

PLACIDA HARBOUR CLUB

11000 PLACIDA ROAD, PLACIDA, FL 33946

MEMBERSHIP APPLICATION

Applicants must be a natural person

This application must be approved by the Condominium Representative prior to closing.

In order for the Board of Directors to expedite the consideration of our application for membership in the Placida Harbour Club, I/We represent that the following information is factual, and true, and are aware that any falsification or misrepresentation of the facts in this application will result in denial of this Membership. I/We consent that the Placida Harbour Club may make further inquiry that may include a complete background check including a credit and criminal history. This will be completed prior to this application being approved. **There is a \$150 non-refundable application fee required with this application. Please make the check payable to Grande Property Services, Inc.**

PLACIDA HARBOUR CONDOMINIUM, PLACIDA HARBOUR SECTION IX,
PLACIDA BEACH or PLACIDA POINTE HOA

SELLERS NAME _____

UNIT/LOT # _____ ADDRESS _____

CLOSING DATE _____ REALTY/AGENT _____

PURCHASER'S FULL NAME _____

IF PURCHASING IN AN LLC, CORP, ETC. ENTER NAME OF MANAGING DIRECTOR OR PRIMARY MEMBER

I understand I must designate a primary
member if purchasing in an LLC, Corp, etc.

BIRTH DATE _____

PHONE _____

EMAIL _____

NAME OF SPOUSE/OR OTHER OWNER _____

BIRTH DATE _____ PHONE _____

E-MAIL _____

VEHICLE	YEAR	LICENSE NO.	STATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

PETS (Please provide number, type and breed) _____

In addition to the owners listed above, please state the name and relationship of all other persons who will be occupying the home regularly.

NAME	RELATIONSHIP	VEHICLE (TYPE & PLATE #)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

For purpose of all written communications with the applicant/member, including notice of acceptance, invoices, notice of meetings, etc. (this would be your mailing address **AFTER** the purchase of the unit); please mail all such communications to the following address:

Street _____ Unit # _____

City _____ State _____ Zip Code _____

Membership in Placida Harbour Club shall become effective upon the recording of a Warranty Deed for a parcel in the Placida Harbour Condominiums, Placida Beach Condominiums and all lots in Placida Pointe HOA.

The undersigned certifies that they have received a copy of both the Placida Harbour Club, Inc. and Placida Harbour Condominium Association, Placida Harbour Section IX Condominium Association, Placida Beach Condominium Association or Placida Pointe Home Owners Association (whichever is applicable) Covenants and Restrictions, Rules and Regulations, Articles of Incorporation, and ByLaws, and agrees to abide by them.

I have read, understand, and agree to abide by the Rules and Regulations of the Placida Harbour Club (attached).

The undersigned also agrees to provide any further information that may be reasonably requested by the Board.

Date: _____

Applicant Signature

Date: _____

Applicant Signature

ACCEPTANCE OF MEMBERSHIP

THIS MEMBERSHIP APPLICATION SHALL NOT BE BINDING UPON THE CLUB UNTIL ACCEPTED BY A DULY AUTHORIZED OFFICER, AND THE ORIGINAL OR A COPY DELIVERED TO THE APPLICANT.

DATE: _____

Condo Association Representative

Condo Association Representative Title

Condo Association Name



RULES AND REGULATIONS

The purpose of these Rules and Regulations is to promote the comfort, welfare, and safety of Members, Temporary Members, and Guests of Members of the Placida Harbour Club (PHC). These rules have been established by the Board of Directors of Placida Harbour Club, Inc. operator of the Club Amenities and may be changed from time-to-time by further Board action. Pursuant to Article XI of the Club By-Laws, the rights of Members, Temporary Members, and Guests of Members to use Club Amenities may be suspended for violations of these Rules and Regulations.

I. DEFINITIONS:

- A. *Corporation:* Where the word corporation is used in these Rules and Regulations, it refers to Placida Harbour Club, Inc.
- B. *Member:* Member shall be a person or persons holding Membership in the club, as defined in Article IV, Section A, of the By-Laws.
- C. *Temporary Members:* A Temporary Member is a person or persons renting property for one month or more in one of the Club's constituent communities.
- D. *Short-Term Renters* are those renting for less than one month.
- E. *Guest:* Guest means any person visiting, on a temporary basis, a member or temporary member. Guests include the family of a Member or Temporary Member. For the purposes of these rules, "family" of a Member or Temporary Member includes their respective spouses, lineal descendants, parents or grandparents and their respective spouses. Temporary with respect to a Guest means a visit of no longer than 30 days in any calendar year.
- F. *Main Clubhouse:* The separate two-story facility, including pool and hot tub located on the mainland.
- G. *Cabana Pool and Clubhouse:* The freestanding building and pool located on the mainland between Building Nos. 15-17.
- H. *Island Pool and Clubhouse:* Freestanding building, pool and facilities owned by PHC on Little Gasparilla Island.
- I. *Amenities:* Main Clubhouse and pool, cabana pool and clubhouse, island pool and clubhouse, tennis/pickleball courts, ferryboat, boat basin with docks.

J. *Unit*: Unit refers to a parcel as defined in Article IV, Section A.

II. ACCESS CONTROL:

- A. Club Members are responsible for giving access to the PHC property and amenities to their Temporary Members, Guests, Vendors and Contractors. Members should provide access to the front entrance gates through the PHC “Envera” Access Control system.
- B. Contractors may work on Club property from 8:00am to 5:00pm, Monday through Friday, except for Holidays. The Club Manager or Board of Director’s may allow for a case-by-case exception to this rule. If unit entry is required to an unoccupied unit, owner must contact management providing date/time vendor will be on property to service unit.

III. CLUB AMENITIES:

- A. Club Amenities include all property and improvements used by the Club in furtherance of the Club for the benefit of its Members. Rules regarding the use of each of the Club’s amenities are posted in the respective areas and must be observed by all users of the amenities. Members have magnetic key access to all Club Amenities between the hours of 5:00am and 10:00pm.
- B. Hours of operation of the Main and Beach Clubhouse facilities are 5:00am until 10:00pm. Hours for usage of the tennis/pickleball courts are as follows:
 - May 1 through September 30: 7:30am to 9:00pm
 - October 1 through April 30: 8:00am to 9:00pm
- C. Club Amenities are for the use of Members, Temporary Members, and Guests. Children under 14 may not use the Club Amenities, including swimming pools, unless accompanied by an adult member. Members, Temporary Members, and Guests are responsible for assuring that their children and guests know and follow Club Rules. Owners of unimproved lots in the Placida Pointe Homeowners Association are limited to two memberships in the Placida Harbour Club. Only these two members and their immediate family members may use the amenities.
- D. Short-Term Renters must agree to the Club’s published “Rules for Short-Term Renters at Placida Beach” in order to be granted access to the PHC properties. Owners or Rental Agents shall ensure that their renters acknowledge their receipt of all applicable Rules and/or Regulations.
- E. Persons using Club Amenities shall be attired properly. Bathing attire is appropriate only at the pools, hot tub, beach and on boats. Appropriate cover-

ups should be worn over bathing attire when outside of the pool areas, beach or docks. For safety reasons, Members are advised to wear appropriate footwear.

- F. Persons wearing beach or swimming attire are not permitted in the Main Clubhouse except in the small kitchen, washrooms off the small kitchen, or the sauna area.
- G. Persons using Club Amenities will make sure they clean-up after themselves. This includes placing trash in designated containers and returning furniture to its original location.
- H. Persons using the Club Amenities are encouraged to be responsible on the use of alcoholic beverages. NO GLASS CONTAINERS ARE ALLOWED ON POOL OR HOT TUB DECK AREA.
- I. Any private gatherings of more than 10 people at any of the Clubhouse's require a reservation with the Club Manager. Clubhouse Reservation Forms including Rules and Regulations regarding parties can be obtained at the Management Office. A cleaning and damage deposit (amount based on the size of the party) is required at the time of reservation. It will be refunded if there is no damage or extra cleaning required.
- J. No signs of any kind shall be permitted on any Club property, unless authorized by Club Board of Directors.

IV. TEMPORARY MEMBERS (RENTERS):

- A. All Temporary Members (Renters) and their families shall be registered at the office of the Club by name, age (minors only), unit being rented and the period of lease.
- B. Members shall be responsible to the Club for the conduct of the Temporary Member and their Guests occupying the Member's unit. Owners may not use the property/amenities when they have temporary members (renters) in their units. Additionally, Members or their rental agent shall advise all Temporary Members (renters) of the Club's Rules and Regulations.
- C. Temporary Members (renters) who fail to comply with these Rules and Regulations may be barred from use of the Club Amenities by the Club Manager.

V. GUESTS:

- A. All Guests and their families must be registered at the office of the Club if the Members are not in residence at the same time. Members are responsible for ensuring their guests have access to the property.

- B. All Members are responsible for the conduct of their guests and their families for advising them of the Club's Rules and Regulations.
- C. Guests who fail to comply with these Rules and Regulations may be barred from use of the Club Amenities by the Club Manager.

VI. PLACIDA HARBOUR FERRY:

- A. The Placida Harbour Ferry is operated by the Club for the convenience of Members, Guests, and Temporary Members. The hours of operation of the Ferry are subject to ruling by the Board of Directors on a season-by-season basis.
- B. The ferry service, operated by the Placida Harbour Club, Inc., is intended to be available for providing access to various Club Amenities and Placida Beach Condominium Association. Use of the ferry service for other purposes, constitutes excessive use and could cause undue burden and hardship to the Club and its Members. Therefore, use of the ferry service shall be limited to Members, Guests (as defined herein), Temporary Members, who are than occupying a parcel as defined in Article IV, Section A of the Amended and Restated By-Laws of the Placida Harbour Club. In the event a parcel is not occupied, only up to two (2) Members shall be permitted to use the ferry service except as hereafter provided. For purposes of this Rule, vacant lots in Placida Pointe which is included as "parcels" pursuant to the Amended and Restated By-Laws shall be deemed unoccupied parcels.

"Authorized persons shall be required to display at all times while using the ferry, their white card which is issued to Members, Guests and Temporary Members for use during such times as such persons meet the occupancy requirements set out above in this same Section (B). Two permanent cards shall be issued to each Member for use when such persons are occupying a parcel. When a family is using the ferry, at least one person in the family must display a white member card."

- C. The Ferry Captain needs to be contacted in advance for transportation of items other than luggage and carts. This includes vendors who will be working on the Island for Club/Owners. The Captain will then take into consideration, weather, time of season, size of the item as well as anything else which might affect the ferry operations before making his/her decision regarding transportation of item(s). The Ferry Captain's decision is final.
- D. The ferry boat is a Coast Guard approved 22-passenger vessel (including the Captain). Should there be more than 22 passengers or too much luggage for any one run, the Ferry Captain is authorized to make more than one trip. However, persons take priority over luggage. The Captain has the authority to

instruct someone to stay behind for a second trip if they have too much luggage.

- E. All Members are reminded that at all times, the Captain has the ultimate authority to determine activities involving the Ferry Boat.

VII. PETS:

- A. Pets shall always be leashed while on Club property.
- B. Members shall be responsible for cleaning up after their pets.
- C. Pets shall not be allowed in the Clubhouse or the swimming pool areas.
- D. Temporary Members (renters) and Guests/family are not allowed to have pets on Club property.
- E. Dogs traveling on the Ferry Boat must be leashed and restrained by the Member and muzzled if necessary.
- F. Aggressive breeds, defined as Dobermans, Pit Bulls, Chows, Rottweilers, German Shepherds and Akitas, are not permitted on Club property, regardless of ownership.

VIII. VEHICLES AND TRAFFIC:

- A. Stop signs at entrance to property are to insure your safety. Please stop for incoming traffic.
- B. The speed limit for all vehicles on the Club right-of-way is 15 MPH.
- C. Pedestrians and bicycles shall have the right-of-way over all other vehicles.
- D. Only passenger vehicles, golf carts, and service/delivery vehicles, shall be allowed on the Club property. No RVs, commercial vehicles, motorcycles, mini-bikes, motor scooters, go-carts or gas-powered golf carts are allowed to be driven or parked on Club property. The Board of Directors may give approval to Members for specific vehicles on a case-by-case basis.
- E. Bicycles, golf carts, skateboards, roller blades, or any other similar conveyances (except maintenance vehicles) shall not be ridden on sidewalks, in the pool areas, or on the shell path along seawalls.
- F. Vehicles will be parked only in areas provided for the purpose. Vehicles shall not be driven outside the designated rights-of-way. Parking of any vehicle on the grass is prohibited.

G. No trailers or boats on trailers may be parked on Club property.

IX. DOCKS AND BOAT BASIN:

- A. The docks at Placida Harbour Basin and Placida Beach are governed by a separate set of rules and regulations by which Members, Temporary Members, and Guests must abide. These rules and regulations are available on the PHC website or at the Management Office.
- B. The Placida Harbour Basin and Basin Entrance Channel is a NO WAKE zone. All Members, Temporary Members (renters) and Guests are required to observe the NO WAKE rule.
- C. There shall be no boat fueling by slip leaseholders or temporary leaseholders at the docks.
- D. In compliance with the Club's Submerged Land Lease with the State of Florida, NO VESSEL LONGER THAN 22 FEET MAY BE DOCKED AT THE SLIPS ON THE ISLAND.

X. REAL ESTATE AGREEMENT

A. Owners

- 1. Owners shall register their Listing Agents with the Management Office. The Management Office will provide PHC "Envera" Access within one day of notification (excluding weekends).
- 2. Owners shall provide all access to Club property, amenities and units either in person or via their Listing Agent.
- 3. It is the responsibility of the Owner to ensure their visitors understand Club Rules and Regulations for parking and access to amenities.
- 4. If a Club Member supplies their Club Amenity Access Card to a real estate agent, the Club Member remains responsible for usage of such card.

B. Agents

- 1. Realtors/buyers will be provided access to the Club property through the North gate by the Property Owner through the PHC Envera Gate System.
- 2. Realtors/buyers wishing to access Club amenities must make arrangements with the Property Owner or Owner's Listing Agent.

3. No buyers will be provided access to the Club amenities without an escort of a listing agent or the property owner.

C. Community Receptions

1. The Placida Harbour Club allows for two Community Receptions per year (one in-season and one off-season). This will allow all listing agents to showcase the Club Amenities to other Real Estate Agents and prospective buyers. Prior to the scheduling of these receptions, the PHC Board of Directors shall approve the date/time, location and invitation list.
2. Sponsorship of the Community Receptions shall be rotated between brokerages with current listings at Placida Harbour, Placida Beach or Placida Pointe, and all other brokers/agents with active listings shall be encouraged to participate. The PHC Board will approve all sponsorships.

D. Other

1. In an effort to limit disruption on the property, Club Members or Listing Agents may not provide access to groups of agents (larger than three) at any one time except during an approved Community Reception.
2. Caravans (three or more vehicles) of realtors/buyers will not be permitted except during an approved Community Reception.

XI. ENFORCEMENT:

- A. Placida Harbour Club Board of Directors and the Club Manager will be responsible for the enforcement of the Rules and Regulations.
- B. If a Member, Temporary Member or Guest observes a situation which they feel is a violation of Club Rules and Regulations, they should report it to the Club Management or the Board of Directors.
- C. If a Member, Temporary Member or Guest is in violation of these Rules and Regulations, the Board of Directors has the authority to impose a fine or suspend Club privileges pursuant to Article XI of the By-Laws.

XII. IMPORTANT TELEPHONE NUMBERS:

CLUB MANAGER: 941-697-4500

FERRY CAPTAIN: 941-662-1218

CHARLOTTE COUNTY SHERIFF'S DEPARTMENT: 941-475-9005 OR 9-1-1

Revised by the Club Board of Directors and effective on January 23, 2020. This document supersedes all previously published Club Rules and Regulations.