



**PECAN PARK HOMEOWNERS' ASSOCIATION, INC.  
LEXINGTON PARK AMENITY CENTER  
OPERATING RULES & REGULATIONS**

The Lexington Park Amenity Center is owned & operated by the Pecan Park Homeowners Association, Inc. (the "Association"). To ensure maximum enjoyment for all residents within Lexington Park, the Association has adopted these Rules & Regulations. These Rules & Regulations may be amended from time to time by the Board of Directors. Visit our website [www.pecanparkhoa.net](http://www.pecanparkhoa.net) for important information/forms regarding our Neighborhood at Lexington Park.

***YOU MUST BE CURRENT ON YOUR DUES TO RENT THE CENTER AND USE THE FACILITIES.***

*Please visit our website at [www.pecanparkhoa.net](http://www.pecanparkhoa.net)*

*Revised 01/08/2018*

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## I. ELIGIBILITY FOR USE

- A. All residents (resident owners, members of households living in Lexington Park and designated tenants) are entitled to use the facilities at the Lexington Park Amenity Center (“The Center”) which includes the pool & deck, covered lanai, kitchen, playground & attend events, IF HOA DUES ARE CURRENT. Non-resident owners who have delegated the right to use The Center and its facilities to their tenants must provide the HOA with a listing of tenants and written authorization on a form provided by the HOA. Contact the Management Company BCM for a copy of the form. Tenants could be required to provide proof of residency. Must complete reservation form and contact BCM at [904-242-0666](tel:904-242-0666).
- B. The Association reserves the right to suspend a resident's use of the Center and its facilities for failure to follow these Rules and Regulations, posted rules and regulations, and for a resident's failure to timely pay any amount owed to the Association.

## II. GUESTS

- A. Residents are responsible for the conduct of their guests.

## III. ACCESS

- A. Each Lexington Park resident will be issued one key fob for free that works the restroom and the pool along with a copy of these rules and regulations. Should an additional key be requested, there will be a fee of \$25 which must be paid in advance of key issuance. (Max 2 key fobs per Residence.)
- B. All persons using The Center, do so at their own risk and agree to abide by the rules and regulations either noted in this document or posted on the property.

## IV. HOURS OF OPERATION

- A. The Center is available for Rental for a Max of 4 hours, between the hours of 10:00am-7:00pm, Fri, Sat, & Sun. March 1-September 8; *\*Special Requests will be considered if a Facilities Manager is available. Pool hours DAWN-DUSK. All unauthorized persons entering the facility when closed may be prosecuted for trespassing or privileges revoked.*

## V. GENERAL DECORUM

- A. Consumption of alcohol in pool is prohibited.
- B. Excessive noise is not permitted, no loud music or music with profanity. Please be courteous of your Neighbors.
- C. Use of profanity or fighting is not permitted.
- D. All trash must be placed in containers provided for this purpose.

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## VI. POOL

- A. THERE IS NO LIFEGUARD ON DUTY.
- B. Breakable objects are not permitted in the pool or on the pool deck area.
- C. Food and drink consumption is not permitted IN the pool but it is permitted on the pool deck area no closer than ten feet (10') from the pool.
- D. Alcohol beverages are prohibited.
- E. Personal coolers are permitted although no large size coolers please.
- F. Gum is not permitted in the pool or on the pool deck.
- G. Proper swimming attire is required. No cut-off jeans, thongs, or similar attire will be permitted.
- H. Baby strollers must have operational brakes when parked on the pool deck.
- I. No bicycles, scooters, roller skates or roller blades are permitted on the pool deck at any time.
- J. No diving or jumping into the pool.
- K. Running, pushing, wrestling, excessive splashing, standing or sitting on shoulders or causing undue disturbance in or around the pool area is prohibited.
- L. Spitting of water or similar unhygienic action is not allowed.
- M. Items that may be potentially hazardous or annoying to another swimmer are not permitted (i.e. hard balls, water guns, etc.) Small personal rafts are permitted. Other large floating objects or rafts are not permitted due to safety hazard.
- N. All children using inflatable armbands, water wings, or any other approved Coast Guard flotation devices, must be supervised by an adult in the water and within arm's length of the child.
- O. Children aged three (3) years of age or younger, as well as children who are not potty trained, must wear snug fitted plastic pants or water resistant sung swim diapers. **IF YOUR CHILD IS NOT WEARING A SWIM DIAPER AND POO'S IN THE POOL YOU WILL BE BILLED THE CLEANING FEE!**
- P. Radios, CD players or similar devices may be used in the pool area as long as headphones are used in a manner which does not disturb others. DJ's and Stereos are not permitted in pool area.
- Q. Except for officially handicap assistance (i.e. seeing-eye dogs, etc.), no pets are allowed in or around the pool area or on the deck.

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- R. All individuals must use the appropriate bathroom designed for their gender.
- S. Tables or chairs on the deck may not be reserved by placing towels and/or personal belongings on them.
- T. All swimmers must shower before initially entering the pool.
- U. The pool may be closed at any time due to a breakdown or operation problems or due to weather.
- V. The pool and pool deck will be closed during electrical storms.
- W. Individuals who have infection or open wounds (i.e. colds, lesions, sores, inflamed eyes, nasal or ear discharge, communicable diseases, etc.) will not be allowed in the pool area. Sanitary habits are the responsibility of everyone.

## VII. PLAYGROUND

- A. The Playground is designed for children twelve (12) years of age and under.
- B. Children must be supervised at all times by an adult resident aged eighteen (18) years of age or older.
- C. Shoes and shirts must be worn at all times.
- D. Glass containers, food, and gum are not permitted.
- E. Animals must be on a leash and not allowed in the playground.

## VIII. RENTAL/RESERVATION GUIDELINES

- A. Residents who wish to have a function at The Center, must make a reservation with the Property Management Company, BCM, by filling out and sending in the Reservation Form which can be found at [www.pecanparkhoa.net](http://www.pecanparkhoa.net). Please contact BCM for a reservation first, so BCM can inform the resident if another function is scheduled on that same date. Only one function is allowed on any given date.  
*\*Deposit and signed reservation form MUST be received to hold reservation within 7 days of making the reservation to hold your spot.*
- B. Excessive noise is not permitted, no loud music or music with profanity.
- C. The kitchen is included when The Center is reserved for a function for a **non-refundable fee of \$50 AND a refundable \$150 cleaning fee**, provided the kitchen and amenity area are cleaned and not damaged after the function. *\*Please mail or drop off two separate deposit checks totaling \$200.*
- D. The renter will be responsible for the behavior of all guests and shall be responsible for any and all damages. Please be respectful of your Neighbors.

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- E. YOU MUST BE CURRENT ON YOUR DUES TO RENT THE CENTER, USE THE FACILITIES & ATTEND HOA EVENTS.
- F. The Center cannot be rented for private functions for non-residents at this time.
- G. You must adhere to the Amenity Center & Pool Rules, plus Clean-up sheet to use the facilities & attend HOA Events. You must NOT loan your key fob out to Residents who are not current on their dues or your privileges will be suspended until further notice.
- H. ALL forms, Community events, and important information is listed on our Community website at [www.pecanparkhoa.net](http://www.pecanparkhoa.net).

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## LEXINGTON PARK RULES AND USE OF KEY CARDS

Please read, fill out, and sign the sheet below to get your new key fob. Scan the form, or email [HOA@PecanParkHoa.net](mailto:HOA@PecanParkHoa.net) to set up a time to pick up your fob and drop off your form.

Each key card is magnetically encoded to your residence only and may be transferred to a new owner/tenant by sending email notice to Pecan Park HOA with a completed key fob form for the new owners to be able to use the pool and facilities.

First key fob will be issued for free. An additional key fob will cost \$25 for a replacement and the old card will be disabled, if lost. Additional key cards (beyond 2 per residence) will cost \$50 since they require a new database entry program. Please contact the HOA for Lost key fobs so they can be deactivated.

To use the new system, hold the key card near the reader 2"-4" away and you will see a green light which indicates acceptance. The gate will unlock for about 10-15 seconds. Do not hold the gate open for more than 1 minute or the alarm will sound.

To exit, push the green external EXIT switch near the Pool Gate This will release the gate for about 10-15 seconds.

### Additional Rules:

1. All Renters must provide the same information as shown on the attached form. Owners will still be liable for any actions of the Renter.
2. Non-Payment of HOA fees, misuse of the key card system, violations of Lexington Park Covenants & Rules may be reason for disabled access. For questions, concerns, or regarding HOA Dues, please contact BCM services at 904-242-0666.
3. You MUST read and agree to the Pecan Park Amenity Center & Pool Rules to use the Facilities & Attend Events at Lexington Park and MUST be current on your HOA dues. (\$720 a year). All forms are listed on our Community's website at [www.pecanparkhoa.net](http://www.pecanparkhoa.net).

For HOA Security Use Only — Assigned Key Card# \_\_\_\_\_

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## ADDITIONAL INFORMATION FORM

Note: All information gathered is strictly for Pecan Park HOA use only.  
Please drop off this form to the Pool Monitor or send this completed form to  
[HoA@PecanParkHoa.net](mailto:HoA@PecanParkHoa.net)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Cell/Alt Phone: \_\_\_\_\_

Primary email Address: \_\_\_\_\_

Secondary Email Address: \_\_\_\_\_

Number of Children: \_\_\_\_\_

Names and ages of children: \_\_\_\_\_

Number of Vehicles: \_\_\_\_\_

License Plate #1: \_\_\_\_\_ License Plate #2: \_\_\_\_\_

Please list any comments/improvements/suggestions you would like to see:

\_\_\_\_\_  
\_\_\_\_\_

Signature of Owner(s) / Date: I have Read and Agreed to these Rules & Regulations:

\_\_\_\_\_

For HOA Security Use Only — Assigned Key Card # \_\_\_\_\_

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