be no lighting after 10:00 pm.

- No food allowed on the tennis courts.
- Smoking is prohibited on the tennis courts.
- Shirts are required at all times on the courts.
- Proper athletic footwear is required.
- Proper dress required.
- No bicycles, scooters, skate boards, skates or anything with wheels is allowed on the tennis courts.
- Occasionally, you may see (1) courts closed for maintenance.
- Children 17 and under must be accompanied by a resident homeowner.
- All guests must be registered with the HOA office and be wearing wristbands at all times.



## **Bocce Ball / Pickle Ball Courts**

The Bocce courts are irrigated and groomed daily or as needed. Please be kind to others, homeowners and guests are responsible for grooming after each use. The Bocce and Pickleball courts have lights that allow evening play. All lights automatically turn off at 10 p.m. Timers are available at each entrance to the courts. Please use shoe cleaners when exiting the courts at all times

- Please be kind to others and discard any trash prior to departing either area.
- Please replace furniture to its original location after each use.
- Please report any issues to the HOA office immediately for timely resolution.
- Children ages 15 and under must be accompanied by a resident homeowner.
- All guests must be registered with the HOA office and be wearing wristbands at all times.

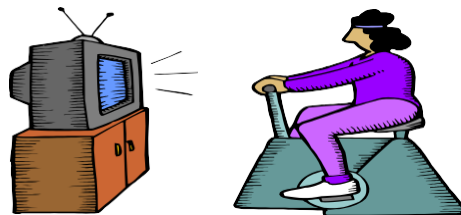
## **Fitness Center**

Our Fitness Center is open daily from 5:00 am to 10:00 pm. Please be sure you have completed a Fitness Waiver prior to working out in the Fitness Center. Contact the HOA office.

Complimentary fitness equipment orientations are offered each month so that you may learn the proper and safe way to use this equipment.

## **Fitness Center Rules**

- The Fitness Center is open daily 5am-10pm.
- Proper athletic shoes are required in the fitness areas.
- Proper athletic attire required at all times.
- Wet bathing suits are not permitted.
- Shirts are required at all times, no revealing athletic wear.
- Bottled or sport bottle WATER only permitted in the fitness center. No food or alcohol at any time.
- All free weights must be returned to original position after completion of workout.
- Equipment is not to be moved from its stationary position.
- Modifications of equipment beyond its designed purpose are prohibited.
- Thirty (30) minute use maximum per person, per day for the treadmills and ellipticals.
- No other fitness weights/equipment may be brought into fitness center.
- Please be kind to others, all equipment is to be wiped down after each use, anti-bacterial cloth dispensers are located on each side of the fitness center.
- Injuries, accidents, or equipment failures must be reported immediately to the HOA office.
- The Oasis Fitness facility is not responsible for lost or stolen items.
- Please return found items to the HOA office.
- Children 12 and under are not permitted in the fitness center. 13-15 year olds must be with the Resident homeowner while using the gym. 16 and older do not need adult supervision.
- Residents may only bring 2 guests at a time to the fitness center. Guests must be wearing wrist bands at all times.
- Alcohol, non-prescription drugs, tobacco and vaping products are NOT permitted.
- No pets are permitted in the fitness center at any time.
- No portable use of electronic devices without headphones. All standard headsets for audio playback will fit all equipment.
- All cell phones must be turned off or on vibrate mode. Please be considerate of others and take your calls outside the facility.



## **Movement Studio**

This room is used for fitness classes, dance classes, personal use for stretching and designated hand weights. Any fitness equipment located in this room must be left in this room. Please feel free to use it, but please place it back where you found it upon completion of use. Children 16 and older do not need resident supervision. The movement studio is open daily from 5am-10pm.

## **Salon Room**

The Salon is open Monday- Saturday 9am-5pm and is for Del Webb Naples Residents and their registered guests only.

## **Library**

A Lending Library is located on the left side of the Gathering Room. Most of our books are from resident donations. The library is set up alphabetically within each category.

### **Library Rules**

- For privacy, please keep doors closed.
- No food or drink is permitted.
- When returning books please place them in the area reserved for returns.
- When donating books please place them in the area reserved for donations.

## **Community Room, Grand Hall Ballroom/ Social Halls, Golf Simulator Room, Billiards Room**

These rooms host community parties, card/game rooms, clubs, luncheons, meetings, etc. If you have a card game or some other activity that you wish to use these rooms, please see the HOA office to get this on the calendar. The community room is equipped with a state of the art screen, projector and audio system. This projection TV is a Direct TV subscriber for the community room. Please ask for assistance when using the projection TV system.

The Grand Hall is equipped with TV's and a wonderful sound system. Please ask for assistance if needed for the TV's and music.

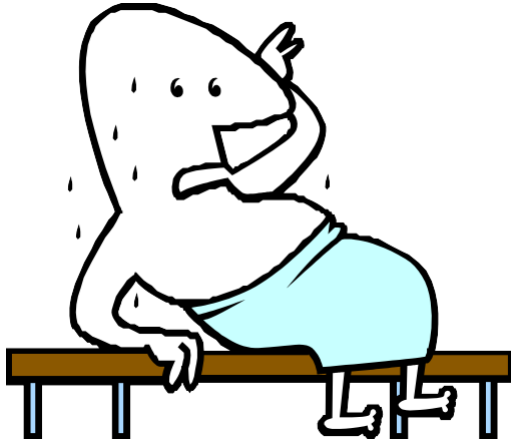
Children 15 and under must be accompanied by a resident homeowner at all times when using these rooms.

Please clean up after yourself in the Golf Simulator and Billiards rooms. To make a reservation please access the online calendar or see the front desk for assistance.

## Steam / Sauna

Area to relax and enjoy dry or wet steam rooms.

- Unisex participation.
- Proper attire required at all times.
- Children 12 and under not permitted; Children 13-15 are not permitted without resident homeowner.
- Report any problems with either room immediately to the HOA.



## Private Rentals

The Oasis Club and Grand Hall will be available for private parties. If you wish to use the Oasis Club or Grand Hall for a private party/event, please contact or visit the HOA office for information on how to reserve the space and all fees that apply.

### What we will need to know:

- A minimum number of 2 weeks is required to approve space rental.
- Date and time (start and finish) of your event (private events cannot exceed 4 hour time frame).
- All reserved space events must conclude at 10:00 pm. (All homeowners and their guests must vacate premises promptly at 10:00 pm unless otherwise approved by the HOA or Board).
- Purpose of the event.
- Number of people attending (residents and/or outside guests).
- Will there be alcohol served (insurance binder may be required).
- Any special set up.
- Three days prior to the event, a final head count of attendees must be submitted.
- The HOA office will write up the 'contract' for you to sign. It is always best to give us as much advanced notice as possible so that we make sure the date you required is available.
- For any private event, there will always be a refundable cleaning fee required. Private events must end at 10:00 pm. That is, all guests and residents must vacate the premises by 10:00 pm.
- Vendors hired for private parties must provide Liability Certificates of Insurance adding the association and Management Company as additional insured's, and must also provide worker's compensation Certificates of Insurance.
- Should you wish further information regarding private rentals, please contact the HOA Office, at 239-455-2001.

## **Gathering Room/Reception/HOA Offices**

- It is very important that you make sure the doors close/lock behind you. It is the homeowner's responsibility to return all areas to their original condition.
- Residents using the resort or lap pool, please use the pool entrance and exits located at the east and west end of the pool complex. Please make sure you dry off prior to entering the building as wet bathing suits and feet can create slippery surfaces and dangerous conditions on our tile floors.
- Our Reception Desk will be manned Monday through Sunday by HOA staff.
- The HOA Offices are located behind the Reception area. The HOA front desk office hours are 9:00 a.m. to 5:00 p.m., Monday through Friday.

## **Catering Kitchens**

The kitchen areas are available during the day for use by residents. The refrigerators will be cleaned out of any foods/beverages each week, so please make sure you take your food/beverage with you after each use. We are not responsible for lost or stolen items. The refrigerator will be cleaned out of any foods/beverages each Monday morning. All alcoholic beverages must be immediately removed at the end of any event. DO NOT leave alcoholic beverages in the refrigerators or anywhere else around the Amenities Centers.

The ice machines are available to all. Please use the ice scoops that is available in the ice machine. Return it to its proper holder located in top left of unit. Do not leave it in the ice. Make sure to close the door completely when you are through.

There are dish towels and dish soap in the kitchen. Please clean the counters and sink after each use, and leave any dirty towels on the counter. Inform the HOA office of anything that is not functioning properly. You are responsible for cleaning them after use and putting them away. The warming trays should only be used when the HOA office is aware that you need it. Please make sure this is turned off after each use.

## **Screened Lanai (Oasis Club)**

The Screened Lanai also has (2) televisions with Direct TV. The TV remote will be located on the coffee tables provided. Do not exit to the pool deck with any glass dish, drinking glass, food or containers from this area. Smoking of cigarettes or cigars is not permitted. E-cigs/vapor cigarettes are permitted.

## **Arts and Crafts Room**

Our Arts and Crafts Room is used for many things. Arts & Crafts being first, in addition to card/game groups, meetings and overflow from the Community Room. Please return all games to the appropriate areas. Games are not to be taken home.

## **BYOB Policy**

- **Alcohol is only permitted at the amenities at approved BYOB lifestyle events or with prior written approval from the Board or Management company for a private/lifestyle event.**
- **Alcoholic beverages shall not be served or sold, nor permitted to be consumed, on Association property in any manner prohibited by law.**
- **Residents are asked to drink responsibly and must never drink and drive.**
- **Residents are responsible for their own behaviors and for the behavior of their family members and guests. No one under the age of 21 may consume alcohol on Association Property. Residents may not give alcohol to anyone under the age of 21 on Association Property.**
- **No one is allowed to use the Association amenities while intoxicated. If anyone does use an amenity while intoxicated, our Team Members are permitted to instruct that person to leave the premises immediately.**
- **Any Team Member can cease serving alcohol to any individual, or eliminate that individual's access to alcohol. Team members have the right to ask for identification to confirm age.**

## **Outdoor Grills**

The outdoor grills may be used for community parties, events, etc. If you wish to use it for private use, please check with the HOA office to reserve the grill and for the "Permission to Use" application. Please ask for assistance if needed.

## **Café**

- Coffee is complimentary for residents and their guests. Please clean as you go.
- Food and drink prices vary per item and is on the honor system. Please pay using the cash box at the cafe.
- Naples Daily News and Wall Street Journal are delivered each day, please do not remove them from this area.

## **Smoking**

Smoking cigarettes, cigars and e-cigs/vapor cigs are NOT permitted inside of the Oasis Club and Grand Hall. In the pool area, **cigarettes and cigars are only permitted in the designated smoking area, between the fire pit and screened in lanai.**

## **Additional Information**

- The Oasis Club and Grand Hall is exclusive to Del Webb Homeowners and their guests.
- Cell phones are to remain on silent or vibrate, please respect others and take personal calls outside the building.
- The Resort Centers are monitored by video surveillance.
- It is very important that you remember to close exterior doors behind you. This will keep our buildings safe from misuse. Report any suspicious behavior and or misconduct to the HOA office.
- If you notice anything out of order, broken or misused, the HOA greatly appreciates you letting us know.
- The Oasis Club and Grand Hall are wonderful amenities. Please help us keep them in great shape by cleaning as you go.
- Misuse of the facilities by residents, guests and/or tenants may result in fines and/or suspension of the residents/tenants use rights of the amenities.

### **Current Hours of Operation: 7 Days a Week**

Fitness Center :	5:00 a.m. to 10:00 p.m.
Resort and Lap Pools:	Sunrise to Sunset (subject to change)
Spa:	Sunrise to Sunset (subject to change)
Oasis Club and Grand Hall:	8:00 am to 10:00 pm (subject to change)
Tennis Courts:	8:00 am to 10:00 pm
Bocce / Pickle Ball Courts	8:00 am to 10:00 pm

Staff: Jack Bruce, Community Manager; Josh Millward, Lifestyle Director; Lucy Guevara, Executive Administrative Assistant; Gene Silguero, Assistant Community Manager, Damian Rose, General Manager.