



## Rules & Regulations

### Cedars Tennis Resort & Club

645 Cedars Court | Longboat Key  
[www.CedarsTennisResort.com](http://www.CedarsTennisResort.com)



# INTRODUCTION

Thank you for your support in making our Cedars Tennis Resort & Club facility the premier tennis facility and community on the island of Longboat Key.

Please review the following Club Rules and Regulations. These Rules and Regulations are designed to serve as a Club standard for any Member, Association Member, guest or prospective Member while on our Cedars East property. These Rules & Regulations have been established to provide safe and secure environment for Cedars Tennis Club and Association Members, their guests and tenants, as further described in this document. In the interest of all, Club Management reserves the right to refuse access to facilities and/or event access to anyone who does not follow these standards.

We welcome your input regarding programs that can continue to improve Cedars East for years to come.

Sincerely,

**Your Cedars Team**

# GENERAL CLUB RULES

- Membership runs from October 1<sup>st</sup> - September 30<sup>th</sup> annually.
- Clubhouse facilities and amenities may be used by Association Members, Members and their guests based on membership type (registration fees may apply).
- Members and their guests are expected to display appropriate and considerate conduct while using all Cedars facilities.
- The Club reserves the right to refuse access to any portion of our facilities and/or limit access to any individual who is in violation of our Club Rules and Regulations.
- Club facilities are available for use during posted hours of operation.
- Areas of the Club may be closed for scheduled and/or unscheduled maintenance and repairs as necessary and required.
- The Club reserves the right to close the courts and clubhouse for promotional events and tournaments.
- All food and beverage consumed on the Club facilities must be furnished by the Club unless otherwise permitted.
- Complaints or suggestions regarding any aspect of the Club should be in writing, signed by the Member and addressed to the Club Manager.
- The Club shall not be responsible for any loss or damage to personal property used or stored onsite.
- Club property lost or destroyed by a Member or their guest must be paid for in full by the responsible person.
- Any person under the age of fourteen (14) must be accompanied by an adult at all times except while participating in approved tennis programs.
- Owner and guest occupancy will be limited to six (6) people total per unit, per visit.
- Only Members of the Association (Cedars Owners) and their guests may use Club facilities available to Owners. Unit renters and tenants are not considered Owner guests. In order for renters or tenants to have the same access as Owners, an Amenity Package must be purchased, or renters / tenants must pay the registration fee and sign the Waiver of Liability.
- All-inclusive membership and amenity package privileges transfer to renters, Owner guests and annual tenants. Please ensure they are informed of these Rules and Regulations. Copies of these Rules and Regulations are also available on our website [www.CedarsTennisResort.com](http://www.CedarsTennisResort.com) and at the Pro Shop.

## Court Policies & Tennis Etiquette

- USTA Rules of Tennis shall apply at all times, except when in conflict with the local rules and/or with any of the rules herein.
- Tennis courts are for use only by Tennis Members.
- Courts are available by reservation only during posted hours of operation.
- Certain membership types allow preferred court times - see Pro Shop for details.
- Court reservations can be made by members up to 7-days in advance online or in the Pro Shop. All players names must be entered at registration.
- Players who fail to cancel their reservation more than three (3) times will lose court privileges and Management reserves the right to charge cancellation fees.
- All Members and their guests must check-in at the Pro Shop prior to their scheduled court time.
- Courts are for tennis use only.
- Be considerate of the group playing before you by allowing them to finish their point before entering your assigned court.
- Proper tennis footwear is required.
- Proper athletic clothing is required. Upper body clothing must cover the full torso.
- No food or beverage other than water and approved sports drinks in a non-breakable container are permitted in designated areas of the Tennis Courts.
- Drugs, vape and/or tobacco products are not permitted on or near the tennis courts, the clubhouse and the pool area. Alcoholic drinks brought from outside of the Club are not allowed.
- Pets are strictly prohibited on or near the tennis courts, clubhouse and pool area.
- Tennis Courts may not be used for private or commercial purposes, individual and/or team coaching and practices and/or private lessons unless such activity has been approved by Club Management.
- Guide dogs and service animals are permitted.

## Club Tennis Program

- The Club offers an array of programming customized to suit the needs of all players.
- The Director of Tennis is available onsite for daily instruction - appointments are required.
- Morning clinics are available (weather permitting).
- Mini Camps, Round Robins, private and semi-private lessons, social events, team practice and leagues are also available.

# CLUB RULES & REGULATIONS

## Pool Area

- NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK - NO DIVING.
- Pool Membership allows use of the pool and outside bathroom facilities during regularly scheduled operating hours.
- Owners and their guests must register in the Pro Shop. This registration is required only once. Entry fobs will be provided. Annual tenants and renters can enter the pool area with proper registration and paid fees. Registrations can be done in advance using the Club's website [www.CedarsTennisResort.com](http://www.CedarsTennisResort.com). Photo ID for all registrants over eighteen (18) is required. Entry fobs for tenants will be provided at the Pro Shop to access any area to which they are entitled to and after Waiver of Liability has been signed.
- State law requires showering prior to entering the pool.
- Bathing capacity is (41) people at any given time.
- Proper swimming attire is required.
- No food or drink is permitted within four (4) feet of the pool.
- No glass containers are permitted on the pool deck.
- No running or excessive noise is permitted.
- No balls or rafts are allowed in the pool; only swim aids may be attached to the swimmer.
- The pool and pool area may be cleared of all persons during inclement weather.
- Swimming may not be allowed as deemed necessary by Club Management.
- The pool and pool area will be closed for cleaning every Monday from 9 AM - 11 AM and every Friday from 9 AM - 12 PM. Notices will be posted in the Pro Shop when maintenance closures are necessary.
- Please be considerate of lap swimmers.
- Please use a towel on the chairs prior to sitting down.
- Abusive, offensive or profane language is not permitted.
- Swimmers are not permitted in the pool while wearing bandages or suffering from infections, communicable diseases, colds, nasal and/or ear discharges.
- Diaper-aged children must wear swim diapers or training pants. Disposable diapers are prohibited. Changing stations are available in the pool bathrooms.

- Personal media devices are permitted only when utilized with headphones. Headphones are not provided.
- Swim towels are available for those with proper registration or membership fee paid in the Pro Shop during business hours. Please place used towels in the designated bins. If towels are removed from the premises, a charge will be implemented.
- Pool umbrellas are available on a first-come, first-served basis during business hours. Please ask attendant at the Pro Shop for details. If umbrellas are removed from the premises, a charge will be implemented.

## Fitness Center

- Use of the Fitness Center is for those with proper registration or membership fee paid.
- All Members must register in the Pro Shop prior to initial use of the fitness center. Entry fobs will be provided.
- Prior to initial use of the fitness center, all Members must sign a release waiver.
- Use the fitness center at your own risk. The Club is not responsible for any injuries due to activities carried on in the fitness center.
- All concerns, equipment malfunctions and maintenance needs should be reported to the Pro Shop staff immediately.
- Towels are available in the fitness center during business hours. Please place used towels in the designated bins. If towels are removed from the premises, a charge will be implemented.
- Lockers are available for daily use by Club Members only. Members must register in the Pro Shop prior to locker use. Nothing can be left in lockers overnight. The Club may access lockers as deemed necessary by Management.
- Personal belongings should be properly stored in the locker room and are not permitted on the fitness center floor.
- The Club is not responsible for any loss or damage to private property used and/or stored in the fitness center or lockers.
- All fitness equipment must be returned to its original location after use.
- Equipment must be wiped down and any machines must be sanitized after each use with the sanitizers provided in the fitness center.
- Talking on cell phones in the fitness center is not permitted.

- Personal music devices are permitted if used with headphones and played at a volume that does not disturb others. Headphones are not provided.
- The Club TV's should be at a volume that does not disturb others as determined by management
- Smoking, eating and/or consumption of alcohol are not permitted in the fitness center.
- Water and/or approved sports drinks must be contained in non-breakable and spill-proof containers.
- Proper athletic attire is required; upper Body clothing must cover the entire torso. Flip-flops or sandals are not permitted in the fitness center.

## Guest Policy

- All guests (Owner guests and Member guests), renters and tenants are required to register at the Pro Shop upon arrival at the Club, unless previously registered at the Pro Shop or registered online via our registration portal. Guests over eighteen (18) will be required to show a valid photo ID.
- Guests, renters and tenants will be entitled to use the Club Facilities in accordance with their membership, amenity packages, registration or guest fees paid as required and Waiver of Liability signed.
- Registered Member guests may use the tennis courts three (3) times per calendar month when accompanied by a sponsoring Member, but no more than 15 times per calendar year or Membership will be required.

## Parking Standards

- Parking is not permitted in the Club entrance circle at any time.
- Handicap parking is provided in the parking lot.

## Club Amenities

Please check the Pro Shop for variety of amenities and refer to Cedars Tennis Facility Membership Options sheet for pricing.



## Amenity Package

Amenity packages are available for purchase by Cedars Owners, their guests, renters or tenants for a fee; see the Pro Shop for details. Tennis is not available with any Amenity Package. Renters and tenants must pay a registration fee to use the Club's facility; see Pro Shop for details.

## Initiation Fees

- All Inclusive Membership - Unit Owners - \$5,000
  - Membership privileges transfers to guests, renters and tenants.
  - Membership privileges transfer with the sale of unit including initiation fee as long as the Membership is active and in good standing. Initiation fee is forfeited if membership dues are past due by 30 days or more.
- All Inclusive Membership - Family (Non-Cedars Owners) - \$5,000
  - Membership privileges transfer to renters, guests and tenants.
  - Membership privileges do NOT transfer with the sale of unit nor does the initiation fee. Initiation fee is forfeited if membership dues are past due by 30 days or more.
- All Inclusive Membership - Single (Non-Cedars Owners) - \$2,500
  - Membership privileges do NOT transfer to renters, guests and tenants.
  - Membership privileges do NOT transfer with the sale of unit.

## Members Center

- Access to the Members Center will be dependent on membership type.
- No one under the age of eighteen (18) is permitted in the Members Center unless accompanied by a Member presenting proper ID.
- The Members Center may be reserved for social and private events with written approval by Club Management and is based on availability.

## Bicycle Use

- Bicycles are available on a first-come, first-served basis from 8:30 AM to 4:30 PM daily.

- Access to bicycles will be dependent on membership type, amenity package or paid registration fee.
- Any person requesting bicycle use must complete a release waiver.
- Bicycles are not available for overnight use. An unreturned bike fee will be charged for any bicycle not returned by 4:30 PM.
- A credit card will be required for bicycle use.
- Consumption of alcohol is prohibited while operating the Club bicycles.
- Anyone under the age of fourteen (14) must be accompanied by an adult.
- Child-sized bicycles are not available.
- Under Florida Law, a bicycle rider or passenger that is under sixteen (16) years of age MUST wear a bicycle helmet.
- Helmets are offered at our Pro Shop (based on availability).
- The Club does not provide bicycle locks.
- If a bicycle is lost, stolen or damaged the party registered for bike use will be held financially responsible.

## Ball Machine

- Ball machine Memberships are available in the Pro Shop.
- Ball machines are available to Members presenting proper Membership on a first-come, first-served basis.
- The ball machine is for use on Court 2 only.
- The ball machine cannot be used during prime time unless the designated court is available.
- At completion of your reservation, pick-up all balls and return into the machine. Then unplug, return ball machine to the storage location, and return the remote to the Pro Shop.

## Private Events and Meeting Space

- Certain portions of Cedars Tennis Resort & Club facilities may be available and/or closed for private or social events throughout the year.
- While every attempt will be made to notify Members of facility closures, Club Management reserves the right to close facilities as deemed necessary.

- The Club encourages the use of Club facilities by Members for private events, provided it does not interfere with the normal operation of The Club and/or with the services regularly available to Members.
- Private events must be approved in writing by Club Management.
- All attendees of private events are required to follow the Club Rules and Regulations.
- Meeting spaces must be reserved in advance. Reservations are based on availability. Charges may apply for food, beverages or other services provided by the Club; see the Pro Shop for details.

## Miscellaneous

- Fob entry system for various access points may be assigned to users of the Club. If fobs are lost, replacement fobs will be issued for a fee.
- Entrances and public areas are protected by video security. Tampering with gates or access points is not permitted and will result in fees and possible revocation of your rights to use the Club facilities.
- Using a fob to gain entry for an unauthorized person or persons could result in fob deactivation. Fines may be imposed for misuse of fobs.
- A refundable deposit payment of \$25 per fob will be required in order for the Club to issue one.

# CONTACT INFORMATION

**Cedars Tennis Resort & Club**

**645 Cedars Court | Longboat Key, FL | 34228**

**Club Manager:** (941) 444-4131  
**Pro Shop:** (941) 444-4133  
**Rentals:** (941) 444-4132  
**Website:** [www.CedarsTennisResort.com](http://www.CedarsTennisResort.com)  
**Email:** [proshop@rvaf1.com](mailto:proshop@rvaf1.com)  
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