



DWO Guidelines, Rules, and Regulations Recommendations/Changes

Community Guidelines Committee

Mar 8, 2022



Outline

- History of the Guidelines
- Goals
- Process
- Summary of Recommended Changes
- Reference Documents

History

- Original document October 17, 2011, created by the Declarant (Pulte)
- Update to the document in March 2018 by Declarant board
- Rules Committee was chartered in 2020; initially asked to look at pool rules and hours (no recommendation was made)
- Community Guidelines Committee was chartered in 2021 by the first Resident Board and asked to review the DWO Guidelines

Goals

- Remove references to the Declarant
- Consolidate information & remove redundancy
- Use consistent language and terminology (Appendix A – Definitions)
- Make recommendations for changes
- Ensure that the proposed recommendation reflect the community's perspective and understanding of resident's rights and responsibilities.

Process

- Review section by section of the document
- Research FL and County laws for compliance and understanding
- Obtain interim feedback from community (pool survey)
- Share document with community for feedback
- Recommendation to the Board for approval

Major Recommended Changes

- Added section for General Rules (section 4.0)
- Consolidated information related to Guests (section 5.0)
- Codified rules which are included on signs within the community
- Updated rules regarding golf carts and the golf cart path
- Updated rules regarding the pools/spas and hours
- Modified and/or clarified rules regarding amenity use by guests under 19, with some additional restrictions for guests under 16
- Added rules for amenities which were not previously included

Guests

- General Rules
 - Conduct of guests is responsibility of sponsoring member
 - Guests must register at the front desk by providing an ID and signing a Release of Liability form (valid for 1 year)
 - Only residents may bring guests
- Guests under 19
 - Must be accompanied by an adult 19 or older inside the clubhouse or utilizing any amenity
 - Further restrictions for pool use hours
- Guests under 16 (additional restrictions)
 - Not allowed in amenities: Gym, Aerobics room, Billiards, Outdoor Spa

Major Changes

- Pets not allowed in playground or conservation areas
- No wet/dripping bathing suits in clubhouse (other than locker room)
- E-cigarettes added to smoking rules
- Updated golf cart rules – eligibility of drivers, cannot sit on lap of driver, no pets beside a moving golf cart
- Specific temperatures for pools removed
- Guests under 19 not allowed in indoor spa; Guests under 16 not allowed in outdoor spa
- Prohibition of pet waste in waterways and other resident's trash cans

New Guidelines (not previously addressed)

- Access to common areas after hours
- Landscaping, Artifacts, Plantings in common areas
- Parking in common areas
- Signs in common areas
- Golf Cart path
- Pool
 - Water volleyball and water aerobic designated hours
 - No pulling or leaning against the water volleyball net
- La Tapenade Tavern rules
- Sports courts – general rules for no climbing, pulling, sitting on nets
- Shuffleboard amenity added
- Glossary of terms defined
- Reference to all HOA Policies added

Pool Rule Changes - RECOMMENDED

- Clarified nighttime swimming (currently prohibited)
- Guests under 19 require adult supervision (previously under 16)
- Specific temperatures for pools was removed
- Request for individuals to return pool furniture to original position
- Guests under 19 are permitted in the *outdoor pool* during designated hours
- Guests under 16 not permitted in outdoor spa
- Guests under 19 not permitted in indoor pool (** *restriction may be lifted by management based on weather or other conditions*)
- Guests under 19 not permitted in indoor spa

References

- Florida Statute 720
- Florida Statute 316
- Code of Ordinances Polk County, Florida
- Florida Administrative Code, Chapter 64E-9
- Housing for Older Persons Act of 1995
- Del Webb Orlando governing documents
- Del Webb Orlando committees to include: La Tapenade Tavern Committee; Chartered Club Advisory Committee; Safety, Security, & Health Advisory Committee; Communications Advisory Committee
- Del Web Orlando HOA Board of Directors and residents
- Research from other 55+ communities in Florida