



# The Landings

Sarasota, Florida

Residents Handbook

2006

## **EMERGENCY CALLS**

In case of emergency, residents must  
**PLACE ALL EMERGENCY CALLS DIRECTLY,**  
not through the Main Gate. Call the emergency number and then  
notify the Main Gate.

FIRE DEPARTMENT, COUNTY SHERIFF, EMS.....911  
WATER: Sarasota County Utilities..... 378-6100  
ELECTRICITY: Florida Power and Light..... 917-0708  
ANIMAL CONTROL (except alligators) ..... 316-1081  
ALLIGATOR CONTROL (call Main Gate)..... 922-5531

**AFTER CONTACTING ANY OF THE  
ABOVE, NOTIFY THE MAIN GATE..... 922-5531**

## **NON-EMERGENCY PHONE NUMBERS**

SARASOTA COUNTY SHERIFF'S DEPT..... 951-5800  
SARASOTA COUNTY FIRE DEPT..... 951-4211  
MAIN GATE (Landings Blvd.) ..... Tel: 922-5531  
Fax: 923-0099  
LANDINGS MANAGEMENT ASSOCIATION MATTERS:  
Argus Property Management, Inc. .... 927-6464  
LANDINGS RACQUET CLUB ..... 923-3886/7  
CABLE TELEVISION: Comcast Cable ..... 371-6700  
TELEPHONE: Verizon Repair Service ..... 1-800-483-1000

# THE LANDINGS RESIDENTS HANDBOOK

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# NEW RESIDENTS HELPER

## **MAIN GATE**

The Main Gate is open and supervised by a guard 24 hours per day, seven days a week. The Main Gate phone number is 922-5531.

The Main Gate will phone the resident (the owner or renter of a residence in The Landings) for clearance before admitting invitees or service/delivery persons unless the resident has previously authorized the admission either by phone or by inclusion on their Non-Call list. See page 7. It is particularly important for new owners to make sure that the Main Gate has phone numbers where they may be reached.

## **NORTH AND SOUTH GATES**

The North Gate is exclusively for the use of residents between the hours of 7:00 AM and Midnight. The South Gate may be used between the hours of 7:00 AM and 10:00 PM. Both the entry and exit gates are activated only by bar code labels on the left rear window of the vehicle.

## **VEHICLE BAR CODES**

Resident vehicle access to The Landings is controlled by the use of bar coded labels affixed to the resident's vehicle. See "Vehicle Bar Codes" on page 12.

## **TRASH**

The County requires you to separate recyclables from other trash and sort the recyclables between the red and blue containers. Both recyclables and other trash are picked up on Wednesdays, commencing early in the morning. Your trash may put out at the curb the night before, but not before 6:00 PM. After the pick-up, the empty containers must be taken in promptly.

## **New Residents Helper (cont'd)**

### **STREET LIGHT FAILURE**

Get the number from plate on light pole. If none can be found, get closest street address. Report directly to FPL (phone 917-0708), explain the problem (light out, light on during the day, etc.) and get a “case number.”

### **SEWAGE LIFT STATIONS – BELL RINGING**

Report to Sarasota County Environmental Services at 941-861-5073 and give the station ID number shown on the station’s sign.

### **LANDINGS MANAGEMENT ASSOCIATION BUSINESS**

Inquiries, complaints, and other communications regarding The Landings Management Association, Inc. (“LMA”) matters should go to the management company employed by the LMA:

**Argus Property Management, Inc.**  
**2477 Stickney Point Road, Suite 118A**  
**Sarasota, FL 34231**  
**Telephone 927-6464.**

### **NEWSLETTER**

The Landings publishes *The Landings Eagle* ten times per year. You may contact *The Landings Eagle* with news, comments, articles of interest, poems, photos and more. For more information, please call our publisher and Landings resident Irwin Starr at 925-8559 or e-mail him at:

LandingsEagle@comcast.net.

## THE LANDINGS MANAGEMENT ASSOCIATION, INC.

When you become an owner of a residential property in The Landings, you automatically become a member of The Landings Management Association, Inc. (“LMA”), a not-for-profit corporation. You are also a member of one of the twenty constituent condominium and homeowner associations within The Landings.

The Landings is a self-regulated and self-maintained community. The owners, through the LMA, own, maintain and control the roads, access gates, drainage system, landscape features, lakes, nature preserve and other common areas.

**All OWNERS pay an annual assessment to LMA. It is due on January 1<sup>st</sup> of each year. Argus Property Management, employed by the LMA, sends a notice of assessment in advance of the due date to each member listed on the membership roll. However, the member is responsible for paying on time even if a notice of assessment is not received. Payments that are over 15 days delinquent will be subject to a late charge of 10% and interest at the rate of 18% per annum from the due date to the date of payment.**

A separate assessment is also payable to the specific condominium or homeowners association to which the member belongs, in the amount and at the times prescribed by such association.

The presidents of the condominium and homeowners associations, or their delegates, attend the annual meeting of LMA each February. As representatives of their members, they vote for and elect the directors of LMA.

The LMA Board of Directors meets monthly, usually on the first Thursday at 7:00 PM at The Landings Racquet Club. Members are welcome to attend. If a member wishes to address the Board, a written request stating the subject matter must be submitted in advance to the President with a copy to the Management Com-

## **The Landings Management Association (*cont'd*)**

pany. The presiding officer of the meeting may specify time limits for such presentations.

Each condominium or homeowners association also conducts a regularly scheduled meeting. The schedule of these meetings is shown in *The Landings Eagle*.

## LMA RULES & REGULATIONS

These rules and regulations were adopted, and may be amended from time to time, by the LMA Board of Directors. Like the rules and restrictions in the Declaration of Maintenance Covenants and other documents governing all residents, they are designed to preserve The Landings as a comfortable and pleasant place to live.

### **DEFINITIONS**

*RESIDENT*: Owner or renter of a residence in The Landings.

*HOUSEHOLD MEMBER*: A person (family member or other) who regularly resides with the *RESIDENT*.

*INVITEE*: A guest, service or delivery person who enters The Landings on the invitation or request of the resident.

### **COMPLIANCE**

Compliance with these rules and regulations is enforceable by the Board of Directors of the Association by fines, in the same manner as is provided for enforcement of the Declaration of Maintenance Covenants, Articles of Incorporation and the By-Laws of the Association.

If a Landings owner, renter, household member or invitee shall be accused of or determined to be guilty of an infraction of the rules, regulations and/or restrictions set forth by the LMA Rules and Regulations or any of the other documents governing The Landings, all notices concerning such infraction shall be sent both to such renter, household member or invitee and to the owner of such residence. If any fine imposed by reason of such infraction shall not be paid by such renter, household member or invitee, such fine shall be levied against the owner of such residence.

## **LMA Rules & Regulations (cont'd)**

### **OWNER'S FILE**

All owners must furnish their name(s) and names of all residents, addresses, telephone numbers and other information required for the confidential security records to the Main Gate. Such file information will not be released to unauthorized individuals without owner's approval.

### **ACCESS GATES/BAR CODES**

#### **A. RESIDENTS**

A resident's vehicle may enter through the resident lane at the Main Gate and may enter or leave through the Main Gate or the North and South Gates using a bar code label affixed to the resident's vehicle. A resident who does not have a bar code label, or is in a rented or invitee's vehicle, will be admitted only through the visitor's lane at the Main Gate after proper identification. A resident is responsible for reimbursement to LMA of any expenses incurred for repair or replacement of a gate or gate mechanism resulting from damage caused by a negligent or intentional act of the resident, household member or an invitee.

#### **B. INVITEES**

Invitees may enter only through the visitor's lane at the Main Gate, after properly identifying themselves, if the resident has notified the Main Gate to expect them, or if named on the non-call list (see "Non-Call List, below). An invitee will also be admitted if cleared by a phone call from the Main Gate to the resident. Invitees may exit only through the Main Gate.

Admitted Invitees must go to the home of the authorizing resident or they may go directly to the Racquet Club if so stipulated by the resident.

## **LMA Rules & Regulations (*cont'd*)**

### **C. GATE CLOSING TIMES**

The North Gate is closed between midnight and 7:00 AM.  
The South Gate is closed between 8:00 PM and 10:00 AM.  
The Main Gate is open 24 hours.

Note that the North and South Gates will be closed between 6:00 PM and 7:00 AM on Halloween.

### **NON-CALL LIST**

Residents, as defined in these regulations, may supply to the Main Gate a written list of not more than twenty (20) names including service personnel who are cleared for admittance without calling. Such lists shall be periodically updated as required by the Residents. Although the Gate is not required to call for those on the non-call list, they may confirm admission of an invitee at their discretion.

### **REALTORS**

Individual Realtors with whom a residence has been listed for sale or lease may be placed on the non-call list by the resident. Unlisted realtors must comply with the rules for invitees adopted by LMA. Public "Open Houses" are to be held on Sunday. "Multiple Listing Service" Realtor viewings are to be held Thursday from 9:00 AM to 4:00 PM. Caravans for individual real estate companies are to be held on Monday, Tuesday, Wednesday, or Friday from 9:30 AM to 12:00 Noon.

### **SPECIAL EVENTS**

A Special Event is defined as a gathering of 15 or more invitees. Invitees for a Special Event will be admitted only if their names have been submitted in writing to the Main Gate by the resident (and not by an agent of the resident) at least four hours in advance of the event. The list shall be in alphabetical order and

## **LMA Rules & Regulations (cont'd)**

shall contain the signature, name, address and phone number of the resident, the approximate time of arrival of the invitees, and the location of the event if other than the resident's home. The Main Gate shall keep a record of each vehicle containing invitees. All occupants of a vehicle must be on the invitee list to be admitted. This procedure for granting admission takes precedence over other existing rules.

To avoid dangerous traffic conditions, residents should not permit large groups (greater than 6) to wander upon The Landings roads. Street parties are specifically prohibited unless prior approval is obtained from the LMA Board of Directors. Neither residents nor invitees are permitted to carry alcoholic beverages on Landings roads at any time. Residents will be held responsible for the conduct of their invitees, together with any consequential damage (F.S. 1995-741.25).

### **TRAFFIC RULES**

The speed limit is 25 or 15 miles per hour, as posted. All STOP, SLOW and CAUTION signs are to be observed. Islands are not to be passed on the left side unless there is an obstruction blocking the right side. Motor vehicles may be driven only on asphalt or otherwise paved surfaces. Vehicles may be parked only in designated asphalt or otherwise paved surfaces. Such designated parking areas are available to any driver on a first-come-first-served basis. No one, including a resident house that is adjacent to a designated parking area has a prior right to a designated parking area. However, no one may park in a resident's driveway without the resident's consent. Parking on roads is permitted only when actively loading or unloading vehicles, or when nearby designated parking areas are full. The determination of full parking areas is at the discretion of the LMA Board of Directors and authorized personnel. Motor vehicles are not permitted on the nature trail, any Nature Preserve or any grass area unless approved by a Director of LMA or authorized personnel.

## **LMA Rules & Regulations (*cont'd*)**

### **DELIVERY AND SERVICES**

#### **A. HOUSEHOLD EMERGENCY SERVICES**

Household emergency services, such as plumbing, air conditioning, telephone, electrical and roofing, will be admitted for emergency repairs at any time. The Main Gate must be notified in advance of their arrival.

#### **B. DELIVERY HOURS**

Except as stated below, delivery hours are 8:00 AM to 5:00 PM Monday through Saturday, except holidays. Deliveries of landscape material or other exterior use material are not permitted on Saturdays. Caterers may enter to perform catering services on Sundays and holidays provided the resident has notified the Main Gate in advance.

#### **C. MOVING VANS AND OTHER LARGE VEHICLES.**

These vehicles may enter weekdays from 8:00 AM until 5:00 PM. These vehicles are not permitted to enter on Saturday, Sunday or holidays, and they may be directed to use the South Gate.

Because of the configuration of The Landings roads and plantings, all vehicles that exceed forty (40') feet in length (including tractor and trailer) or nine (9') feet in width, or thirteen (13') feet in height (hereinafter a "large vehicle") must be met at the gate by the resident being served or the resident's representative designated as such in writing and signed by the resident. The Guard will call and advise resident to accompany the large vehicle from the gate to its designation and back to the gate after loading or unloading. While waiting for the resident, the large vehicle may not block the entrance lane. The resident is responsible for any damage to roads, plantings, street signs, or irrigation systems caused by large vehicles and must report to the Guard any such damage actually observed or possibly resulting from traversing unpaved areas.

## **LMA Rules & Regulations (*cont'd*)**

### **D. UPS, FEDERAL EXPRESS, AND OTHER COMMON CARRIERS**

Entry is allowed at any time.

### **E. AFTER-HOURS DELIVERIES**

Deliveries are permitted outside the hours of 5:00 PM until 8:00 PM weekdays, except holidays, if the Main Gate is notified in advance by the resident and when approved by an LMA Director.

### **F. INSIDE SERVICES**

Inside services, except in an emergency, are allowed Monday through Saturday, 8:00 AM to 5:00 PM, except holidays. Routine pool service is considered an inside service. Inside work at construction sites is to be done on weekdays between 8:00 AM and 5:00 PM, except holidays (see "Construction Activities").

### **G. EXTERIOR SERVICES**

Exterior services are allowed Monday through Friday, 8:00 AM to 5:00 PM. Exterior services are not permitted on Saturday, Sunday or holidays. However, routine exterior services, if prevented by unusual weather conditions during the preceding weekdays, may be done on Saturday, 8:00 AM to 5:00 PM, except on holidays, if cleared with a LMA Director or authorized personnel before 2:00 PM on the preceding Friday.

### **H. EXCEPTIONS**

Exceptions to these delivery and service rules will be allowed in hardship situations when approved by an LMA Director.

### **I. YARD SIGNS**

No service company yard signs are permitted.

## **LMA Rules & Regulations (*cont'd*)**

### **CONSTRUCTION ACTIVITIES**

- A. Vehicles for construction will not be admitted until The Landings Homeowners Association (“LHA”) notifies the LMA board member responsible for Safety and Security (see part 2 of the “Green Book”) that construction has been approved by the LHA. The names of the contractor and subcontractors must be furnished to the Main Gate along with the names of those who may be called to authorize personnel or vehicles not listed for admittance. All work must be done on weekdays between 8:00 AM and 5:00 PM, except holidays, unless approved by a LHA Director.
- B. Vehicles for construction or delivery of construction materials must enter and leave through the Main Gate on weekdays between 8:00 AM and 5:00 PM, unless directed by the Main Gate guard to use another entrance. No deliveries on holidays.
- C. The Landings roads are configured for vehicles of limited size. The trucker, contractor and the owner or the residence served by a large vehicle shall be liable for reimbursement to LMA for any damage to roads, islands, signs, trees, plantings, etc. caused by such vehicle.
- D. Large vehicles may be directed to use the South Gate.
- E. One sign bearing the name of the builder is permitted for new construction only. All other signs will be removed.

### **MAIN GATE SERVICES**

- A. Common carriers unable to make delivery to a resident addressee may leave small, non-perishable, properly wrapped packages at the Main Gate if no signatures are required. U.S. mail will not be accepted. Envelopes and small, non-perishable and non-valuable packages for or from resident’s

## **LMA Rules & Regulations (cont'd)**

may be left at the Main Gate, provided the names and phone numbers of the sender and recipient are legibly shown on the package. The Guard will determine whether a particular item conforms to these requirements. Residents will be notified by phone of items received for them. The Guard will notify the sender to come for any item not picked up within 72 hours.

- B. Any items received or held at the Main Gate will be at the risk of the resident being accommodated or the person or company leaving it. LMA, those employed by LMA and its agents shall not be liable for items held at the gate.
- C. Residents are not to leave any key at the Main Gate. Guards are not permitted to receive or hold keys for or from residents and are not permitted to perform service for hire for residents.

### **VEHICLE BAR CODES**

Resident vehicle access to The Landings is controlled by the use of bar coded labels affixed to the left rear window of a resident's vehicle. Bar code labels will be affixed by Gate House personnel by prior arrangement. Residents requiring a bar code label must make an appointment with the Main Gate and provide proof of the vehicle's residency and a check (no cash will be accepted) for \$5.00 for each label payable to The Landings Management Association. Under no circumstances will bar code labels be issued to vehicles that do not belong to residents as defined in these regulations.

### **ALARM SYSTEMS**

New installations shall include a SAFE WATCH PLUS, or similar device, for automatically shutting off the alarm after it has sounded for a maximum of ten minutes. Existing installations shall be similarly equipped upon notice from LMA after two or more soundings for more than fifteen minutes. All

## **LMA Rules & Regulations (cont'd)**

installations shall be equipped to communicate any alarm to an established monitoring service. The resident shall supply the name, address and phone number of a neighbor, relative or friend who knows how to turn off the alarm. This information shall be registered and kept up to date with the monitoring service and the County Sheriff. A personal attorney, or Realtor, in the case of a vacant residence, may be designated. Where necessary, a house key or alarm system key must be provided to the designated person. A sticker shall be placed in a readable and visible location on a front window or entrance providing the name, address and phone number of the security system servicing the residence.

### **GARAGE DOORS**

Garage doors are not permitted to be left open for extended periods for reasons of security and appearance.

### **TRASH AND RECYCLABLES**

Trash and recyclable containers are to be put out no earlier than 6:00 PM on the evening before collection and taken in as soon as possible after being emptied. If the residents will not be available to take in the containers on collection day, arrangements should be made with a neighbor to do so. Loose trash must be placed in tightly lidded containers. Reasonable efforts should be made to secure recyclables against the wind.

### **PETS**

Pets must be under the control at all times. Residents are responsible for cleaning up and properly disposing of pet excrement.

### **EMPLOYEES**

Personnel employed at the Main Gate or performing other services for LMA are to be treated with appropriate consideration and respect. Residents should not give directions or criticize

## **LMA Rules & Regulations (cont'd)**

an LMA employee or contractor. If a resident is dissatisfied with the performance of a contractor or employee, the complaint should be made to the LMA Board.

### **NATURE PRESERVES**

The Preserves, wetlands and other nature areas are ecologically protected. Entry upon them is restricted as follows: The Nature Trail is open for the enjoyment of residents, household members and invitees between sunrise and sunset only. Fires, parties, and alcoholic beverages are not permitted. Loitering in the parking areas near the Nature Trail entrance is not permitted. The perimeter of the Eagles Nest Area may be entered when necessary for the care of adjoining lots. Any other entry requires prior authorization by an LMA Director.

### **STAGNANT WATER AND SWALES**

The drainage from each property must be maintained by the owner to avoid accumulation of stagnant water that might be a breeding place for mosquitoes.

To assure the speedy flow of surface water into catch basins, ditches, and other run off elements of the drainage system, swales along properties owned by the condominium associations and homeowners must be maintained by the respective owners at proper grades and free from obstruction.

### **HAZARDOUS CONDITIONS**

A storm-weakened or overhanging tree or other condition hazardous to the safety of neighboring properties or passing traffic, such as a tree blocking a street light, must be removed or corrected as promptly as possible by the owner of the property on which the condition exists.

## **LMA Rules & Regulations (*cont'd*)**

### **OVERNIGHT PARKING AND RESTRICTED VEHICLES**

Only non-commercial passenger cars and passenger vans with seats behind the driver and windows on the sides and rear may be parked outside overnight. Boats, trailers and other motor vehicles of other descriptions may be parked overnight only in a closed garage. Overnight parking of boats, trailers, or any other motor vehicle on the roads is not permitted.

In a temporary emergency situation, if a prohibited vehicle will not fit in the resident's garage, it may remain outside overnight if it is parked in a designated parking area and the Main Gate is advised of the circumstances. These exceptions must be approved by an LMA Director.

### **LAKE FRONTAGE**

Owners of properties that border lakes are required to maintain their grounds properly trimmed and cultivated and free of litter down to the waterline. This includes prompt clean up after the subsidence of high water caused by storms. LMA's responsibility for the condition of the water in the lakes stops at the waterline.

### **FISHING IN LAKES**

All fishing in lakes in The Landings is prohibited except from land on the shore of a lake owned by a condominium association if authorized by appropriate action of the Board of Directors of that association, or land of a resident. LMA will not be responsible for any accidents or injuries resulting from fishing in the lakes.

### **ALLIGATORS**

Alligators may appear in The Landings lakes at any time during the year. They are dangerous to pets, children and adults, and care should be taken to keep clear of them at all times. Generally, alligators over six feet in length pose a particular

## **LMA Rules & Regulations (cont'd)**

hazard and a trapper will be contacted to remove the animal. Notify the Main Gate of its presence and location.

### **POSTINGS**

The posting by a resident on or about his/her premises of announcements, notices, posters, flyers, For Sale signs or statements of political preferences is prohibited, provided however that the posting of an announcement of an Open House which shall take place on a particular date within specified hours to attract prospective purchasers of a property is permitted.

## LANDINGS RACQUET CLUB

The Landings Racquet Club, Inc. (“LRC”) is a not-for-profit corporation owned by its members. The membership is approximately 430 families. All condominium residents in Landings South, including temporary residents under a lease, are automatically members of LRC.

The homeowners and owners of Treehouse and Carriagehouse condos in Landings North will be accepted into membership upon application and approval of the Board of Directors and payment of an initiation fee of \$3,500.00 plus tax (not refundable), except that there may be no initiation fee, under the applicable provisions of the Articles of Incorporation, if a residence is acquired from a member in good standing. The membership includes, on average about 110 Landings North families. Applications are available at the Pro Shop.

Membership privileges extend to those who regularly reside in the residence. Guest privileges, subject to payment of guest fees, are available for guests of members. The full particulars are available in the Pro Shop.

LRC owns the club facility, consisting of two clubhouses and adjoining buildings, heated and summer-cooled swimming pool, spa, eight Har-Tru tennis courts (four lighted), fitness center and surrounding grounds and lake areas.

The Club provides the services of a qualified and experienced teaching tennis pro. It has a number of men's and women's teams of various age levels and ratings, for inter-club play in the Sarasota area and regional competition. The club also conducts intra-club tournaments and round robins, about once a month, which facilitate new members finding players at their own level. The Club's Social Program Committee regularly schedules holiday theme parties, musicales and other events. They are open to all members at a charge to cover the actual cost of the event. When not otherwise committed, the clubhouses may be used by members for private parties or other functions for a modest fee.

## **Landings Racquet Club (cont'd)**

The Board consists of seven directors elected by the members for two-year staggered terms at the annual meeting in January of each year. Any member in good standing may become a candidate for election to the Board by a request addressed to the nominating committee and delivered to the Club Manager. Notice of this procedure is posted in the fall of each year.

The Board elects the officers for one-year terms. Regular meetings of the Board are held every month, normally on the third Tuesday at 1:30 PM. Notices are posted and meetings are open to all members.

The officers and directors (who are not financially compensated) are responsible for engaging the Club Manager and Tennis Pro and for overseeing the operation of the Club. Much of the work of administering the Club is done by committees of members. Service on committees is open to all members.

### **GENERAL POLICY ON LRC INTERCLUB TEAMS**

LRC policy for member participation on a LRC interclub team is that if you qualify for the team in terms of gender, age, and/or skill level, you must be made part of the team and, furthermore you will have one vote to determine the method by which line-ups are selected. The usual method is to allow the captain to make such decisions. If this is not acceptable, the team will meet and decide upon an alternative method to be agreed upon by a 3/4 majority of those voting.

Examples of such teams are men's/women's USTA, women's Tri-City league, men's Friday "JEPCOL" league and men's over 50, 60 and 70 league. Any or all of these teams may exist at LRC in any given calendar year based on member interest.

## LRC RULES & REGULATIONS

### **POSTED RULES**

All rules posted in the clubhouses, pro shop, spa, fitness center or elsewhere on the club premises shall be applicable, in addition to the rules set forth herein.

### **NUISANCE**

No nuisance shall be committed upon the club premises. Nor shall any practice be allowed which unreasonably causes annoyance to members of the club or their guests, or which interferes with their enjoyment of the club facilities.

### **RISK**

Persons using the facilities at the Club do so at their own risk.

### **GUEST FEES**

Guest fees for each day on which facilities are used are: \$5.00 for tennis (all local guests) from May 15<sup>th</sup> through Oct. 14<sup>th</sup> and \$10.00 from Oct. 15<sup>th</sup> through May 14<sup>th</sup>. In-house guests pay no fees.

All guests must be registered at the Pro Shop and any guest fees must be paid or charged to the host-member's account before the guest uses the facilities.

Florida sales tax is added to charges incurred by members and guests where applicable.

### **CHARGE PRIVILEGES**

Members in good standing may charge services, merchandise and guest fees, subject to any limitation or termination by the Board of Directors.

## **LRC Rules & Regulations (*cont'd*)**

### **PARKING**

The Club parking area is for the exclusive use of members, guests, employees of the Club and tradespeople servicing the Club while they are on the Club premises.

### **SMOKING**

Smoking is not permitted on the Club premises.

### **ADVERTISING**

Announcements, notices, posters, flyers or brochures posted or placed anywhere on the club premises must meet the requirements of the rules limiting advertising and promotions. The rules are available in the Pro Shop.

### **PETS**

Pets are not permitted on the club premises.

### **BICYCLES**

Bicycles must be parked properly in the bicycle rack.

### **CLUBHOUSES**

The clubhouses are for members of LRC and their guests.

Children under the age of twelve are not allowed in the clubhouses unless supervised by an adult.

No one in a wet bathing suit is allowed in the clubhouses.

Har-Tru, the tennis court surface material, must be cleaned from sneakers before entering the clubhouses.

After consuming food or drink in the clubhouses, users must clear all food, cups, plates, etc. and clean off the tables used.

Either clubhouse may be reserved, when available, at no charge, for membership and board meetings of all Landings South Associations. There may be a nominal charge for clubhouse reserva-

## **LRC Rules & Regulations (*cont'd*)**

tions for Landings North associations (Treehouses, Homeowners, Carriagehouses).

### **CELLULAR PHONES**

The use of cellular phones and pagers is prohibited on Club premises except for medical emergencies and staff usage.

### **PRIVATE FUNCTIONS**

A clubhouse may be reserved by members for private functions for a maximum of four hours. Reservations may not be made more than two months in advance.

The application forms, rates for rental of the clubhouses and additional regulations governing private functions held in the clubhouses are available in the Pro Shop.

A clubhouse reservation does not include use of the tennis courts, pool/spa or fitness center.

When a clubhouse is reserved, all persons attending must leave at the end of the specified time.

A clubhouse may not be used after 11 PM without prior approval of the Club Manager.

Any party attended by persons under eighteen years of age must be chaperoned by an adult.

No sound amplification may be used except for the clubhouse equipment, or as approved by the Club Manager.

### **FITNESS CENTER**

All persons under sixteen years of age must be accompanied by an adult when using the fitness center equipment.

Fitness center hours are 6 AM–10 PM.

Food and beverages not in spill-proof containers are not permitted in the fitness center.

## **LRC Rules & Regulations (*cont'd*)**

### **TENNIS**

#### **A. COURTESY**

Maximum courtesy is to be observed at all times. Shouting, tantrums, throwing racquets (or other items) and offensive language are not acceptable. In aggravated cases, the Club Manager, the Pro, an LRC officer, or LRC staff member may direct an offender to leave the club premises. Repeated violations are grounds for suspension from the Club by the Board of Directors.

If you have reserved a court, especially in prime time, and find you cannot use it, please inform the Pro Shop as soon as possible, so that parties on the wait-list can play.

Please use the entrance at your court. Do not cut through one court to get to another.

If a ball crosses into another court, while a point is being played there, please stand by until the point is over. Then ask one of the neighboring players to return the ball to you. A "thank you" is customary.

Only the players are allowed on the courts.

If any violation of these rules occurs, please report it to the Club Manager or a staff member.

Upon leaving the courts, players should use shoe cleaning equipment provided by the club to remove Har-Tru.

#### **B. DRESS AND BEHAVIOR**

Appropriate tennis clothing and tennis shoes will be worn on the courts at all times. Proper behavior and attire of members and guests is expected at all times. Members will be responsible for proper attire and behavior of their guests. Management is authorized to remove offenders and continued violation will result in suspension from the Club.

## **LRC Rules & Regulations (cont'd)**

### **C. GUESTS**

There is no limit on the number of times an in-house guest may play. All other guests may play no more than four times in a month, of which not more than twice may be in prime time (see below) except in the period June through September, during which time guest play is unlimited. Guests may play in prime time only if there are as many members as guests in the game. There is no limit to the number of guests playing in "non" prime time.

### **D. RESERVATIONS AND USE OF COURTS**

All reservations are for 1 1/2 hours of play. If, at the end of your time, no other party claims your court, you may continue to play unless maintenance is scheduled. Management may direct changes in court assignments to facilitate court operations.

In general, reservations may be made either by telephone or by appearing at the pro shop personally. However, in order to have any chance of reserving a court in prime time (see below), you should use the following procedure: call the Pro Shop at 923-3886 or 923-3887 in the period 7:45–8:00 AM two days prior to the desired playing time for doubles (one day prior for singles). As the telephone traffic at this time is very heavy, please be sure that only one member of your party attempts to reserve the court. It is suggested that reservations always be made, even in low-usage periods of the day, because courts may not be available due to special events or maintenance.

Prime time is 8 AM–12:30 PM during the winter season (November 1 to May 31) and 8 AM–11 AM during the summer season (June 1 to October 31). During the evening hours, if lighting is needed, lighted courts can be booked for 6:00 PM or 7:30 PM. These hours on lighted courts are also considered prime time.

Court lights can be turned on when needed and must be turned off by the user at 9 PM.

## **LRC Rules & Regulations (cont'd)**

When all courts are reserved for a given time, a player's name may be put on the waiting list in the Pro Shop.

Players must use the court assigned to them by the Pro Shop.

### **E. RAIN POLICY**

In the case of impending rain, proper maintenance of the Har-Tru courts requires that the surfaces be swept. Players are expected to cooperate when a request is made to clear the courts for bad weather maintenance.

### **F. INTERCLUB TEAMS**

These rules apply to all teams that play in leagues with published standings, such as Tri-Cities, USTA and Men's 60.

Every team will have a roster (the names of LRC members who comprise the team). No non-members of LRC may be placed on the roster. Once a roster is finalized, everyone on it is a member of the team. If and when substitutes are needed for a particular match, the captain must look first to the roster and second to any other qualified LRC member on the substitute list.

In order for a team to be formed at LRC, a sign-up sheet must be posted in a timely manner prior to the first match of the season. Notification of these postings will be in the September/October issue of *The Landings Eagle* each year for fall play. The sign-up sheet will specify a meeting date and place for the members of the team. For leagues such as Tri-Cities, there will be second season sign-up sheets posted in early December.

Every eligible LRC member may sign-up, with eligibility to be determined according to the rules (and the spirit) of the league. Nothing further is required to be on the team.

The purpose of the initial meeting will be to elect a captain and co-captain and to determine a method for selecting lineups. This method must be approved by a 3/4 vote of those team members

## **LRC Rules & Regulations (*cont'd*)**

present. If the teams votes for a tryout, the captain and the LRC Pro should meet to determine its details.

A substitute list will be available in the Pro Shop. Each team captain should pick up this list as soon as it becomes available.

In the case of the Women's Tri-Cities League, a member may sign up for as many teams as she may wish. But when the sign-up period is closed, a reconciliation process will be done to balance the teams and a player may not be on more than one roster unless needed to fill out a team which would not otherwise have the prescribed minimum number of players. The reconciliation process will be done by the LRC Pro and at least one member of the Tennis Committee. Final rosters will then be posted.

The Tennis Committee will resolve or recommend to the board solutions to all tennis-related disputes.

### **PRO SHOP**

The Pro Shop is open:

Monday through Friday: 7:45AM – 5:00PM  
Saturday: 7:45AM – 3:00PM  
Sunday: 7:45AM – 2:00PM

These hours may be changed at the discretion of the Board of Directors.

Wet bathing suits are not allowed in the Pro Shop.

### **SWIMMING POOL AND SPA**

- Pool/spa hours are 6 AM–10 PM.
- A guest who is not staying in-house with a member must be accompanied by a member. All guests must sign a liability waiver prior to using any LRC facility or equipment.
- Members may have no more than eight guests at the pool/spa facility at one time.

## **LRC Rules & Regulations (*cont'd*)**

- Children under twelve must be accompanied by an adult.
- Everyone must shower before entering the pool.
- No more than thirty persons may be in the pool at one time.
- Proper attire (swimsuits only) must be worn in the pool and spa.
- Persons using sun oils or lotions must cover the pool furniture with towels and must shower before entering the pool or spa.
- Infants and children 5 years old and younger are not permitted in the pool unless properly protected with swim diapers.
- Lanes are for the exclusive use of lap swimmers.
- Diving into the water from the edge of the pool is prohibited.
- Food is not permitted in the pool area. Beverages are permitted, but not in glass containers.
- Air mattresses, rafts and large toys are not allowed in the pool.
- Skateboards, bicycles, roller blades, running games and rough play are not permitted anywhere on club grounds.
- Throwing of any object in the pool or on the pool deck is not permitted. Care should be taken that audio equipment does not disturb others.
- Swimmers must enter and exit through the exterior doors to the restroom and shower areas of the fitness center.
- No shoes of any kind are permitted in the pool or spa.

## **SPA**

## **LRC Rules & Regulations (*cont'd*)**

- Maximum bathing load: eight persons.
- Maximum water temperature: 105 degrees.
- Recommended maximum time in the spa: ten minutes.
- Children under twelve are not permitted in the spa; it is not to be used as a pool for children.



## SUGGESTED GOING AWAY CHECKLIST

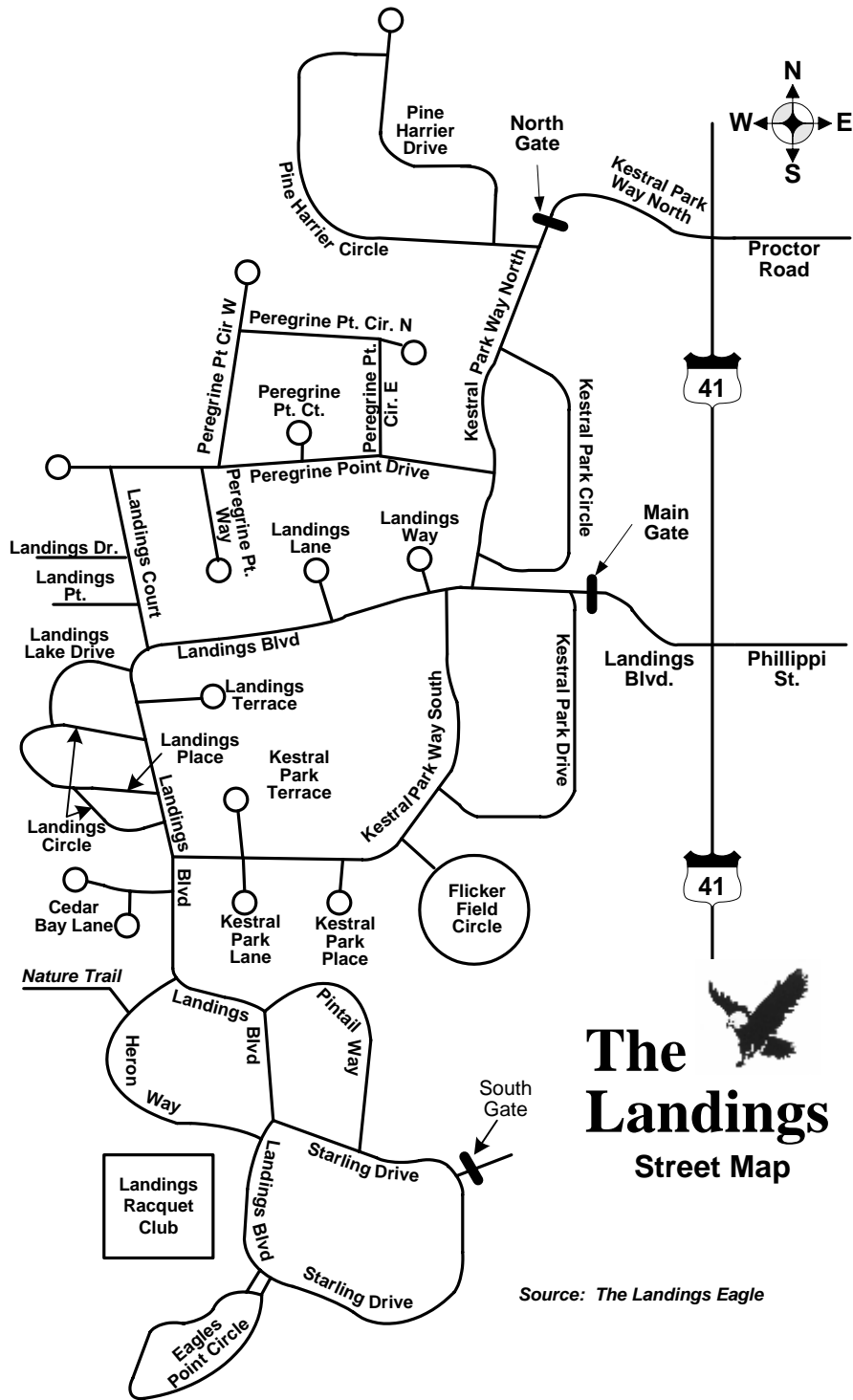
The following steps are recommended when leaving your property vacant for an extended period of time:

1. Remove perishables from refrigerator. Turn ice-maker off but leave your refrigerator on "low."
2. Run your garbage disposal and check to make sure it is clean.
3. Switch off your hot water heater; then turn off main water supply to unit.
4. If your TV is equipped with a low-voltage transformer and "instant on," leave it plugged into the outlet. If not, unplug it.
5. Set air-conditioning thermostat between 80° and 82° with controls set on "AUTOMATIC." We highly recommend the installation of a humidistat if you are away for long periods of time.
6. Leave inside closet doors ajar.
7. Cancel your newspaper deliveries.
8. Leave change of address card for mailman.
9. Bring all porch furniture inside.
10. Close draperies or blinds if you are concerned about the sun fading carpet, etc.
11. All lights may be turned off, but not the power.
12. Check all doors and windows to be certain they are locked.
13. Notify the Security Supervisor at the Main Gate if you wish anyone to enter in your absence for services, package delivery, etc.
14. Notify the Guard at the Main Gate (in writing) of any guests who are to occupy your home in your absence. Also notify your Association President.

## **Suggested Going Away Checklist (*cont'd*)**

### **FOR OWNERS OF SINGLE HOMES**

1. Arrange for someone to check your home and grounds periodically, and particularly after a major storm, for any damage to the home or trees, or other conditions that should be attended to in your absence.
2. The operation of your irrigation system should be checked at least bi-monthly.
3. If you have a pool, arrange with a pool service company for regular maintenance. A spa should have regular maintenance if it is not drained.



# The Landings

## Street Map



Source: *The Landings Eagle*

