



## **Residents Handbook**

**1900 Landings Boulevard  
Sarasota, FL 34231**

**[www.thelandingsofsarasota.com](http://www.thelandingsofsarasota.com)**

**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 ..... 941-861-6790
- ELECTRICITY: Florida Power and Light ..... 941-917-0708
- ANIMAL CONTROL (except alligators)..... 941-316-1081
- ALLIGATOR CONTROL (call Main Gate) ..... 941-922-5531

**AFTER CONTACTING ANY OF THE  
ABOVE, NOTIFY THE MAIN GATE ..... 941-922-5531**

Depending on the emergency and the availability of security personnel, a security officer may be either dispatched to the scene or fill a support role, *e.g.* escorting emergency vehicles. The resident should inform the security officer that 911 has been called.

**NON-EMERGENCY PHONE NUMBERS**

- SARASOTA COUNTY SHERIFF’S DEPT. .... 941-861-5800
- SARASOTA COUNTY FIRE DEPT. .... 941-951-4211
- MAIN GATE (Landings Blvd.)..... Tel: 922-5531
- ..... Fax: 941-923-0099
- LMA PROPERTY MANAGER – George Niel. .... 941-927-6464
- LANDINGS RACQUET CLUB..... 941-923-3886/7
- CABLE TELEVISION: Comcast Cable..... 941-925-8293
- TELEPHONE: Frontier Repair Service..... 1-855-418-9722
- WASTE MANAGEMENT: Non-emergency ..... 941-493-4100

# THE LANDINGS RESIDENTS HANDBOOK

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## Landings Residents Handbook

This handbook is published for residents of The Landings for informational purposes only.

This information is kept current on the Landings website. Information about the site may be found on page 3.

The contents of the directory and handbook are for the use of Landings residents only, and the use of this information by any other person or entity for any purpose is strictly prohibited.

This handbook does not confer any rights upon Landings residents nor does it impose any obligations on The Landings Management Association, Inc. (“LMA”), The Landings Racquet Club, Inc. (“LRC”) or The Landings Homeowners Association, Inc. (“LHA”). All rights of Landings residents and obligations of these and other Associations are set forth in their respective governing documents. If any statement in this handbook conflicts with, or is interpreted as conflicting with, any of the provisions of an Association document, the provisions of the respective document will control.

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. This assessment is due on January 1<sup>st</sup> of each year. The Property Manager sends a notice of assessment in November of the preceding year to each member listed on the membership roll at the member’s address of record. If a member wishes to use a separate address for such notices, written notification must be provided in advance to the Property Manager. **The member is responsible for paying the annual assessment on or before the due date even if a notice of assessment is not received. Payments that are over 15 days delinquent will be subject to a late charge of 5% and interest at the rate of 18% per annum from the due date to the date of payment.**

The following steps are taken in the event of failure to pay the assessment:

- On the 16<sup>th</sup> of January, a statement is mailed to owners whose assessment has not been paid advising them of the balance due, including interest charges, due by January 30<sup>th</sup>.
- On January 31<sup>st</sup>, a second statement will be mailed to any owner with a delinquent account indicating a late fee of 5% of the delinquent assessment, and again indicating the balance due and accrued interest. Notification will be included that legal action will be pursued if the debt is not paid by February 15<sup>th</sup>.
- On February 16<sup>th</sup>, a copy of a letter to our attorney of our intent to file a lien on the owner’s property will be sent certified mail to the owner, again giving the owner until February 28<sup>th</sup> to pay the outstanding debt, including the assessment balance, late fee, accrued interest, and mailing costs.
- If payment is not received in full before March 1<sup>st</sup>, our attorney will be instructed to provide notice of our intent to file a lien on the owner’s property. Pursuant to Florida Law, the notice will provide the owner 45 days to pay the outstanding debt, including the assessment balance, late fee, accrued interest, mailing costs, and any attorney’s fees.
- If payment in full is not received by our attorney in response to the notice of intent to lien demand letter, absent the existence of special circumstances as determined by the Finance Committee, our attorney will be instructed to file a lien on the owner’s property. The attorney’s office will notify the owner, in accordance with Florida law, that the lien has been filed. The outstanding assessment balance, plus late fee, interest, and attorney’s fees and costs will be the responsibility of the property owner.
- The Finance Committee may waive or modify the charging of the late fee and interest if extreme hardship is found. A resident has the right to appeal any such decision of the Finance Committee to the Board of Directors.

## **Landings Residents Handbook (cont'd)**

A separate assessment is also payable to the specific condominium or homeowners association to which the member belongs, in an amount and at the times prescribed by each 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. Owners are encouraged to attend. If an owner 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 Property Manager. The presiding officer of the meeting may specify time limits for such presentations.

A Notice and Agenda of the Board of Directors meeting is posted at the Main Gate three days prior to the meeting.

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

The Association's website.

**[www.thelandingsofsarasota.com](http://www.thelandingsofsarasota.com)**

is serves both as a promotion tool for families looking for a home in Sarasota and an information resource for residents of our community. The content of the site is created and maintained by our residents.

The residents' section of the site, accessed through the Resident Login button on the home page, makes available Landings information, including the resident directory, maps, Association information, and emergency notifications.

If you would like to contribute to the site or have questions, please email:

[insidethelandings@gmail.com](mailto:insidethelandings@gmail.com)

## **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, pleasant, and safe 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 at the 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 because 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.

### **LANDINGS SECURITY**

LMA provides Main Gate security services 24 hours a day, 7 days a week. It also provides “roving patrol” services on a varying schedule:

In addition to normal security duties, the roving patrol checks for garage doors left open overnight, locks up meeting rooms and gates at The Landings Racquet club and opens and closes the North and South vehicle entrance gates and the Eagles Nest Area gate.

For emergency situations, the Main Gate should be called AFTER calling 911.

The Main Gate may be called for non-emergency situations, *e.g.* when the issue involves:

- Violations of LMA rules and regulations,
- Suspicious persons or vehicles,
- Noise,
- Parking and roadway hazards,
- Safety concerns,
- LMA property damage,
- Wellness checks, or
- Lost and Found items.

### **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 an owner's approval.

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

### **ACCESS GATES/VEHICLE DECALS**

#### **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 the North or South Gates requires a vehicle decal affixed to the resident's vehicle. Decals are issued only to vehicles owned by an owner or long-term tenant of a property in The Landings. A resident who does not have a vehicle decal, 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.

Tenants of Landings properties are issued vehicle decals that expire on the last day of their lease term. It is the responsibility of the owner to notify the Main Gate in writing of a new lease expiration date.

#### **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 at the time of arrival. Invitees may exit only through the Main Gate.

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

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

The North Gate is closed between midnight and 7:00 AM.

The South Gate is closed between 12 PM and 7:00 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.

Residents may update their on-call list by logging into The Landings security web site. To exercise this option, e-mail

landings.security@gmail.com

You will receive usage instructions and temporary login information *via* return e-mail after access is authorized.

### **PHOTO IDENTIFICATION**

For all vehicles using non-resident access lane(s) at entrances to The Landings:

- If not personally known to the officer on duty, a government-issued driver's license will be required from the operator of every vehicle (either from the resident's Non-Call List or by specific "one time" authorization). The information on the identification will be compared to the information on the resident's profile.

If no license is provided, the vehicles will be turned away:

- Marked common carrier, emergency, state, county, and public utility vehicles are admitted without photo-id verification. Process servers may be admitted upon presentation of credentials.

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

- Taxis without an occupant must be previously authorized by a resident or by telephone contact to the resident upon arrival. A driver's license of the driver is required.
- Residents arriving by taxi or in a vehicle not eligible to enter through a resident lane must provide a photo-ID for admittance if not personally known to the officer on duty in addition to the requirement that the driver present a driver's license.
- Residents arriving in a vehicle not eligible to enter through a resident lane must provide a driver's license for admittance if not personally known to the officer on duty.

## **REAL ESTATE AGENTS**

Individual real estate agents with whom a residence has been listed for sale or lease may be placed on the non-call list by the resident. Agents not on a non-call list must be known to the officer or produce a business card or real estate license and provide a photo-ID. Public "Open Houses" are to be held on Sundays. "Multiple Listing Service" viewings for on-sale property may be held Thursday from 9:00 AM to 4:00 PM. Caravans for individual real estate companies are to be held on Monday, Tuesdays, Wednesday, or Fridays 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 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 an LMA Director. 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 and VIOLATIONS**

The speed limit is 20 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 the right side is blocked. Motor vehicles may be driven only on asphalt or otherwise paved surfaces. Vehicles may be parked only in designated asphalt or otherwise paved surfaces. 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. 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.

To address the safety of our residents from drivers who repeatedly violate posted speed limits and stop signs, the LMA has adopted the following policy:

- For a first violation, a written notification from the Property manager to the property owner detailing the event and citing Association policy that states if two violations occur within a three-month period, the vehicle's resident entry decal will be suspended for a 90-day period. For commercial vehicles, the organization will be notified that access to The Landings by that driver will be suspended. If the violation is more than 10 MPH over the posted speed limit, a Landings owner is required to acknowledge its receipt in writing or via email within 30 days or the Board shall impose an immediate 30-day suspension of resident lane entrance privileges.

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

- For a second violation, a written notification to the owner or organization citing the above policy will be sent stating that approving a 90-day suspension of the vehicle bar-code label or commercial driver's access will appear as an item on the next regular meeting of the LMA Board of Directors.

The following will be in effect:

- All violations will be verified by security personnel.
- the property manager will maintain a record of all violations; and,
- a second violation letter will be sent to reasonably arrive at least five days before the date of board meeting addressing the violation.

## **GOLF CARTS**

The use of golf carts on the roadways in The Landings is governed by the following regulations:

- The golf cart must be registered with the LMA, with the name, address, a picture of the golf cart, and proof of liability insurance. A registration form may be obtained from the Main Gate.
- A golf cart may be operated only during the hours between sunrise and sunset unless it is equipped with headlights, taillights, and turn signals.
- There must be a seat for all riders on the golf cart.
- The driver of the golf cart must be a licensed driver, or at least the age of 14 accompanied by a licensed driver.

Golf carts may not be operated in the Eagles Nest Area or on the Nature Trail.

A first violation will result in a warning letter; a second violation will result in a 30-day suspension of all the automobile bar-code label privileges of the owner; and each subsequent violation will result in a 90-day suspension of all bar-code label privileges.

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

Entry is allowed at any time.

### **C. HOLIDAYS**

With respect to vendor access, the following are considered holidays and no non-emergency vendor or delivery access is permitted:

New Year's Day  
Memorial Day  
Independence Day  
Labor Day  
Thanksgiving Day  
Christmas Day

### **D. DELIVERY HOURS**

Except as stated below, delivery hours are 8:00 AM to 5:00 PM Monday through Saturday, except holidays (see below). 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.

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

### **E. SERVICES**

Inside services, except in an emergency, are only permitted Monday through Saturday, 8:00 AM to 5:00 PM, except holidays. Routine pool service is considered an inside service. Inside work involving construction is to be done on weekdays between 8:00 AM and 5:00 PM, except holidays.

Emergency services comprise all utilities and repairs requiring immediate attention by plumbing, electrical or air conditioning contractors.

Exterior services are allowed Monday through Friday, 8:00 AM to 5:00 PM. Exterior services are not permitted on Saturday, Sunday, or holidays.

### **F. DELIVERIES and EXTERIOR SERVICES EXCEPTIONS**

Deliveries are permitted only between 8:00 AM and 5:00 PM weekdays and Saturdays.

Exterior services are allowed Monday through Friday, 8:00 AM to 5:00 PM. Exterior services are normally 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 with an approved exception.

An exception to these delivery and service rules will be allowed in hardship situations when approved by a board member of the association whose resident is requesting the exception AND the Main Gate is so notified in writing or via e-mail before 5:00PM the preceding day.

### **G. YARD SIGNS**

No service company yard signs are permitted except for a security service sign located no more than 20 feet from the residence.

## **CONSTRUCTION ACTIVITIES**

- A. Vehicles for construction activity will not be admitted until a condominium or homeowner association notifies the Main Gate that construction has been approved by that association. 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. Unless permission is granted by the LMA, construction vehicles may not enter the Landings prior to 8:00AM. If permission is granted for earlier entry, work may not begin before 8:00AM. Vehicles must exit by 5:00PM unless approved by an individual association director for an emergency. **No construction work may take place on weekends or holidays.**
- 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 to use another entrance. No deliveries or other vendor activities are permitted 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 North or South Gate for deliveries to certain portions of The Landings.

## **MAIN GATE SERVICES**

- A. Envelopes and small, nonperishable and non-valuable packages for or from resident's may be left at the Main Gate, provided the names and phone numbers of the sender and recipient are legibly shown on the package. Security personnel will determine whether an item conforms to these requirements. Residents will be notified by phone of items received for them. The Gate will notify the sender to come for any item not picked up within 72 hours.

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

- 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. Security personnel are not permitted to receive or hold keys for or from residents and are not permitted to perform services for hire for residents.

### **VEHICLE BAR CODES**

Resident vehicle access to The Landings is controlled using 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 complete a Bar-code label Request Form (available from the Main Gate) and submit the form with a check (no cash will be accepted) for \$5.00 for each label payable to LMA. New residents are exempt from this charge. Under no circumstances will bar code labels be issued to vehicles that do not belong to residents of The Landings.

Tenants of Landings properties are eligible for vehicle bar-code labels if their term of residence is longer than two months.

### **LMA FUNCTIONS**

The LMA occasionally has functions at which refreshments are served by other than the LMA itself. To equitably manage the process of granting permission for such refreshments, the following policy applies:

- An individual or group shall express their interest to the Property Manager.
- Permission will be granted on a first come basis, if the group or individual can demonstrate that they have the capability to perform acceptably.

### **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 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 always be under control. Residents are responsible for cleaning up and properly disposing of pet excrement.

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

### **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 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.

### **COMMON AREAS**

The LMA has several Common Areas that may be accessed, with restrictions, by Landings residents and their guests. Some of these areas are ecologically protected. No vehicles or bicycles are permitted, and pets must be on a leash and their waste picked up in all Common Areas. Fires, parties, and alcoholic beverages are not permitted. All trash must be removed upon leaving.

The Nature Trail is open for the enjoyment of residents, household members and invitees between sunrise and sunset only. Loitering in the parking areas near the Nature Trail entrance is not permitted.

The Eagles Nest Area is open 7:00AM to dusk only. Access may be limited for some periods due to County, State and Federal regulations related to the protection of eagles as an endangered species.

### **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, at the owner's expense.

### **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, 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. This exception 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. They are also required to adhere to the Sarasota County restrictions regarding fertilization and mowing of areas adjacent to a body of water. 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.

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

### **WILDLIFE**

The Landings is host to numerous species of wildlife, including raccoons, foxes, and possums. Residents are cautioned to avoid contact with wildlife animals and are prohibited from feeding them.

### **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 always be taken to keep clear of them. Generally, alligators over six feet in length pose a hazard and a trapper will be contacted to remove the animal. Notify the Main Gate of its presence and location.

### **POSTINGS**

Posting of announcements, notices, posters, flyers, For Sale signs or statements of political preferences is prohibited without the approval of an LMA director or president of the association on whose property the posting is to take place. However, the posting of an announcement of an Open House which shall take place on a specific date within specified hours to attract prospective purchasers of a property is permitted, provided such sign is removed immediately after the Open House hours.

### **SOLICITATION and TRESPASSING**

Solicitation is prohibited in The Landings by both vendors and residents. No Trespassing signs are posted at The Landings gates that provide the legal basis for the removal of such trespassers by law enforcement. Residents who become aware of solicitation or trespassing should report it by telephone to the Main Gate.

# Landings Racquet Club

The Landings Racquet Club, Inc. (“LRC”) is a not-for-profit corporation owned by its members. The membership is approximately 420 families.

## MEMBERSHIP

Membership in the Club is “attached” to the residence. All condominium residents in Landings South, including temporary residents under a lease, are automatically members of LRC.

Owners of Treehouse and Carriagehouse condominiums and homes in The Cloisters and The Landings Homeowners Association (Landings North) will be accepted into membership upon application and approval by the Board of Directors. Our optional memberships number approximately 100 families. Applications are available at the Pro Shop.

Optional membership in the LRC will pass automatically to the buyer of a residence the current owner of which is an optional member of the Club. However, if at the time of transfer of ownership of an optional member’s property, the successor owner relinquishes the right of membership by a release accepted by the LRC Board of Directors and the member concurrently notifies the Board of Directors of another unit or lot in Landings North owned by the member and eligible for optional membership, the member may retain the membership of such other residence. Buyers should contact the Pro Shop to request the Club’s form for recording the transfer of their membership. Questions pertaining to this subject should be addressed to the Club Manager. Renters of a condominium unit or a single home should also contact the Pro Shop, if the owner is a member of the Club, and provide the information necessary to allow the renter’s use of the membership for the term of the lease.

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. See Guests on page 13.

## FACILITIES & STAFF

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

The Club provides the services of qualified and experienced teaching professionals. It has several men's and women's teams of various age levels and ratings for inter-club play in the Sarasota area. The club also conducts round robins about once a month during the prime season that facilitate new members finding players at their level. The Club’s Social Program Committee regularly schedules holiday theme parties 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.

## MANAGEMENT

The Board consists of seven directors elected by the members for two-year staggered terms at an 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, usually on the third Tuesday at 1:30 PM in the Lakeside Clubhouse. Notices are posted, and members are encouraged to attend and participate.

The officers and directors (who are not compensated) are responsible for engaging the Club Manager and Tennis Director 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 and participation in the operations of the Club are encouraged.

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

### **INTERCLUB TEAMS**

If you qualify for the team in terms of gender, age, and/or skill level and you agree to commit the time required, you may join a team. Each member has one vote to determine the method by which lineups are determined, although 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 at the 3.0, 3.5 and 4.0 skill level, and men's 60's, 70's and 75's league. These teams are formed at the Club in any given calendar year based on member interest.

### **GUESTS**

In-house guests are guests that are temporarily residing in a member's Landings residence. Such guests must be registered by the member in the Pro Shop before the use of Club facilities. A Guest Registration Form is available in the Pro Shop or from the Landings web site – [www.insidethelandings.com](http://www.insidethelandings.com). Guest fees are waived for registered in-house guests.

Guest fees from November 1<sup>st</sup> through April 30<sup>th</sup> are \$10 per person for use of the tennis courts and \$5 per person otherwise. From May 1<sup>st</sup> through October 31<sup>st</sup>, the guest fee is \$5.00 per person for all access. Registered in-house guests pay no fees.

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

Guests other than in-house guests must be accompanied by a member while on Club premises

### **POSTED RULES**

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

### **NUISANCE**

No nuisance shall be committed upon 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. Guests are required to execute a form signifying their agreement.

### **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 on Club premises.

### **SMOKING**

Smoking is not permitted on the Club premises.

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

### **CELLULAR PHONES**

The use of cellular phones is prohibited in the Fitness Center and on the pool deck, except for medical emergencies and staff usage.

### **ADVERTISING**

Announcements, notices, posters, flyers, or brochures posted or placed anywhere on Club premises must meet the requirements of our rules limiting advertising and promotions. All such postings must be submitted to and approved by the Club Manager.

### **PETS**

Pets are permitted in the Pro Shop only, at the discretion of the Manager.

### **BICYCLES**

Bicycles must be parked properly in the bicycle rack area.

### **CLUBHOUSES**

The clubhouses are for use by 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 or fitness center.

Har-Tru, our tennis court surface material, must be cleaned from sneakers before entering the clubhouses or fitness center. The Club provides a shoe rinsing station at the end of the fitness center. Players are requested to not use the pool area entrance when leaving the courts.

After consuming food or drink on Club premises, users must clear all food, cups, plates, etc. and clean the tables used.

The clubhouses, the Lakeside Clubhouse and covered deck and the Fitness Center multi-purpose room may be reserved, when available, at no charge, for all Landings associations.

### **PRIVATE FUNCTIONS**

A facility may be reserved by a member for private functions.

The application forms, rates for rental of a facility and additional rules governing private functions are available in the Pro Shop. The following also apply:

- The member must be in attendance during the function.
- A clubhouse reservation does not include use of the tennis courts, pool/spa, or fitness center.
- 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 clubhouse equipment or as approved by the Club Manager.

### **FITNESS CENTER**

Shirts and shoes are required for use of the fitness equipment.

All persons under 16 years of age must be accompanied by an adult when using equipment in the Fitness Center.

Fitness Center hours are 5 AM–10 PM.

No food is permitted in the Fitness Center. Only beverages in spill-proof containers are permitted.

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

### **TENNIS**

#### **A. COURTESY**

Maximum courtesy is always to be observed . 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 or termination of Club membership.

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 waitlist can play.

Upon leaving the courts, players should use shoe cleaning equipment provided by the Club to remove Har-Tru and avoid tracking it through Club premises. It is especially important not to exit the court area through the swimming pool deck.

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

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

#### **C. PRIME TIME and PEAK TIME**

The following terms are used to govern guest play:

- Prime time is defined as 8:00AM to Noon from November through April.
- Peak time is defined as 9:30AM through 11:00AM from November through April.

#### **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.

Court reservation procedures vary by time of play and season and for the number of players on the court.

Reservations must be made by telephone. To make a doubles reservation, one player should call the Pro Shop (923-3886) at the times indicated below. A court reservation for singles play may be made any time one day in advance.

## LMA Rules & Regulations (cont'd)

Season	Play Time		
	9:30	8:00 & 11:00	Other Times
November 1 to April 30	7:50AM Two Days Prior  NO GUESTS  7:40AM to 12:00PM One Day Prior  ONE GUEST	7:40AM Two Days Prior  SAME NUMBER OF GUESTS AS MEMBERS  After 12:00PM One Day Prior  NO RESTRICTION	NO RESTRICTION
May 1 to October 31	7:50AM Two Days Prior  SAME NUMBER OF GUESTS AS MEMBERS  After 12:00PM One Day Prior  NO RESTRICTION	7:40AM Two Days Prior  SAME NUMBER OF GUESTS AS MEMBERS  After 12:00PM One Day Prior  NO RESTRICTION	NO RESTRICTION

Reservations for Peak Time when a guest is to play may only be made one day prior to the scheduled time. A court reservation for singles play may be made any time one day in advance.

If a member cannot play a scheduled reservation, the Club will attempt to fill a last-minute vacancy with a Club member before a guest may be substituted.

Because the telephone traffic reservation times is very heavy, please be sure that only one member of your party attempts to reserve the court.

Reservations should always be made, even for normally low-usage periods of the day as courts may not be available due to team play, special events or maintenance.

A member may make reservations for only one court. If multiple courts are desired, a separate member must reserve each court.

Reservations for the ball machine may be made one day prior to requested use.

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. NIGHT PLAY

Court lights can be turned on when needed and must be turned off by 9 PM. Note that the lights require 15 minutes to reach full brightness.

### F. GUEST PLAY

Guest names must be provided at the time of reserving a court and noting which, if any, are registered in-house guests. The following restrictions on guest play apply

- Only one guest per court may play in Peak Time and then only if substituting for an unavailable member where a member replacement cannot be found.
- Only two guests per court may play in Prime Time. There is no limit to the number of guests playing at other times.
- The member must be with their guest(s) for the period of play.

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

Additional guest play time may be available based on that day's court availability, subject to the discretion of the Club Manager.

### **G. CLINICS**

Signup sheets are available at the Pro Shop for all clinic reservations.

Reservations by Club members for cardio clinics may be made beginning at 8:00AM on the morning of the third Friday in a month for the following month. Reservations by non-members may be made beginning at 8:00AM two days later the following Sunday. The Club will maintain a waiting list for reservations.

Reservations for all clinics may be cancelled without penalty up to 48 hours before the scheduled start time of the clinic. If cancelled after that and the spot cannot be filled from the waiting list, the member will be charged for the clinic.

### **H. 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). Once a roster is finalized, everyone on it is a member of the team. When substitutes are needed for a match, the captain must look first to the roster and second to any other qualified LRC member on the substitute list.

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.

Any 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 present. If a team 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. Non-members are permitted on Women's teams, but non-members may be used only if no members are available.

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 Sunday: 7:30AM – 5:00PM

The Pro Shop is closed:

Christmas Day  
New Years Day

The Pro Shop may close earlier on holiday eves. These hours may be changed at the discretion of the Board of Directors.

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

### **SWIMMING POOL AND HOT TUB**

- Pool hours are Dawn to Dusk. Sarasota County regulations do not permit nighttime use of the swimming pool. Spa hours are 6am – 10pm .
- 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.
- No shoes of any kind are permitted in the pool or spa.

### **HOT TUB**

- Maximum bathing load: eight persons.
- Maximum water temperature: 104°.
- 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.