



SCA FACILITIES RULES AND REGULATIONS

Updated and Effective: ~~April 15~~ _____
_____, ~~2020~~2022

Hours of Operation

East and West RecreationActivity Centers and Outdoor Amenities	
<u>The Dog Park Hours Are From Dawn to Dusk Daily</u>	
Monday – Saturday	7:00 AM – 10:00 PM
Sunday and Holidays	9:00 AM – 9:00 PM
Swimming Pools	
Monday – Saturday	8:00 AM – 8:00 PM (May – September)
Sunday and Holidays	9:00 AM – 8:00 PM (May – September)
Monday – Saturday	8:00 AM – 6:30 PM (October – April)
Sunday and Holidays	9:00 AM – 6:30 PM (October – April)
Spa	
Tuesday – Sunday	9:00 AM – 8:00 PM
Monday	Closed for cleaning
Fitness Center	
Monday – Saturday	7:00 AM – 9:00 PM
Sunday and Holidays	9:00 AM – 8:00 PM
Monday & Thursday	12:30 AM PM – 2:30 PM Closed for cleaning

GENERAL RULES

USE OF SCA FACILITIES

Recreational and amenity facilities owned by Sidney Colen and Associates, LTD (“**SCA**”) are hereby referred to as “**SCA Facilities**,” which include the recreation centers, pools, fitness centers, tennis courts, hobby shops and other amenities owned by SCA. The SCA Facilities are for the exclusive use of On Top of the World-Clearwater (“**OTOW-Clearwater**”) unit owners with a valid activity card, approved tenants with a valid activity card, and guests of OTOW-Clearwater unit owners and approved tenants with valid activity cards who are present with such guests. Use of the SCA Facilities is at the user’s own risk. Certain portions of the SCA Facilities may be reserved by OTOW-Clearwater unit owners and approved tenants for club meetings, special functions or other occasions through the Community Service Office or the Activity Office, both located at 2069 World Parkway Blvd. E. (East Activity Center); subject to the terms and conditions hereof and any reservation agreement required by SCA. Exclusive use of the SCA Facilities is not permitted, and access by other residents to the SCA Facilities will be permitted during such functions. Use of the SCA Facilities by or for non- residents is not permitted, except in areas where guests are permitted and so long as such guest is accompanied by an OTOW-Clearwater unit owner or approved tenant with a valid activity card. A particular individual guest may not use the SCA Facilities more than ten (10) times during a calendar year. Only SCA, SCA Staff and any other party expressly designated by SCA in writing may enforce these Rules.

Under no circumstances may furniture or equipment be removed from any portion of the SCA Facilities without prior written approval from SCA or staff of SCA (“**SCA Staff**”). Items may not be placed on or removed from the facility walls without prior written approval from SCA ~~Staff~~Facilities Manager or designated staff.

Under no circumstances may furniture or lawn furniture be brought to any portion of the SCA Facilities without prior written approval from SCA Facilities Manager or designated staff, which approval may be withheld at SCA’s sole and absolute discretion.

Storage cabinets, boxes and other club items may not be stored in the SCA Facilities without written approval from SCA ~~Staff~~Facilities Manager or designated staff.

It is the duty of whoever uses the SCA Facilities to clear away all rubbish and leave the room or rooms in a clean and tidy condition.

Any damages to the SCA Facilities must be reported to management immediately or the morning of the next business day. If any such damage is due to the actions of a resident or their guest, repairs will be billed to the resident.

The facilities will be **closed** ~~in observance of~~ on the following national holidays: Fourth of July, Memorial Day, Labor Day, Thanksgiving Day, Christmas holidayDay and New Year’s Day. The facilities will operate with a reduced schedule on all other holidays as determined in SCA’s sole discretion. See the Hours of Operation for more information.

Prior to being granted access to the SCA Facilities, each user must ~~complete~~receive, review, and submitsign the Use and SCA Facility Rules and Regulations and when applicable, the SCA Release, Waiver and Hold Harmless Agreement (available at otowclearwaterinfo.com or at the Community Service Office), acknowledging and agreeing to use due care in and around the SCA Facilities as well as when participating in any activities in and around the SCA Facilities.

USE OF THE SCA FACILITIES IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE USE AND LICENSE AGREEMENT BY AND BETWEEN SCA AND THE ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT -FOR-PROFIT CORPORATION.

ACTIVITY CARDS

A government-issued photo ID, such as a driver's license or passport, and a current piece of mail indicating your name and On Top of the World property address is required when receiving a new card or when renewing your existing card. To renew your Activity Card there is a nominal fee of \$3.00 (subject to change from time to time in SCA's reasonable discretion). A SCA Release, Waiver and Hold Harmless Agreement, available at otowclearwaterinfo.com or at the Community Service Office, is required prior to obtaining an Activity Card. If your card is lost or stolen there is a nominal replacement fee of \$25 (subject to change from time to time in SCA's reasonable discretion). There is a maximum of two (2) activity cards per unit. Activity cards shall be returned upon the lease or sale of a unit or upon card expiration.

ACCESS CARDS

SCA reserves the right to have an access control system installed at each entry point into SCA Facilities. Licensees who intend to use the SCA Facilities may obtain an access card from the Community Service Office by completing a SCA Release, Waiver and Hold Harmless Agreement, available at otowclearwaterinfo.com or at the Community Service Office, and paying a nominal fee of \$7, plus tax if applicable (subject to change from time to time in SCA's reasonable discretion) for each access card. An Activity Card is required prior to obtaining an Access Card. There is a limit of two (2) access cards per Unit. Access cards shall be returned to the Community Service Office upon sale or vacation of a unit. Hole punching a card will render it inoperable. Replacement cards are a nominal fee of \$25 (subject to change from time to time in SCA's reasonable discretion) per damaged, lost or stolen card.

VIOLATIONS

SCA may fine users or may suspend the privileges of any OTOW-Clearwater unit owner, tenants, their guests or any other user to use the SCA Facilities in the event such OTOW-Clearwater unit owner, tenant or other user violates any of these Rules or in the event any OTOW-Clearwater unit owner, tenant or other user has injured, harmed or threatened to injure or harm any natural person within the SCA Facilities, or harmed, destroyed or stolen any personal property within the SCA Facilities, whether belonging to such user, a third party or to SCA. SCA may restrict or suspend, for cause or causes described in the preceding sentence, any user's privileges to use any or all of the SCA Facilities. By way of example, and not as a limitation, SCA may suspend the privileges of a tenant if such tenant's guest violates any of these Rules. In addition, SCA may suspend some privileges while allowing a user to continue to exercise other privileges. All OTOW-Clearwater unit owners and tenants are responsible for all fines incurred and any damage caused by such user or its guests.

GENERAL CONDUCT

~~Respect and general consideration by all residents for all other residents and all users of the SCA Facilities shall be exercised at all times.~~

SCA reserves the right to order off the premises any individual who displays disruptive conduct or interferes with use of the SCA Facilities by others, including, but not limited to, conduct that causes excessive or obnoxious noise; offensive or abusive language, behavior or acts; noxious, toxic or corrosive fumes or gases; obnoxious odors; dust, dirt or fly ash; unusual fire or explosive hazards; or vibration. SCA, in its sole opinion shall determine what is considered to be unacceptable

behavior. If necessary, SCA Staff may contact local law enforcement to assist [and SCA reserves the right to evict trespassers.](#)

[In no event shall individuals feed the wildlife.](#)

RULES AND GUIDELINES FOR HOSTING AN EVENT AT ANY SCA FACILITIES

The following policies and procedures apply to all events and activities held at any SCA Facilities. The terms and conditions of each event reservation may vary in SCA's sole and absolute discretion, and the specific terms and agreement for reservation with SCA shall be governed by the Facility ~~Reservation Agreement~~ [Request Form](#) entered into by the Unit Owner, which supersedes all other statements.

~~FACILITY RESERVATION AGREEMENT AND~~ FACILITY REQUEST FORM

~~These forms~~ [Facility Request Forms](#) may be found at the East Activity Center Community Service [Office and the Activity](#) Office. As a condition to reserving any portion of the SCA Facilities, OTOW-Clearwater unit owners with a valid activity card or approved tenants with a valid activity card must complete and submit the proper Facility ~~Reservation Agreement and Facility~~ Request Form [online or](#) at the ~~Community Service~~ [Activity](#) Office. A copy of the approved forms will be retained by the Community Service Office ~~and must be with~~ [or](#) the ~~individual resident when utilizing any room/ rooms~~ [Activity Office](#). Should a reservation change need to be made, the resident must be able to provide a copy of the approved forms if requested by SCA Staff. [Decorations may not be glued, tacked, taped or mounted onto walls, railings, floors or any other surface, outside or inside the facilities without prior approval from the SCA Facilities Manager or designated staff.](#) [Centerpieces and balloons are permitted.](#)

No reservations may be made for any outside organizations including but not limited to charities ~~/~~ [or](#) persons, or for commercial ~~/or~~ for-profit purposes. Events may **not** be promoted or advertised to the general public, outside the On Top of the World community. No organized religious or worship services are allowed within SCA Facilities, and the SCA Facilities are for social and recreational purposes only. For example, a religious worship service shall not be held within the SCA Facilities, however, a religious or faith based club may host a social bible study or holiday party.

[Any person using any portion of the SCA Facilities shall be solely responsible for the care and cleaning of such area. All furnishings, fixtures and equipment shall be used only for its intended purpose and shall not be moved from room to room except as authorized by SCA Facilities Manager or designated staff. In the event of loss or damage to the furnishings, fixtures or equipment the cost of repairing or replacing these items shall be borne by the person causing such loss or damage.](#)

BUILDING PROPERTY

All building equipment and supplies assigned to a building are part of the SCA Facilities and are the property of SCA and may not be removed. This pertains to, but is not limited to, tables, chairs and any other equipment and supplies that were purchased for the building.

CATERING & ALCOHOLIC BEVERAGES

A ~~refundable food service fee~~ [deposit](#) will be ~~assessed when~~ [charged for](#) utilizing the SCA Facilities when food is involved for any event, whether it is catered, pot luck or brought in from take-out locations. The food service fee will be applied as follows:

People	Fee
1-75	\$100.00

75-125 1-75	\$150.00
75-125	\$200.00
125-200	\$175.00 \$225.00
200-400	\$250.00 \$300.00

AnyThe deposit paid as required through a reservation ~~will~~may be refunded after the staff has verified the area has been cleaned and no damage has occurred to the SCA Facilities. After use, the reserved area must be cleaned up by the resident reserving such facilities, with tables and chairs wiped and returned to their original set up positions. No food or other trash may be left on the floor or tables. Garbage must be bagged and placed in the receptacles outside the activity centers or in the trash room at the West Activity Center ~~trash room~~. Each user must leave the SCA Facilities with no spills, and no damage or stains which would require additional clean up or carpet cleaning.

CLEAN UP

No items may be stored overnight within the SCA Facilities without prior written consent of SCA ~~Staff~~Facilities Manager or designated staff. Any non- approved items left after any event will be regarded as trash and discarded or will become the property of SCA. SCA shall have no responsibility for any items left within the SCA Facilities. In the event any areas are left in disarray, a clean-up fee will be assessed and billed to the resident responsible for the room reservation and/or the room deposit will not be refunded, as determined in SCA’s sole discretion. Rooms should be left according to the room schematic posted on the wall in each room.

DELIVERY

Items for an event may not be delivered to any of the SCA Facilities prior to the contracted event date. The SCA Staff shall not be used for the loading ~~/~~ or unloading, moving or conveying any deliveries, equipment or decorations, and each resident responsible for the reservation shall be solely responsible for the loading ~~/~~ or unloading, moving or conveying any deliveries, equipment or decorations.

EVENT TIMES

Subject to approval by SCA, and with at least two-weeks prior written notice and completion of the Facility Reservation Agreement, events may be scheduled beyond normal business hours. If any such event is approved by SCA, a fee in the amount of ~~\$25~~45 per hour will be assessed for each hour the SCA Facilities or any portion thereof is open past the normal close time. The foregoing hourly fee shall increase by five percent (5%) annually. Scheduled event times must be honored and all clean-up must be completed by said time. Clubs or individual residents who violate these terms may be prohibited from scheduling future events and may incur additional fees, as determined by SCA in its sole discretion.

ROOM USE

The Community Service Office Activities Department, located at 2069 World Parkway Blvd. E. (East Activity Center), is responsible for scheduling rooms. Rooms are to be used for their intended purposes only. SCA RESERVES THE RIGHT TO CANCEL REGULARLY SCHEDULED EVENTS OR PROGRAMS WITHOUT NOTICE. SCA FURTHER RESERVES THE RIGHT TO CANCEL AN EVENT AT ANY TIME UPON LEARNING OF AN INFRINGEMENT OR VIOLATION OF THE RESERVATION AGREEMENT AND/OR FACILITY RULES. SCA RESERVES THE RIGHT TO REASSIGN USERS TO A MORE SUITABLE SPACE AT ANY TIME.

LOST AND FOUND

Articles found in the SCA Facilities should be turned in to the Community Service Office in the East Activity Center. Items may be claimed at the Community Service Office during regular hours of operation. Items will be held for 30 days; after that time, they will become property of SCA and may be disposed of or donated to charity, as determined by SCA in its sole discretion.

EMERGENCIES

When the fire alarm sounds, all persons must evacuate the building immediately. Individuals must follow the exit signs. If the building is staffed, individuals must follow instructions from the SCA Staff. When exiting the building, individuals should leave in an orderly manner and exit to the parking lot. Individuals may not congregate around the doors.

HEALTH & RECREATION BUILDING

GENERAL FACILITY RULES

- **No smoking within 25' of building entrances as per the Florida Clean Air Act.**
- No pets are allowed; Service Animals are welcome.
- No smoking, vaping, E-Cigs, or tobacco chewing within the buildings.
- No Spitting.
- This facility is for the exclusive use of OTOW-Clearwater unit owners and approved tenants with a valid activity card. All guests must be accompanied by the unit owner or approved tenant who has a valid activity card.
- Each user must present a valid activity card upon the SCA staff's or event host's request.
- Clubs, committees, classes, games, tournaments and services are for On Top of the World residents only. Guests may participate only in designated activities deemed open to guests by SCA staff or event hosts.
- Residents may bring one (1) guest to the Bingo games.
- **USE OF THE FACILITIES IS AT YOUR OWN RISK. BY USING THE FACILITIES, EACH USER AGREES, ON BEHALF OF THEMSELVES AND THEIR GUEST(S) TO USE THE FACILITIES SAFELY AND ALSO AGREES SCA AND SCA STAFF ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE CAUSED BY USE OF THE FACILITIES.**

FITNESS CENTER GUIDELINES

- The fitness center facility is for the exclusive use of OTOW-Clearwater unit owners and approved tenants with a valid activity card only.
- Use by guests is strictly prohibited.
- Users must present a valid activity card upon SCA staff's request.
- Any non-compliant or disruptive persons will be asked to leave the facilities.
- Failure to comply with any of these Rules will result in the individual being asked to leave.
- Users [Areare](#) advised to consult a physician before beginning any exercise program. IF YOU EXPERIENCE DIZZINESS, SHORTNESS OF BREATH, PAIN IN CHEST, ARMS OR NAUSEA STOP EXERCISING IMMEDIATELY.
- **USE OF THE FITNESS CENTER IS AT YOUR OWN RISK. BY USING THE FITNESS CENTER, EACH USER ACCEPTS THE RISK OF EXERCISING AND /OR THE USE OF THE FACILITIES AND EQUIPMENT. BY USING THE FITNESS CENTER, EACH USER AGREES TO USE THE FITNESS CENTER EQUIPMENT SAFELY AND ALSO AGREES SCA AND SCA STAFF ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE ARISING IN CONNECTION WITH USE OF THE FITNESS CENTER.**

EACH USER OF THE FITNESS CENTER MUST COMPLY WITH THE FOLLOWING:

- Users must be courteous to others! Users should finish their set(s) and move on to the next machine. Users must limit their cardiovascular workout to 30 minutes if others are waiting to use the cardiovascular equipment.
- Shirts that cover chest and back and close-toed athletic shoes are mandatory. Any user that is not dressed appropriately (as determined by SCA staff) may be asked to leave the facilities.
- Food, sport drinks and gum in the fitness area are strictly prohibited. Only water in a sealed container is permitted within the fitness center.
- Users must promptly report any problem with a machine to the Community Service Office located at 2069 World Parkway Blvd. E. (East Activity Center).
- Lockers are for use only when using the fitness center. Each user must take all belongings when they leave the facilities, and personal belongings shall not be stored in lockers when not using the fitness center.
- Users must return the free weights to their racks after use.
- Users must wipe down equipment after each use. Cleaning stations are conveniently located throughout the fitness center.

LOCKERS

All lockers are day lockers. Please do not leave valuables in the lockers. If locks are left on the lockers they will be removed nightly. Any items left in lockers will be removed at the end of the day and can be picked up in the Community Service Office lost and found.

DRY SAUNAS

- The saunas are for the exclusive use of OTOW-Clearwater unit owners and approved tenants with a valid activity card. Guests are welcome, but all guests must be accompanied by an OTOW-Clearwater unit owner or approved tenant with a valid activity card.
- Each user must show a valid activity card upon SCA Staff's request. Any individual using the SCA Facilities without a valid activity card will be asked to leave.
- Nudity is not allowed; a bathing suit or other appropriate attire must be worn at all times.
- Appropriate behavior is required at all times. Anyone displaying disruptive behavior or who does not present a valid activity card will be asked to leave the SCA Facilities immediately.
- Doors must be kept closed when using the sauna.
- No children under the age of 18 are allowed in the sauna.
- Users shall not exceed the recommended time for the sauna (8 minutes).
- Users should consult a physician before utilizing a high temperature sauna. Individuals should not use the dry sauna if they have a heart condition, use blood pressure medication, or any condition that would contraindicate use of this facility.
- Pregnant women, people with health problems and people using drugs and alcohol that may cause drowsiness should not use the sauna.
- **USE OF THESE FACILITIES IS AT YOUR OWN RISK. BY USING THE SAUNA, EACH USER ACCEPTS THE RISK OF USING THE SAUNA AND AGREES SCA AND SCA STAFF ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE ARISING IN CONNECTION WITH USE OF SUCH FACILITIES.**

POOL RULES

- The pool is for the exclusive use of OTOW-Clearwater unit owners and approved tenants with a valid activity card. Guests are also welcome, but all guests must be accompanied by an OTOW-Clearwater unit owner or approved tenant with a valid activity card.
- Each user must show a valid activity card upon SCA Staff's request. Any individual using the SCA Facilities without a valid activity card will be asked to leave.
- All guests under the age of 18 must be accompanied by adult.
- Guests under the age of 15 may use the facilities from 12:00pm to 4:00pm, seven days a week.
- For individual safety, pools are closed during inclement weather. Individuals may not use the pools during any storm warning or when rain or lightning are present in the area.
- Pools are closed when the gates are locked.
- Incontinent individuals must wear a "swim diaper".
- Individuals must shower before entering the pool to remove lotions, oils and ~~sunblock's~~[sunblocks](#).
- All pool furniture must remain in the designated pool deck area only. Personal pool or lawn furniture is not permitted on the pool deck.
- [Pool furniture is limited to one chair or lounge per person.](#)
- Walkways and stairs of the pool must be kept clear at all times.
- Any person experiencing gastrointestinal symptoms or open cuts or wounds should not use the pool.
- **The pool and pool deck is a non-smoking area. Individuals may smoke in designated smoking area(s) only.**
- **USE OF THE POOL FACILITIES IS AT YOUR OWN RISK. BY USING THE SPA, EACH USER ACCEPTS THE RISK OF USING THE SPA AND AGREES SCA AND SCA STAFF ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE ARISING IN CONNECTION WITH USE OF SUCH FACILITIES.**

THE FOLLOWING ITEMS ARE NOT PERMITTED IN THE POOL AREA:

- Glass containers;
- Coolers;
- Food or drink, other than bottled water;
- Pets, except for service animals;
- No diving, jumping running, horseplay or throwing objects, balls, floats, or inner tubes.

SPA RULES

- The spa is for the exclusive use of OTOW-Clearwater unit owners and approved tenants with a valid activity card. Guests are also welcome, but all guests must be accompanied by an OTOW-Clearwater unit owner or approved tenant with a valid activity card.
- Each user must show a valid activity card upon SCA Staff's request. Any individual using the SCA Facilities without a valid activity card will be asked to leave.
- No one under the age of 18 is permitted to use the spa.
- Pregnant women, people with health problems and people using drugs and alcohol that may cause drowsiness should not use the spa.
- Do not exceed the recommended use time of 15 minutes.
- Individuals must shower before entering the spa to remove lotions, oils and ~~sunblock's~~[sunblocks](#).

- Walkways and stairs of the spa must be kept clear at all times.
- This is a co-ed facility; individuals must change in the locker rooms and no other areas.
- **USE OF THE SPA IS AT YOUR OWN RISK. BY USING THE SPA, EACH USER ACCEPTS THE RISK OF USING THE SPA AND AGREES SCA AND SCA STAFF ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE ARISING IN CONNECTION WITH USE OF SUCH FACILITIES.**

THE FOLLOWING ARE PROHIBITED IN THE SPA AND POOL AREA:

- Nudity;
- Bubble baths or fragrances;
- Glass containers;
- Coolers;
- Food or drink, other than bottled water;
- Pets, except for service animals;
- Running, horseplay or throwing objects;
- Balls, floats or inner tubes.

BILLIARDS ROOM RULES

- This facility is for the exclusive use of OTOW-Clearwater unit owners and approved tenants with a valid activity card. Guests are also welcome, but all guests must be accompanied by an OTOW-Clearwater unit owner or approved tenant with a valid activity card.
- Each user must show a valid activity card upon SCA Staff's request. Any individual using the SCA Facilities without a valid activity card will be asked to leave.
- Shoes and shirt are required at all times.
- Drinks are permitted in plastic containers only. [Alcohol is not permitted.](#)
- No one under the age of 18 is permitted to use the billiards facilities.
- Two (2) tables must be available for open play at all times. All other tables can be reserved for tournament play up to three (3) months in advance. [Reservations may be made through the Activity Office located at the East Activity Center. Tables are reserved on a first-come first-served basis.](#)
- Any tables not in use during tournaments must be made available for open play.
- Any cost incurred for negligent damage to the facilities, room contents or tables will be responsibility of the club or individual holding the reservation.
- Only SCA and SCA Staff or SCA's agents and designees may enforce these Rules.

THE FOLLOWING ITEMS ARE NOT PERMITTED WITHIN THE BILLIARDS ROOM:

- Wet bathing suits or non-appropriate attire;
- Food;
- Drink containers on billiard tables
- Jumping balls;
- Smoking;
- No one under the age of 18
- Pets, except for service animals.

TENNIS COURT ~~/~~[AND](#) PICKLEBALL RULES

- This facility is for the exclusive use of OTOW-Clearwater unit owners and approved tenants with a valid activity card. Guests are also welcome, but all guests must be accompanied by an OTOW-Clearwater unit owner or approved tenant with a valid activity card.

- Each user must show a valid activity card upon SCA Staff's request. Any individual using the SCA Facilities without a valid activity card will be asked to leave.
- The tennis courts are for tennis or pickleball only. No other uses may be permitted on the tennis courts unless approved by SCA or SCA Staff.
- Players must wear tennis shoes and appropriate attire while playing.
- Individuals must keep the gates closed.
- **USE OF THE TENNIS COURTS IS AT YOUR OWN RISK. BY USING THE TENNIS COURTS, EACH USER ACCEPTS THE RISK OF USING THE TENNIS FACILITIES AND AGREES SCA AND SCA STAFF ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE ARISING IN CONNECTION WITH USE OF SUCH FACILITIES.**

THE FOLLOWING ARE ABSOLUTELY NOT PERMITTED ON THE COURTS:

- Pets, except service animals;
- Food or drinks, except for bottled water;
- Bicycles;
- Basketball;
- Roller skating, roller blading;
- Skate boarding.

PAVILION AREA AND GRILLS

Please note that to utilize the East Activity Center pavilion ~~and grills~~[area](#), residents must fill out a Facility Request Form at the ~~Community Service Office~~ Activity ~~Department~~[Office](#) prior to use. Upon request, residents must present the approved Facility Request Form as validation of approval to use the space.

- This facility is for the exclusive use of OTOW-Clearwater unit owners and approved tenants with a valid activity card. Guests are also welcome, but all guests must be accompanied by an OTOW-Clearwater unit owner or approved tenant with a valid activity card.
- Each user must show a valid activity card upon SCA Staff's request. Any individual using the SCA Facilities without a valid activity card will be asked to leave.
- There should be no expectation of exclusive use of the pavilion area. The pavilion area may be used by other individuals at all times, unless otherwise determined by SCA in its sole and absolute discretion.
- Each user is responsible to clean up the area after using the pavilion and/or grills.
- Each user must report ~~and any~~ damages immediately or at the latest, the next business day.
- Seven (7) Picnic Grill Areas are open and do not require a reservation for use. Clean up of the area is the responsibility of the user.
- ~~When issued a key for use of a grill, residents will need to pay a refundable deposit and return the key after such use. Such deposit will be refunded only after SCA Staff has verified the grill and surrounding area has been cleaned and no damage has occurred and the assigned grill key is returned.~~Extension cords are not permitted.
- ~~Individuals shall not feed the wildlife.~~Lawn furniture or other furniture not supplied by SCA is not permitted in or around the Pavilion or Grill Areas.
- **USE OF THE PAVILION AREA AND/OR GRILLS IS AT YOUR OWN RISK. EACH USER AGREES SCA AND SCA STAFF ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE ARISING IN CONNECTION WITH USE OF SUCH FACILITIES.**

WOOD SHOP

- The Wood Shop facility is for the exclusive use of OTOW-Clearwater unit owners and approved tenants who are registered with Fixers, Fiddlers and Fumblers Club Inc.
- Users must deliver a fully executed and complete Release, Waiver and Hold Harmless Agreement to SCA prior to using the Wood Shop.
- Use by guests is strictly prohibited.
- Users must present a valid activity card upon SCA staff's request.
- Any non-compliant or disruptive persons will be asked to leave the facilities.
- Users must use personal protective equipment at all times while in the Wood Shop, including eye protection, hearing protection, dust masks, gloves and other specialized equipment for the tasks being performed (e.g., push sticks, miter gauges, etc.).
- Users must pay attention to their surroundings.
- Avoid distractions and do not use cell phones when working in the Wood Shop.
- Thoroughly understand how a machine functions prior to use, including reading the owner's manual if necessary.
- Keep the floor of the Wood Shop clean and free of tripping hazards.
- The operation of tools in the Wood Shop while under the influence is prohibited, as is the use of drugs, alcohol and other impairments while in and about the Wood Shop.
- Wear appropriate clothing while in the Wood Shop and avoid wearing loose, baggy or ill-fitting clothing. Loose or hanging jewelry must be removed prior to entering the Wood Shop.
- **USE OF THE WOOD SHOP IS AT YOUR OWN RISK. BY USING THE WOOD SHOP, EACH USER ACCEPTS THE RISKS OF ASSOCIATED WITH USING THE WOODWORKING EQUIPMENT AND THE FACILITIES. BY USING THE WOOD SHOP, EACH USER AGREES TO USE THE WOOD SHOP EQUIPMENT SAFELY AND ALSO AGREES SCA AND SCA STAFF ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE ARISING IN CONNECTION WITH USE OF THE WOOD SHOP.**

USE OF WIRELESS INTERNET

Use of the wireless internet ("Service") provided at the SCA Facilities for the following purposes is prohibited:

- Uses and activities involving services that are illegal, infringe the rights of others, or interfere with or diminish the use and enjoyment of cable or internet service by others. This includes, but is not limited to, posting, storing, transmitting or disseminating information, data or material which is libelous, obscene, unlawful, threatening or defamatory, or which infringes the intellectual property rights of any person or entity, or which in any way constitutes or encourages conduct that would constitute a criminal offense, or otherwise violate any local, state, federal, or non-U.S. law, order, or regulation; post, store, send, transmit, or disseminate any information or material which a reasonable person could deem to be unlawful;
- Violation of the rules, regulations, or policies applicable to any network, server, computer database, or Web site that the user accesses; or
- Resale of the Service or otherwise making available to anyone outside the SCA Facilities the ability to use the Service, in whole or in part, directly or indirectly. The Service is for personal and noncommercial residential use only and may not be used for operation as an Internet service provider or for any business enterprise or purpose (whether or not for profit).