

Rules for Use of the Clubhouse Campus

The following rules govern the use of the Toscana Isles amenity center. The rules are intended for the protection and benefit of all residents and guests to ensure safe and sanitary operation of the Clubhouse, Pool, Pool deck and surrounding amenities, excluding the dog park (the “Clubhouse Campus”). Above all, people should treat each other with respect and consideration while using the Clubhouse Campus facilities.

Cooperation with these rules will encourage pleasant relaxation and recreation for everyone concerned. Parents and guardians, please explain these rules to your children and caution them to observe these rules and obey instructions related thereto. Any failure to comply with these rules shall be considered sufficient cause for the Association’s Management Company to suspend the right to use the Clubhouse Campus entirely.

Hours of Operation

- Tennis and Bocce - 5:00 am – 10:00 pm
- Pool - Dawn to Dusk
- Pool deck - 5:00 am – 10:00 pm
- Fire pit - 5:00 pm – 10:00 pm
- Clubhouse - 5:00 am – 12:00 am
- Fitness Center - 5:00 am – 12:00 am

Any person using the Clubhouse Campus does so at his/her own risk. Management and/or the Association does not assume responsibility for accidents or injuries in connection with such use.

The Management Company, the Association and its representatives have the authority, at all times, to maintain order at the Clubhouse Campus.

Pets are not permitted on the Clubhouse Campus.

No wheeled vehicles (e.g., skateboards, bicycles, rollerblades, scooters, etc.) are permitted on the pool deck or tennis courts at any time. Wheelchairs or ADA devices are permitted. A bike rack is located by the playground and bocce courts. Any damage caused by the use of wheeled vehicles on the tennis courts (especially from hard wheeled vehicles, e.g. skateboards, rollerblades, scooters, tricycles, etc.) by residents, visitors, or guests will be the responsibility of the Homeowner that is in responsible charge of these individuals; which may include the Homeowner needing to pay for resurfacing and line striping of the entire tennis court area.

Music and audio equipment, including radios, cell phones or other similar personal listening devices may only be used at a reasonable volume so as not to disturb others on the Clubhouse Campus. Content that is sexually explicit or obscene in nature is strictly prohibited from being played aloud within any HOA controlled facilities or common areas.

Smoking is prohibited on the Clubhouse Campus.

All trash must be deposited in trash receptacles.

All personal property (towels, pool toys, equipment eating and drinking utensils) must be removed from the Clubhouse Campus when the Person using the Clubhouse Campus leaves the area. The Association is not responsible for any items left at the Clubhouse Campus.

Footwear is required when going to and coming from the Clubhouse Campus.

Unless it is believed to be an emergency, no person should take it upon him/herself to attempt to enforce these rules. Persons observing what they believe to be a violation of these rules are asked to report the same to the Property Manager as soon as possible so Management can take appropriate action.

Only Management is permitted in filter rooms and/or equipment supply rooms.

Guest policy.

Guests must abide by the following criteria to utilize the Clubhouse Campus.

1. Day Guest – A day guest is someone that does not live at Toscana Isles and is not staying in the home while visiting the homeowner. Day Guests must be accompanied by a resident when utilizing the Clubhouse Campus. A maximum of 2 Day Guests are permitted on the Clubhouse Campus per resident household. In the event a home is owned by a corporation, invitees or non-resident members of the corporation shall be Day Guests.
2. Overnight Guests – An Overnight Guest is someone that does not reside in Toscana Isles, but is staying in a resident's home overnight. Overnight Guests are permitted to use the Clubhouse Campus, but must be registered with the Property Manager or designee.

To ensure the tennis courts are available for use by other residents and pursuant to Article 6.4 of the Declaration, any Guest use of the bocce, tennis and pickleball courts is limited to 1 hour per day per resident household if others are waiting.

Homeowners shall be held responsible for the conduct and behavior of their family members, Tenants and Guests. Violation of these rules and regulations are considered violations by the homeowner who may be subject to a fine in accordance with the Declaration and the policies established herein by the Association.

All rules under this policy apply to Guests.

There is no fee for Guests.

Pool Area Rules

Balls, rubber mats, and other pool personal floatation devices are permitted in the pool, but must be removed from pool when not in use.

No diving, jumping, running, boisterous or rough play or other unsafe conduct will be allowed at the Clubhouse Campus at any time. This includes, but is not limited to, the throwing of balls, splashing, or other activities when others are within close proximity of the activity and there is potential for said activity to impact the safety or enjoyment of others within the pool or Clubhouse Campus that are not actively participating in the activity.

No person may use the pool who is ill with a communicable disease transmissible by water, has had diarrhea within the last two weeks caused by an unknown source or from any communicable or fecal-borne disease or has any exposed sub-epidermal tissue, including open sores, blisters, cuts, or other lesions.

Diaper changing on the Clubhouse Campus shall be limited to restrooms and shall not be performed on the pool deck to avoid the risk of contamination of the pool.

Any child under three years old, any child not toilet trained, and anyone who lacks control of bowel movements shall wear a water-resistant swim diaper or waterproof swimwear. Swim diapers and waterproof swimwear shall have waist and leg openings fitted such that they are in contact with the waist or leg around the entire circumference.

A responsible adult must remain with small children in the Pool Area. Children under 16 years of age may not be left unattended on the Clubhouse Campus.

All Persons must wear appropriate swim wear.

Showering before entering the pool is required.

No glass containers of any sorts are allowed in the pool or on the pool deck. Drinks are permitted on the pool deck at tables and chairs; in paper, aluminum, styrofoam, plastic, or another non-breakable container.

Food or drink is not permitted in the pool.

Pool furniture is the property of the Association and shall not be removed from the pool deck.

Pool furniture is not to be used in the pool.

Pool furniture must be returned to its proper location after use.

All persons using the pool must dry off fully before entering the clubhouse building.

The pool may be closed at any time for the performance of maintenance or repair activities.

Fitness Center Rules

Children under 16 years old must be accompanied by an adult



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Venice, FL 34275
813-607-2220

Proper fitness attire must be worn including shirt and sneakers (close-toed shoes)

Report damaged or dangerous equipment to the Property Manager immediately

Use equipment properly for its' intended purpose and follow all directions for use

Wipe down equipment after each use

Return weights, dumbbells and all equipment to their designated places

Do not slam or drop weights

Limit cardio equipment use to 30 minutes if others are waiting

In case of emergency call 911

Clubhouse Campus suspension of rights.

Delinquency: Any Owner in arrears more than sixty (60) days with the monthly assessment (or their family member, Tenant or Guests) may be denied access to the Clubhouse Campus.