

The Internet Version of the Landings Greenbook  
Does NOT include owners name and phone listings for security reason.

Refer to your hard-copy Greenbook.

Thank you ,

The Landings Eagle Publisher

# **The Landings Update**

**October 2005**

Dear Resident:

Argus Property Management, Inc. is pleased to enclose the latest update of your Landings Resident's Handbook.

We have included everyone who lives in The Landings and have designated an asterisk (\*) for those of you who also belong to The Landings Racquet Club.

A new addition to this year's Landings Update is a street map. Please refer to section (I) for this information.

We trust that you will find this material useful in your everyday activities.

Sincerely,

Argus Property Management, Inc.

# **THE LANDINGS RESIDENT HANDBOOK**

## **Table of Contents**

- A. New Resident Helper and Important Telephone Numbers
- B. The Landings Management Association, Inc. (LMA) and LMA Officers, Directors, and Committee Chairpersons
- C. The Landings Association Presidents
- D. LMA Rules and Regulations
- E. The Landings Racquet Club, Officers and Directors
- F. The Landings Racquet Club Rules and Regulations
- G. Going Away Checklist The Landings 2005 Directory
- H. 2005 List of Professional Management Companies
- I. The Landings Street Map
- J. 2005 Directory

# **NEW RESIDENT HELPER**

## **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 be put out at the curb the night before, but not before 6:00 P.M. After the pick-up, the empty containers must be taken in promptly.

## **INVITEES AND DELIVERIES**

The gatehouse guard 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 a list of regular invitees given to the gatehouse guard by the resident. It is particularly important for new owners to make sure that the guard has phone numbers where they may be reached.

## **MAIN GATE**

The main gate is open and supervised by a guard 24 hours per day. The phone number is 922-5531.

## **NORTH AND SOUTH GATES**

The north gate is exclusively for the use of residents between the hours of 7:00 A.M. and Midnight. The south gate may be used between the hours of 7:00 A.M. and 10:00 P.M. Both the entry and exit gates are activated only by gate openers.

# **IMPORTANT TELEPHONE NUMBERS**

## **EMERGENCY**

In case of emergency residents MUST PLACE ALL EMERGENCY CALLS DIRECTLY, not via the main gate duty officer. 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
CABLE TELEVISION – Comcast Cable	371-6700
TELEPHONE – Verizon Repair Service	1-800-483-1000
ANIMAL CONTROL	316-1081
SEWAGE LIFT STATION – Florida Govt. Utility Auth. Advise: “Bell Ringing-The Landings” Give address of residence closest to the lift station.	924-1128
ARGUS PROPERTY MANAGEMENT	927-6464

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

## **NON-EMERGENCY LANDINGS PHONE NUMBERS**

SARASOTA COUNTY SHERIFF’S DEPT.	951-5800
SARASOTA COUNTY FIRE DEPT.	951-4211
MAIN GATE (Landings Blvd.)	922-5531
LANDINGS MANAGEMENT ASSOCIATION MATTERS:	
Argus Property Management, Inc.	927-6464
LANDINGS RACQUET CLUB	923-3886

## **LANDINGS MANAGEMENT ASSOCIATION BUSINESS:**

Inquiries, complaints, and other communications regarding The Landings Management Association, Inc. matters should go to the management company employed by The Landings Management Association, Inc., **Argus Property Management, Inc., 2477 Stickney Point Road, Suite 118A, Sarasota, FL 34231, Telephone 927-6464.**

## **STREET LIGHT FAILURE**

- A. Get number from plate on light pole
- B. Note the address of the nearest residence.
- C. Explain problem (light out, light on during the day, etc.)
- D. Report to FPL (phone 917-0708) and get a “case number”

## **NEWSLETTER**

The Landings publishes The Landings Eagle 10 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](mailto: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 twenty constituent condominium and homeowner associations within The Landings.

The Landings is a self-regulated and self-maintained community. The owners through 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. The Management Company employed by 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 directors must be owners and are elected for two-year terms.

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 Company. The presiding officer of the Board may specify time limits for such presentations.

**THE LANDINGS MANAGEMENT ASSOCIATION, INC.**  
**Board of Directors & Committee Chairmen**

President	Robert Capo 1724 Starling Dr.	922-9559
Vice President	Dolores (Dee) Ricapito 5357 Landings Blvd.	927-6261
Secretary	Fred Stanyer 4849 Kestral Pky. N.	926-1298
Treasurer	Ted Humphrey 5408 Eagles Point Cir. #303	923-9657
Director	Don Smally 5216 Landings Blvd.	925-2292
Director	Jerry McFadden 5166 Kestral Park Terrace	926-1844
Director	Ray Rakoff 5165 Kestral Park Lane	923-4324
Director	Cliff Truitt 1473 Landings Place	927-1863
Director	John Newcomer 1649 Pine Harrier Circle	923-9961

**COMMITTEES**

Lakes:	Jerry McFadden	Landscape:	Fred Stanyer
Nature Trail:	Fred Stanyer	Roads & Drainage:	Don Smally
Safety & Security:	John Newcomer	Public Relations:	Dee Ricapito
Traffic:	Ray Rakoff		

## **THE LANDINGS ASSOCIATION PRESIDENTS**

### **Landings Homeowners Association**

Stan Williams - 922-8525 - 1735 Landings Way

### **Landings Treehouse Condo. Assn.**

Don McMurray - 922-4620 – 1303 Landings Drive

### **Landings Carriagehouse Condo. Assn**

Beth Gourlay - 927-1942 – 1728 Kestral Parkway

### **Landings Carriagehouse II Condo Assn.**

F. Lamar Watson - 925-0825 – 4846 Kestral Park Cr.

### **Landings South I Condo. Assn.**

Fred Tiemann - 927-0872- 5211 Heron Way

### **Landings South II Condo. Assn.**

Rudy Blohm - 922-6906 – 1612 Pintail Way

### **Landings South III Condo. Assn.**

Leslie Blumenson - 925-7072 – 5237 Heron Way

### **Landings South IV Condo. Assn.**

Patricia Decker - 924-0055 –1622 Starling Dr.

### **Landings South V Condo. Assn.**

Marion Branick - 924-6720 – 1607 Starling Dr.

### **Landings South VI Condo. Assn.**

Robert Capo - 922-9559 – 1724 Starling Dr.

### **Landings South VII Condo. Assn.**

George Khuen-Kryk - 927-8300 –1690 Starling Dr.

### **Landings Bayview I Condo. Assn.**

Eli Chatson - 923-7326 – 5408 Eagle's Point Cr.

### **Landings Lakeview Condo. Assn.**

Norman Olshansky - 922-1690 -5410 Eagle's Pt. Cr.

### **Landings Cloisters Homeowners Assn.**

Jim Bagley - 923-5074 –1435 Cedar Bay Lane

### **Villas at Eagles Point Condo. Assn.**

Truman Menefee - 923-1038 – 1701 Starling Dr.

**Eagles Pt. At The Landings I Condo. Assn.**

Jerry Berkey - 924-6563 – 5420 Eagle's Pt. Cr. #106

**Eagles Pt. At The Landings II Condo. Assn.**

Judith Stone - 927-7158-5430 Eagle's Pt. Cr. # 103

**Eagles Pt. At The Landings III Condo. Assn.**

Paul Perrot - 921-1671 – 5440 Eagle's Pt. Cr. # 305

**Eagles Pt. At The Landings IV Condo. Assn.**

David Cripps - 926-0464 – 5450 Eagle's Pt. Cr.

**The Enclave At Eagles Point**

Donald Davis - 923-3761- 5459 Eagle's Pt. Cr.

## **RULES AND 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.

### **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 Gatehouse. Such file information will not be released to unauthorized individuals without owner's approval.

## **ACCESS GATES**

**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 by using an electronic gate opener issued to the resident. A resident who does not have a gate opener, 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 Guard at the Gatehouse to expect them, or if named on the non-call list (see below). An invitee will also be admitted if cleared by a phone call from the Gatehouse Guard 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. An invitee's vehicle is not allowed to enter either the North or South Gate.

**They must be registered by the guard at the Main Gate.**

### **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.

Please note that on Halloween only, the North and South Gates will be closed between 6:00 PM and 7:00 AM.

### **NON-CALL LIST**

Residents as defined in these regulations may supply to the Main Gate Guard 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 by the Residents. Although the Guard is not required to call for those on the non-call list, at their discretion they may confirm admission of an invitee. Therefore, it is not necessary and it is prohibited to lend gate openers to invitees.

## **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 Gatehouse Guard 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 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 Gatehouse Guard 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 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.

## **DELIVERY AND SERVICES**

- A. **EMERGENCY SERVICES** such as plumbing, air conditioning, telephone, electrical and roofing will be admitted for emergency repairs at any time. The Guard at 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 Guard at the Gatehouse in advance.
- C. **MOVING VANS AND OTHER LARGE VEHICLES.** 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. 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.
- D. **UPS, FEDERAL EXPRESS, AND OTHER COMMON CARRIERS.** Entry is allowed at any time.
- E. **AFTER-HOURS DELIVERIES.** A delivery is permitted from the hours of 5:00 PM until 8:00 PM weekdays, except holidays, if the Guard at the gatehouse is notified in advance by the resident when approved by a Director of the LMA Board.
- F. **INSIDE SERVICES.** Inside services 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").

**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.

- G. **EXCEPTIONS** to these delivery and service rules will be allowed in hardship situations, when approved by a Director of the LMA Board.
- H. NO SERVICE COMPANY YARD SIGNS ARE PERMITTED.

**CONSTRUCTION ACTIVITIES**

- A. Vehicles for construction on empty lots will not be admitted until The Landings Homeowners Association notifies LMA Security Supervisor that constructions have been approved. The names of the contractor and subcontractors must be furnished to the Gatehouse Guard, 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 Landings Homeowners Association Director.
- B. Vehicles for construction or delivery of construction materials 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.

### **GATEHOUSE SERVICES.**

- A. Common carriers unable to make delivery to a resident addressee may leave small, non-perishable, properly wrapped packages at the Gatehouse if no signatures are required. U.S. mail will not be accepted. Envelopes and small, nonperishable and non-valuable packages for or from resident's may be left at the Gatehouse, 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. Resident's 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 Gatehouse will be at the risk of the resident being accommodated or the person or company leaving it. LMA and those employed by LMA shall not be liable for items held at the gate.
- C. Residents are not to leave any key at the Gatehouse. Gatehouse Guards are not permitted to receive or hold keys for or from residents and are not permitted to perform service for hire for residents.

### **GATE OPENERS**

Gate openers are obtained from Argus Property Management, Inc. for the exclusive use of Landings residents for vehicles garaged in The Landings. Under no circumstances are gate openers to be given or lent to invitees who are not residents as defined in these regulations.

### **BURGLAR 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 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 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 are not permitted to run loose. If a pet is kept outside, it must be on a leash, and the resident is responsible to clean up the pet's excrement.

**EMPLOYEES**

Personnel employed in the Gatehouse or performing other services for LMA are to be treated with appropriate consideration and respect. Residents should not give directions or criticize 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 Eagle Preserve may be entered when necessary for the care of adjoining lots. Any other entry requires prior authorization by an LMA Director.

**SWALES**

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.

**STAGNANT WATER**

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.

**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.

**OVERNIGHT PARKING**

Only noncommercial 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 Gatehouse Guard 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.

**POSTERS**

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 unit is permitted.

**THE LANDINGS RACQUET CLUB, INC.  
5350 Landings Blvd.**

**Board of Directors and Officers 2005**

President	Jack Jost	922-5195
Vice President	Gordonn Garrett	923-2857
Secretary	Judy Greene	925-7757
Treasurer	Jere Berkey	924-6563
Director	Marilyn Newman	922-1169
Director	Bob Fernander	921-7074
Director	Ralph Ricapito	927-6261

**Professional Staff**

Club Manager	Kevin Richards	923-3886
Tennis Director	Robbie Salum	923-3886

## **THE LANDINGS RACQUET CLUB (LRC or "The Club")**

The Landings Racquet Club, Inc. is a not-for-profit corporation owned by its members. The membership is presently 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), health club 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 intraclub tournaments and round robins, about once a month, which facilitates new members finding players at their own level. The Club's Social Program Committee regularly schedules holiday theme parties, musical 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.

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 2:00 P.M. 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 lineups 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.

**The Landings Racquet Club  
RULES AND REGULATIONS**

**POSTED RULES**

All rules posted in the clubhouses, pro shop, spa 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) May 15<sup>th</sup>. Thru Oct. 14<sup>th</sup>. And \$10.00 Oct.15<sup>th</sup>. Thru 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 .

**CHARGE PRIVILEGES**

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

**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.

**SALES TAX**

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

**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.

Anyone consuming food or drink in the clubhouses must clear all food, cups, plates, etc. and clean off 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 reservations for Landings North associations (Treehouses, Homeowners, Carriage House).

**CELLULAR PHONES**

The use of cellular phones and pagers is prohibited on club facilities 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 for more than two months in advance. The Club Manager may approve exceptions.

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.

Reserving a clubhouse does not include use of the tennis courts, pool/spa or health club.

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 P.M. 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 .

**HEALTH CLUB**

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

Health club hours: 6 A.M. to 10 P.M.

Food and beverages are not permitted in the health club.

**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 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 immediately to the club manager or to a staff member.

Upon leaving the courts, players will 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.

#### **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 (including management) 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 A.M. 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 A.M. to 12:30 P.M. during the winter season (November 1 to May 31) and 8 A.M. to 11 A.M. during the summer season (June 1 to October 31). During the evening hours, if lighting is needed, lighted courts can be booked for 6 P.M. or 7:30 P.M. Those hours on lighted courts are also considered prime time.

Lights can be turned on when needed and must be turned off by the user at 9 P.M.

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 Eagle each year for fall play. This 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, 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 cocaptain and to determine a method for selecting lineups. This method must be approved by a 3/4 vote of those team members 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 tennis 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 Saturday from 7:45 A.M. to 5 PM, and 7:45 AM to 2:30 PM on Sunday. 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 A.M. to 10 P.M.

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.

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 the exterior doors in the restroom and shower areas of the health club.

The health club entrance is exclusively for persons using the health club.

No shoes of any kind are permitted in the pool or spa.

**Spa:**

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 A WAY CHECKLIST**

1. Remove perishables from refrigerator. Turn ice-maker to "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.

### **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. If you have a pool, arrange with a pool service company for regular maintenance. A spa should also have regular maintenance if it is not drained.
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.

<b>Association</b>	<b>Management Co.</b>	<b>Phone</b>
Eagles Point Community	CASEY Ann Seaburg	922-3391
Eagles Point I	CASEY Ann Seaburg	922-3391
Eagles Point II	CASEY Ann Seaburg	922-3391
Eagles Point III	CASEY Ann Seaburg	922-3391
Eagles Point IV	CASEY Ann Seaburg	922-3391
Landings Bayview	CMR Donnie Melindy	378-1777
Landings Carriagehouse	ARGUS George Neil	927-6464
Landings Carriagehouse II	CASEY Ann Seaburg	922-3391
Cloisters Homeowners	None	None
Landings Homeowners	None	None
Landings Lakeview	PROGRESSIVE Doug Lewman	921-5393
Landings Management	ARGUS George Neil	927-6464
Landings South I	None	None
Landings South II	PROGRESSIVE Doug Lewman	921-5393
Landings South III	PROGRESSIVE Doug Lewman	921-5393
Landings South IV	CMR Donnie Melindy	378-1777
Landings South V	CASEY Ann Seaburg	922-3391
Landings South VI	PROGRESSIVE Doug Lewman	921-5393
Landings South VII	PROGRESSIVE Doug Lewman	921-5393
Landings Treehouse	PROGRESSIVE Bill Sutton	921-5393
Landings Raquet Club	PROGRESSIVE Shirley Jones	921-5393
Enclave at Eagles Point	CASEY Ann Seaburg	922-3391
Villas at Eagles Point	CASEY Ann Seaburg	922-3391
Landings South II	PROGRESSIVE Doug Lewman	921-5393
	H-1	