

**ANAND VIHAR CLUB RULES AND REGULATIONS
AS OF FEBRUARY 1, 2023**

I. MEMBERSHIP AND CONDUCT

A. Membership

Each owner of a Unit within the Anand Vihar Community shall be a Member of the Anand Vihar Club and follow the following Rules and Regulations regarding the use of the Anand Vihar Club (the “**Club Rules and Regulations**”) that are made pursuant to, as provided in the Master Declaration of Covenants, Conditions, Restrictions and Easements of Anand Vihar (as the same may be amended, modified, restated or supplemented at any time or from time to time, the “**Declaration**”). The terms of the Declaration as they relate to the Anand Vihar Club are herein incorporated by reference. Capitalized or initially capitalized terms used in these Club Rules and Regulations, if not otherwise defined herein, shall have the meanings ascribed to said terms in the Declaration. These Club Rules and Regulations, including any fees or charges noted herein, are subject to interpretation and may be amended from time to time by the Anand Vihar Club Owner at its sole discretion. The Anand Vihar Club Owner has charged the Anand Vihar Club Manager of Anand Vihar with the task of enforcing the Club Rules and Regulations.

In order for a Member, such Member’s family and such Member’s guests to access and use the Anand Vihar Club and otherwise avail of the rights and privileges of membership in the Anand Vihar Club, such Member must be a Member in Good Standing. In addition, Members are expected to strictly adhere to a code of conduct as set forth in Section B below.

Mandatory Initiation Fee and Gold Plus Food Plan Membership

Each Member who acquires such Member’s Unit subsequent to February 1, 2023 shall be obligated to pay a one-time initiation fee to the Anand Vihar Club Owner in the amount of \$10,000.00 within thirty (30) days of acquiring title to such Member’s Unit, which shall be a Special Use Fee as provided in the Declaration.

Further, each Member who acquires such Member’s Unit subsequent to February 1, 2023 shall be required to become a Food Club Member, as hereafter defined, at the Gold Plus food plan level established and operated by the Anand Vihar Club Owner for so long as the Anand Vihar Club Owner operates the same and each such owner shall be obligated and responsible for the payment of all charges in connection with such meal plan which shall be invoiced directly to the Member, and shall constitute Club Charges pursuant to the Declaration.

Anand Vihar Club is a social club for the pleasure, recreation, and fellowships of the members. Everyone is expected to conduct themselves in a manner that: (a) creates an environment and culture that is courteous, considerate, respectful, and reflective of personal integrity and good will; (b) acknowledges the Anand Vihar Club as a family friendly environment and, therefore, refrains from using inappropriate language and behavior and uses good taste; and (c) respects the need to maintain confidentiality and protects individuals’ rights to privacy in appropriate circumstances. Members are expected to strictly adhere to a code of conduct as described hereinbelow.

B. Code of Conduct

1. Members must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other Members, their families, or their guests.
2. Members are responsible for the conduct of their family members and their guests.
3. Members will refrain from loud, profane, indecent or abusive language.
4. Members will not harass or accost any Owner, resident, guest or Anand Vihar Club staff employees, directors, officers or committee persons.
5. Members will not compromise the safety of others by their actions.
6. Physical abuse directed at other Members, guests, or Anand Vihar Club staff employees, directors, officers or committee persons will not be tolerated.
7. Members will be held responsible for any intentional damage to the Anand Vihar Club property.
8. Members and guests shall not interfere or reprimand or discipline any Anand Vihar Club staff employee, comments and complaints are to be directed to the Anand Vihar Club Manager. The Anand Vihar Club Manager may require that the complaint be submitted in writing before taking action on the complaint.
9. Members shall obey all safety rules and shall discontinue unsafe activity when observed and instructed by Anand Vihar Club staff employees.
10. Members are prohibited from profiting financially from their membership by charging guests for use of the Anand Vihar Club Facilities.
11. Proper dress is required in all facilities in accordance with the following basic guidelines. Upper body garments must be worn for all activities, except making use of aquatic facilities by males and female children under three (3) years of age.
12. The Club Manager, or the Club Manager's agent, will inform Members or guest of any violation of Anand Vihar Club Rules and Regulations and, when necessary, report such actions to the Anand Vihar Club Owner.
13. Any Members who conduct themselves in an unbecoming manner or who knowingly break any Anand Vihar Club rules or regulations are subject to disciplinary action by the Anand Vihar Club Owner, including suspension of Membership privileges and fines.
14. Members may be requested to appear before the Anand Vihar Club Owner to explain their actions, and have the right to appear before the Anand Vihar Club Owner if disciplinary action is being considered pursuant to these Club Rules and Regulations.

II. GENERAL OPERATING RULES

A. Chartered Clubs and Organizations

Chartered Clubs are organizations that are sponsored by the Anand Vihar Club to foster and promote hobby, recreational and cultural pursuits among its Members. Membership is limited to Members in Good Standing. In sponsoring these organizations, the Anand Vihar Club provides an opportunity for all Members to enjoy fellowship with others while pursuing similar interest. These clubs are organized under the Chartered Club Guidelines, which provide an equitable and orderly procedure for club operations.

B. Bulletin Boards

Only the Anand Vihar Master Association, Inc. (the “Master Association”), Anand Vihar Townhome Association, Inc. (the “Townhome Association”), Anand Vihar Club Villas Condominium Association, Inc. (the “Condo Association”), Anand Vihar Club Owner or Declarant sponsored activities may be promoted on the bulletin boards. Religious writing or literature (other than a schedule of services) or commercial solicitation may not be posted on the bulletin board. The Club Manager (or its agent) must approve all announcements before being posted on the bulletin board in the lobby of the recreation center. All announcements must meet the size and presentation standards as determined by the Club Manager (or its agent).

C. Room Scheduling Policies

In order to accommodate Members who use rooms within the Anand Vihar Club, it is necessary to properly schedule these activities. Use of meeting rooms without prior notice and approval is prohibited. The room schedule is established and maintained by the Club Manager. Requests for room reservations should be directed to the Club Manager. A reservation for a Chartered Club event may be cancelled without penalty with a minimum of 24 hours’ notice prior to the start of such event to the Club Manager. Reservations for Non-Chartered Club events and private parties are subject to the cancellation policy provided in the Reservation Agreement (hereinafter defined). The Non-Members Policy in these Club Rules and Regulations shall apply to all activities, functions, events, and parties in the Anand Vihar Club and any of the Anand Vihar Club Facilities except as otherwise provided.

No member or organization may reserve the entire Anand Vihar Club and all of the Anand Vihar Club Facilities for private entertainment. The Anand Vihar Club Owner and the Club Manager have the right to deny any fundraising special events in their sole and absolute discretion.

1. Priorities for Scheduling:

- Board and Delegated Committees: Any meeting of the any the association boards, as well as all delegated committees of the foregoing, has priority over

all other meetings. These meetings will be posted as required by the applicable bylaws of the respective association. Community events will have priority over all scheduled Chartered and Non-Chartered Clubs.

- Chartered Club Meetings: All regularly scheduled meetings of Chartered Clubs will be coordinated through the Club Manager. Any variation from the regular schedule must be pre-approved by the Club Manager before it may be changed and rescheduled.
 - Community Center Events, Activities and Meetings: All special events, classes, and meeting sponsored by the any of the associations will be scheduled by the Club Manager. These events will be posted in the appropriate manner.
 - Non-Chartered Activities and Events: A member may request meeting space within the Anand Vihar Club for a non-chartered activity or event provided that the attendees of such activity or event is in part made up of Anand Vihar residents. A request for such activity or event will be approved at least 7 days in advance by the Club Manager, who will schedule the activity or event. The activity or event contact person must complete a room reservation agreement, which establishes the rates and appropriate charges for the use of meeting space within the Anand Vihar Club (“**Reservation Agreement**”), and paying the deposit required under the Reservation Agreement. These events may be scheduled up to 90 days in advance of the event.
 - Private Parties: Members may reserve a room for a private event after executing a Reservation Agreement and paying the deposit required under the Reservation Agreement, and upon approval of the Club Manager no less than seven (7) days in advance of such private event. The Club Manager will determine room availability. Other private functions may be prohibited if, in the judgment of the Club Manager, these events would be in conflict with the general membership usage of the facilities.
 - Unscheduled Activities: Unscheduled activities are permitted in the Club facilities provided such events are in accordance with all policies and procedures. These activities are on a first-come first-served basis and the Club reserves the right to reschedule these activities in any manner necessary to maintain room-scheduling priorities as previously described.
2. Room Charges: Chartered Clubs and Anand Vihar Club Owner, Master Association, Townhome Association, Condo Association, and Declarant sponsored events will not be charged for the use of the Anand Vihar Club, except that Chartered Clubs may be required to reimburse the Anand Vihar Club Owner if a special event incurs extraordinary cost for set-up, cleaning, etc. Non-chartered activities and private parties are subject to the current schedule of rental fees and policies as established by the Anand Vihar Club Owner.

3. Alcohol: Members serving alcohol within rented rooms assume sole responsibility for any liability that may arise in connection with the service or consumption of alcohol. No alcohol may be sold (or included in the price of tickets) unless the party obtains a temporary permit. Only members sponsoring an event may purchase alcohol. Members intending to serve alcohol at a Chartered Club, Non-Chartered Club, or private function at the Anand Vihar Club must secure approval from the Club Manager in advance.
4. Furniture and Decoration: The Anand Vihar Club staff shall arrange, take down, and store all tables and chairs in rented rooms under the supervision of the Club Manager. Rented rooms may be decorated in good taste with advance approval from the Club Manager. Under no circumstances will decorations be allowed that permanently mar, damage or alter the decor of the Anand Vihar Club Facilities. Decorations will be removed by the sponsoring party within one (1) hour after the event.
5. Kitchen: Kitchens are available for use solely by the Anand Vihar Club Owner. All catering for events within the Anand Vihar Club shall be handled solely by the Anand Vihar Club Owner and its employees, agents or independent contractors and shall be reserved and coordinated with the Club Manager. The cost of catering any event at the Anand Vihar Club shall be borne by the member sponsoring such event and otherwise in accordance with these rules. All persons or groups bringing food or beverage into the Club or related recreational facilities must have the advance approval of the Club Manager. All food and beverage items must be brought in or removed from the facility using designated service entrances.

D. Special Events

1. The Club Manager must approve special events for **non-chartered/private parties no less than 30 days in advance.**
2. The Anand Vihar Club Owner and the Club Manager have the right to deny any fund-raising special events in their sole and absolute discretion.
3. Club guest policies apply to all functions.
4. A \$250.00 security/cleaning deposit will be required for each event.
5. Tables and chairs shall be arranged, taken down and stored by Club staff under the supervision of the Club Manager.

E. Assumption of Risk

All use of the Anand Vihar Club and its related facilities are purely voluntary, except that all Unit Owners within Anand Vihar are required to be Members of the Anand Vihar Club. Correspondingly, the recreational nature of all Anand Vihar Club activities potentially involves some personal or physical risk on the part of the participant. Program

participation by a Member or guest is, therefore, interpreted as an acknowledgment and acceptance of the inherent risks.

F. Smoking Policy

The Club provides a smoke free environment for its Members and guests. Smoking is prohibited in the Anand Vihar Club. While smoking is permitted in most outdoor areas, the Anand Vihar Club Owner, the Association and the Declarant each reserves the right to designate specific outdoor areas as non-smoking by posting appropriate signage.

G. Alcohol

Instances of intoxication by a member, any of their Immediate Family Members, and any of their Guests at the Anand Vihar Club or any of the Anand Vihar Club Facilities may result in appropriate disciplinary action taken toward the member by the Anand Vihar Club Owner. Anand Vihar Club staff may refuse service of alcoholic beverages to any person they feel is intoxicated or on the verge of becoming intoxicated.

H. Pets

Pets shall not be permitted on or in any portion of the Anand Vihar Club or the Anand Vihar Club Facilities.

I. Mail Room

The Anand Vihar Club includes a mail room facility that has individual mail delivery boxes for each Owner, the Association, the Townhome Association, the Condo Association, the Declarant, and the Anand Vihar Club Owner, and a receptacle for outbound mail. Each Owner shall be provided with a key to their designated mail delivery box and shall coordinate with the United States Postal Service regarding any replacement keys needed, which shall be at the expense of such Owner. The mail room facility may be accessed during the operating hours of the Anand Vihar Club.

J. Non-Member Policy

Non-members are welcome to use the Anand Vihar Club and the Anand Vihar Club Facilities subject to the covenants and agreements related to the Anand Vihar Club provided in the Declaration and these Club Rules and Regulations, as may be amended from time to time. Non-members who are either the children, parents, siblings, or grandchildren of members shall be deemed "**Immediate Family Members.**" Non-members who are not Immediate Family Members and invited to use the Anand Vihar Club by members shall be deemed "**Guests.**" Except as otherwise provided in the Declaration and in these Club Rules and Regulations, Immediate Family Members and Guests must be accompanied by a member when using the Anand Vihar Club or any of the Anand Vihar Club Facilities.

1. Members are responsible for the financial obligations of their Immediate Family Members and Guests to the Anand Vihar Club.
2. Guests may only use the Anand Vihar Club and any of the Anand Vihar Facilities, including, but not limited to, the dining room, for the purpose of playing cards and other non-athletic games and such use shall be limited to five (5) times in any calendar month.
3. Guests shall not be permitted to attend or participate in any lessons, clinics, or social events at the Anand Vihar Club. Immediate Family Members may attend lessons, clinics, or social events at the Anand Vihar Club upon approval by the Club Manager of an advance written request sent by the member to the Club Manager.
4. The Anand Vihar Club Owner reserves the right to establish and amend at any time the usage limitation and fees for Immediate Family Members and Guests for the use of the Anand Vihar Club and any of the Anand Vihar Club Facilities.

K. No Club Liability

The Anand Vihar Club and the Anand Vihar Club Owner assume no responsibility or liability for the loss of, or damage to, property of members, Immediate Family Members, Guests, or visitors, or for any other loss or damage sustained by members, Immediate Family Members, Guests, or visitors in the Anand Vihar Club or any of the Anand Vihar Club Facilities. The Club Manager may dispose of lost articles not claimed within 30 days at their discretion.

L. Parking

Non-handicap parking is not permitted at any time in the circular driveway entrance of the Anand Vihar Club. Handicap parking is provided in the parking lot close to the Anand Vihar Club.

M. Food and Beverages

Food and beverages (with the exception of wine and liquor consumed with meals) served or consumed at the Anand Vihar Club must be purchased at the Anand Vihar Club unless members have obtained the prior consent of the Club Manager.

N. Cell Phones

Cell phone usage is not permitted in the dining room and is discouraged elsewhere in the Anand Vihar Club and the Anand Vihar Club Facilities. Cell phones should be in silent mode at all times.

O. Entertainment

Performances by entertainers will only be permitted with the prior approval of the Club Manager.

P. Audio and Visual Equipment

The Anand Vihar Club provides audio and visual equipment for the enjoyment by all members and guests. Programs will be set by Anand Vihar Club staff to suit the interest of the majority. Portable stereo equipment is permitted only with the use of personal headphones.

III. USE OF ANAND VIHAR CLUB FACILITIES

The Anand Vihar Club Facilities include a multi-purpose meeting room, which can be used for large meetings, banquets, and special purposes described herein.

A. Movie Room and Satsang Room

The Movie and Satsang rooms provide spaces for a diversity of activities. Chartered Club use of such rooms is subject to administrative rules established by the clubs. Each club has an “open time” when residents may participate for a nominal fee set by the Anand Vihar Club Owner, to offset the Anand Vihar Club’s cost for maintaining equipment. The Club Manager is responsible for the operation of the Movie and Satsang rooms.

B. Dining Room

The dining room at the Anand Vihar Club offers buffet-style and a la carte meals served daily for lunch generally from 12:00 PM to 1:30 PM and dinner from 6:00 PM to 7:30 PM and is subject to change based on the Club’s discretion. Vegetarian cuisine will be prepared in the vegetarian kitchen of the Anand Vihar Club. Food and beverages (with the exception of wine and liquor consumed with meals) served or consumed at the Anand Vihar Club must be purchased at the Anand Vihar Club unless members have obtained the prior consent of the Club Manager. Members can order food in advance with a minimum of 24 hours’ notice. Food and beverages ordered at the Anand Vihar Club shall be charged to members’ accounts with the Anand Vihar Club. In the event that the Anand Vihar Club is not permitted to allow self-service of food and/or beverages, the Anand Vihar Club will suspend self-service use of the buffet, salad bar, and beverage stations, and Anand Vihar Club staff employees will either serve food and/or drinks cafeteria-style or deliver food and/or drinks to members at their residences in Anand Vihar at no additional cost to members. The Anand Vihar Club Owner may restrict the capacity of the dining room, restrict access to the dining room to those who pass temperature checks, impose minimum distancing requirements between occupants, and/or implement other health and safety measures as required by applicable law.

The Anand Vihar Club offers various meal plans through its Food Club and members who participate in the Food Club shall adhere to the rules of the Food Club as set forth

hereinbelow. Any fees or charges noted herein may be amended from time to time by the Anand Vihar Club Owner at its sole discretion.

1. Each individual who participates in the Food Club shall be a Food Club Member.
2. All Food Club Members must spend a minimum of \$2,000 per year on food (the “**Minimum Spending Requirement**”). All food ordered by members, their Immediate Family Members, and their Guests shall be applied toward the Minimum Spending Requirement. The amount of \$2,000 shall be deposited with the Anand Vihar Club upon signing up as a Food Club Member. Once the Minimum Spending Requirement has been met, Food Club Members shall be required to reload their accounts throughout the remainder of the calendar year. The Anand Vihar Club’s fiscal year begins on January 1 and ends of December 31, so any amount that exceeds the Minimum Spending Requirement will not carry over to the following year. The Minimum Spending Requirement is set by the Anand Vihar Club Owner with the goal of providing a system that guarantees income on a consistent basis to offset the fixed costs of operating the dining facilities of the Anand Vihar Club and having dedicated kitchen and wait staff for the Anand Vihar Club. The Anand Vihar Club may offer varying levels of membership to the Food Club.

C. Fitness Center

The Fitness Center is a private facility comprising a portion of the Anand Vihar Club Facilities. Persons using exercise equipment do so entirely at their own risk. The Club Manager is responsible for the operation of the Fitness Center. The following rules apply to the Fitness Center:

1. Members must accompany guests at all times. Guests under age 12 are not permitted to use the Exercise Room. Guests 12 through 14 may observe only, 15 through 18 may use equipment under supervision.
2. Persons with known medical or physical conditions are advised to consult a physician prior to engaging in exercise activity.
3. Appropriate fitness apparel is required including upper body garments and proper footwear. Sandals, shower shoes and street shoes are not permitted.
4. During peak times (when persons are waiting to use equipment) the use of cardiovascular equipment is limited to 30 minutes.
5. Food and beverages are not permitted in the Fitness Center with the exception of sealed or capped water bottles.
6. Members and guests must wipe any and all equipment with disinfectant/antiseptic wipes as provided by the Anand Vihar Club following each use. Portable equipment must be returned to its proper location.

D. Swimming Pool and Spa

The Anand Vihar Club's swimming pool and spa are private facilities comprising a portion of the Anand Vihar Club Facilities. The following rules apply to the swimming pool and spa:

1. Use of the pool and spa are at the user's own risk as lifeguards are not provided. Flotation devices and a rescue hook are available for emergency purposes.
2. All persons are required to shower prior to entering the pool or spa to remove perspiration, body oils, suntan lotions, etc. Soap and shampoo shall not be used at the showers located on the pool deck.
3. Appropriate attire must be worn. **No cut-offs.**
4. Running, jumping, horseplay or diving into the pool or spa is not permitted.
5. The use of abusive or loud language will not be tolerated. Sound-producing equipment will not be permitted with the exception of Anand Vihar Club sponsored exercise classes and Anand Vihar Club events. Personal sound equipment may only be used with headphones.
6. Food may not be consumed at the pool or spa. A patio area with tables and chairs is available for this purpose. According to Florida Department of Health the four (4) foot wide unobstructed area around the pool water perimeter is considered a "wet deck area." Beverages may not be consumed in the pool, spa, or wet deck area. Beverages in other areas surrounding the pool and spa may be consumed, but only from a plastic, steel or aluminum container or can. No glass or sharp objects shall be permitted in the areas surrounding the pool and spa. Glass containers, chewing gum and alcoholic products are strictly prohibited in or around the pool and spa.
7. Members and their guests must dispose of all trash in the designated containers provided.
8. Any and all furniture located near the pool, spa, and patio area, including, without limitation, chairs, tables, and umbrellas, shall only be moved by the Club Manager and Anand Vihar Club staff.
9. Oversized inflatable or flotation devices are not permitted. Examples: automobile inner tubes, air mattresses, surfboards, floating chairs, etc.
10. During thunder and lightning storms or other inclement conditions, the Anand Vihar Club staff may close the pool and spa. All Members are responsible for assuring that they and their guests immediately exit the pool and spa if these conditions occur.
11. Owners or Occupants must accompany guests at all times. Children under the age of 12 must be with and under the supervision of an adult while in the water. Children who

are not toilet trained are not allowed in the pool. Children wearing diapers or “swimmies” are not permitted in the pool.

12. The Club Manager shall establish operating hours for the pool and spa, and the pool and spa may not be used, except for Anand Vihar Club or special events, outside of said hours of operation.
13. No persons under the age of 18 years of age will be permitted in the spa under any circumstances.
14. Persons having skin disease, sore or inflamed eyes, cold, nasal or ear discharges or any communicable disease will be excluded from the pool and spa. Persons having open blisters, cuts or skin abrasions are also excluded until such sores heal properly from using the pool and spa. No bandages of any kind are permitted.
15. Members may request to use a portable lift for the pool upon providing a minimum of 24 hours’ advance notice to the Club Manager.
16. Only the Club Manager and other authorized Anand Vihar Club staff shall be permitted to use the pool and spa cleaning/maintenance tools.
17. Any Owner, Occupant or guest failing to abide by these policies or other safety rules as posted will be asked to leave the pool and spa area. The Club Manager and other Anand Vihar Club staff have the final authority with respect to safety.

E. Bathrooms, Showers, and Steam Rooms

Bathrooms, showers, and steam rooms are provided for the use and enjoyment of residents and their guests. Personal items should not be left unattended or unsecured in the facilities. The Club Manager is responsible for the operation of the bathrooms, showers, and steam rooms. Only the Club Manager and other authorized Anand Vihar Club staff may adjust the control settings for the steam rooms.

F. Community Safety Rules:

1. All golf carts must be operated in the manner provided in the Declaration.
2. Persons walking on the streets of the community late at night or before dawn shall wear light colored clothing.

I. INTERPRETATION, ENFORCEMENT AND AMENDMENT OF CLUB RULES.

Interpretation and enforcement of these Club Rules and Regulations shall be vested solely in the Anand Vihar Club Owner whose determination in each case shall be binding upon the Members and their use of the Club and its facilities. These Club Rules and Regulations may be amended from time to time by the Anand Vihar Club Owner at its sole discretion.