



PALMIRA MASTER

HOMEOWNERS ASSOCIATION

Palmira Golf and Country Club

NEW HOMEOWNERS

WELCOME PACKET

May 2026

Welcome Letter from Master Homeowner's Association President, Mark Gruninger

First of all, as President of the Palmira Master Homeowners Association, I would like to offer you a very warm welcome to Palmira as one of our 821 homeowners. If you are a new resident of Southwest Florida, I am sure you will have fun taking advantage of our climate and many sun-filled activities.

As a long-time owner in Palmira, I know you will enjoy the lifestyle that is available within our community.

The welcome packet that you're receiving is intended provide an overview of the many amenities, services and other relevant information about being a Palmira homeowner. While it attempts to cover many things that will be useful for you to know about Palmira, we recognize you still might have some questions. With that in mind, there are several contact points listed in the packet that you should feel free to use as you feel appropriate.

All of us in Palmira hope that you enjoy your time in this special place.

Welcome to our community!

Mark Gruninger

President, Palmira Master Homeowner's Association

Websites

Master Homeowners Association (MHOA)

- Governing body for the common areas of Palmira
- Board Members, Bylaws & Covenants, Minutes/Financials, General Information

www.palmiramasterhoa.com

username: pmowner | password: pmhoa2022

The Renaissance Center Club (RCC)

- Amenities Including: Sports Facilities, Restaurant, Fitness, Pools, Etc.
- Sunday: MyRCC Weekly email newsletter
- Tuesday: Upcoming Events email newsletter
- Thursday: Bistro Brief email newsletter
- Friday: Men's ROMEO's & Ladies Group

www.mypalmira.org | Also in the App Store as Renaissance Center at Palmira

username: first+ last name / password: last name

The Palmira Golf & Country Club (PG&CC)

- Membership Required to Use
- Centerpiece of Palmira
- Golf and Social Memberships Available

www.golfclubatpalmira.org

Neighborhoods

Each neighborhood has a unique website for its residents.

See your neighborhood board for log in information

Bella Vita

www.bellavitapalmira.com

- Kiranicola Court
- Meravi Drive

Caravella

www.caravellapalmira.com

- San Galgano Way
- Via Carino Lane
- Giustino Way

La Tremiti

www.latremitipalmira.com

- Tivoli Terrace

Paloma

www.palomapalmira.com

- Bellino Terrace

Villa d'Este

www.palmira-villa-deste.com

- Lavante Court

Bellezza/Avallone

www.bellezzaavallonepalmira.com

- Carino Terrace
- Lieto Lane

The Enclave

www.theenclaveatpalmira.org

- Giustino Way
- San Lucas Lane

Novela

www.novelapalmira.com

- Speranza Way
- Risorsa Place

The Estate Homes

www.Palmiraestatehomeshoa.com

- Chianti Terrace
- Raffini Lane
- Talori Terrace

Villa Tuscany

www.villatuscanypalmira.com

- Ventanas Court
- Azzili Way
- Via Odanti

Palmira Golf & Country Club

Master Homeowners Association

Board of Directors

Mark Gruninger	Bellezza/Avallone (President)	mgruninger@indy.rr.com
Denise Griffith	Paloma (Vice President)	denise.griffith.palmira@gmail.com
Lisa Geardino	Novela (Secretary)	lgeardino@gmail.com
Neal Rothstein	La Tremiti (Treasurer)	neal@redatasys.com
Robert Winsor	Enclave	rwinsor4@gmail.com
Stephanie Busko	Enclave	stephaniebusko@gmail.com
Bill DeRose	The Estates	wderose2@gmail.com
Robert Healey	Caravella	healey2win@roadrunner.com
Robert Wyant	Villa Tuscany	rwyant4852@aol.com
Roy Farchmin	Bella Vita	rfarchmin@comcast.net
Frank Nuttall	Novela	frnuttall@gmail.com
John Capecci	Villa D'Este	johncapecci@comcast.net
David Marcus/Rich Caruso	Paloma	dmarcus120@gmail.com racaruso27@gmail.com

Property Management Company

May Management Services

11100 Bonita Beach Rd #101

Bonita Springs, FL 34135

Manager: Ken Bloom

Phone: (239) 262-1396

Email: kbloom@maymgnt.com

Neighborhood Board of Directors

Bella Vita at Palmira HOA

Roy Farchmin – President rfarchmin@comcast.net

Jim Morey – Vice President

James Larson – Treasurer

Jodi Fusaro – Secretary

Jim Conway – Director

Bellezza/Avallone HOA

Mark Gruninger – President mgruninger@indy.rr.com

Stephen Brenton – Vice President

Miro Suga – Secretary/Treasurer

Caravella HOA

Robert Healey – President robert.healeyjr@roadrunner.com

John Wilson – Vice President

Ken Sloan – Treasurer

Leslie Kolber – Secretary

Adam Taloni – Director

The Enclave at Palmira Owners Assoc. (COA)

Robert Winsor – President rwinsor4@gmail.com

Stephanie Busko – Vice President

Lisa Gammon – Treasurer

John Dunham – Secretary

Meg Atkinson – Director

Elaine Weber – Director

John Sixbey – Director

Jim Carzo – Director

Bonnie Bell Curran – Director

La Tremiti at Palmira HOA

Neal Rothstein – President/Treasurer neal@redatasys.com

Carol Miller – Vice President

Steve Mushinski – Secretary

Novela HOA

Lisa Geardino – President lgeardino@gmail.com

Frank Nuttall – Vice President

Angela Norkiewicz – Treasurer

Charles Barbieri – Secretary

Jim Farese – Director

Paloma at Palmira (COA)

Denise Griffith – President denise.griffith.palmira@gmail.com

David Horine – First Vice President

Rich Caruso – Second Vice President

Dave Marcus – Treasurer

Brad Ward – Secretary

Estate Homes HOA

Bill DeRose – President wderose2@gmail.com

Paul Rohr – Vice President

Ira Halperin – Treasurer/Secretary

Thomas Ewing – Director

Mert Gilbert – Director

Villa d'Este HOA

Jim Lukas – President jlukassr@yahoo.com

John Capecci – Vice President

Dan Fitzgerald – Treasurer

Phyllis Rusk – Secretary

Robert Rivard – Director

Villa Tuscany HOA

Robert Wyant – President rwyant4852@aol.com

Tricia Flack – Vice President

Dennis Russell – Treasurer/Secretary

How Palmira Works

Palmira Residents

Each “door” at Palmira pays annual association dues, typically collected quarterly. A portion of those dues go to the Palmira MHOA to support community functions and facilities and to pay for each resident’s Renaissance Center membership. Association dues are the sole source of funds for projects and activities authorized by the MHOA. The Palmira Master Homeowners Association is led by a Board of Directors made up of representatives from the individual neighborhood associations within Palmira. A property management service is employed for facilities and common area management.

Palmira Master Homeowners Association (PMHOA)

Responsibilities include:

- Common area care & landscaping
- Architectural Standards Compliance
- Streets & Roads
- Community safety & security
- Contracting for common services, e.g., garbage collection, cable TV
- Renaissance Center Club (RCC)
- Managing lease of RCC from Golf Club
- Bistro Bar and Grill
- Bocce, Pickleball & Tennis Facilities
- Fitness Center
- Pools, Dog Park, Basketball Court, Playground
- Community Events
- Requests for Amenity Enhancements, i.e., capital improvements

A portion of each resident’s local neighborhood association dues goes toward support of their neighborhood’s needs.

Board of Directors

Individual neighborhood associations are led by a Board of Directors elected by the residents of that neighborhood Individual Neighborhood Associations

Responsibilities Include:

- Common area care & landscaping
- Neighborhood Clubhouses & Pools, if any
- Architectural standards compliance
- Neighborhood representation on the MHOA

Golf Club Members

Club Members pay an initiation fee to join the Club, then annual dues. Each membership must also satisfy an annual dining minimum to share support for food services. The Club is managed by a General Manager/COO who reports to the Club Board of Directors. The Board is comprised of members elected by Full Golf Members of the Club. Club projects and activities are all funded solely by the club and its members.

Responsibilities include:

- Clubhouse
- 27 holes of golf on 3 courses: maintenance, beautification, compliance with resource requirements such as irrigation water use
- Golf events and activities for members
- Cart rental & club storage
- Tournaments
- Clubhouse dining facilities & events
- New member development

The Golf Club, the MHOA and each resident also pay an assessment from one of two (Parklands Lee & Parklands West) Community Development District (CDD). This assessment, if not paid off, appears on your property tax bill.

A **Community Development District (CDD)** is a local, special purpose, government authorized by Chapter 190 of the Florida Statutes as amended and is an alternative method for managing and financing infrastructure required to support community development.

See <http://http://palmiracdds.net> for more information.

Tennis and Pickleball Club Members

Palmira Tennis Club (PTC) and Palmira Pickleball Club (PPC) Members pay an annual fee for membership. This entitles them preferred court times and the ability to compete in competitive events, leagues, clinics and lessons.

Community Map



- | | | | |
|--|--|---|--|
| <p> Siena is a neighborhood of only 22 estate-sized homesites with panoramic views of water and golf along both the Osprey and Egret Courses.</p> <p> Avieto is a neighborhood of 25 estate-sized homesites with golf and lake views along the 1st and 9th fairways of the Osprey Course.</p> <p> Ravista is a neighborhood of 35 estate-sized homesites with golf and lake views along the 1st and 2nd fairways of the Osprey Course.</p> | <p> Awallone by Harbourside Custom Homes. Single family homes ranging in size from 2,692 to 2,802 square feet of air-conditioned space.</p> <p> Bellezza by Harbourside Custom Homes. Single family homes ranging in size from 2,415 to 2,721 square feet of air-conditioned space.</p> <p> Villa Tuscany by Titan Custom Homes. Single family homes ranging from 2,300 to 3,149 square feet of air-conditioned space.</p> | <p> Villa d'Este by Toll Brothers, Inc. Detached villa homes ranging from 2,058 to 3,018 square feet of air-conditioned space.</p> <p> Bella Vita by Toll Brothers, Inc. Detached villa homes ranging from 2,058 to 3,018 square feet of air-conditioned space.</p> <p> La Tremitti by Arthur Rutenberg Homes/Lyons Housing Corp. Single-family villa homes ranging from 1,800 to 2,900 square feet of air-conditioned space.</p> | <p> Novella by Centex Homes. Single-family homes ranging from 1,800 to 2,453 square feet of air-conditioned space.</p> <p> The Enclave by Toll Brothers, Inc. Coach homes ranging from 2,000 to 2,500 square feet of air-conditioned space.</p> <p> Paloma by Centex Homes. Carriage homes ranging from 1,654 to 2,297 square feet of air-conditioned space.</p> |
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Residents and guests with valid guest passes are welcome.
Guest pass information is available at www.mypalmira.org

Facilities Include:

- Fitness Center + Group Fitness Aerobic studio
- Lap and Lagoon pool + Whirlpool Hot Tub + Sauna
- Library, Media room, Craft Multipurpose Room, Game Room
- Bistro and Bar Restaurant
- 8 Tennis, 5 Bocce, and 4 Pickleball Courts
- Dog Park, Basketball Court, Children's Playground

Look for the weekly RCC newsletter in your email for details on book club, movie club, craft groups, Mahjong, Bridge, the RCC Ladies Group and special events!

Visit www.mypalmira.org to access the RCC calendar, court reservations & more.

RCC Front Desk Contact Information:

(239) 444-1180 | rccdesk@renaissancecenterclub.com

Activities Director: Megan Peavy

(239) 444-1181 | supervisor@renaissancecenterclub.com

Operations Manager: Gabrielle Oldsen

(239) 444-1186 | operations@renaissancecenterclub.com

General Manager: Meghan Boyle

(239) 444-1185 | gm@renaissancecenterclub.com



Fitness Center

Director of Fitness: Robin Cooper

(239) 444-1182 | fitness@renaissancecenterclub.com

Fitness Center Hours of Operation: 5AM – 9PM via member ID swipe access

- 5,000+ square foot state-of-the-art fitness and wellness center
- 2,000 square foot group fitness studio

The fitness center features a full line of Precor strength & cardiovascular equipment including the Precor Queenax functional fitness training system, free weights, spin bikes, rowing machines and stretching.

Complimentary offerings include initial fitness orientation and program design. “Knowledge at Noon” educational sessions throughout the season.

Personal training, group fitness classes, and onsite physical therapy and massage services are available for an additional fee.

The most up to date group fitness class schedule is available at <https://www.mypalmira.org/fitness-offerings>



Pool Facilities

RCC Front Desk Contact Information:

(239) 444-1180 | rccdesk@renaissancecenterclub.com

Main Lobby Hours of Operation: Daily 7:00AM - 7:00PM

Pool Hours: Dawn to Dusk Within Operating Hours Above

- 2,800 Sq Ft Heated Lagoon style Pool with walk in entry and waterfall
- 75 Ft Olympic Lap Pool
- Whirlpool Hot Tub
- Water Aerobics Classes
- Poolside Food and Beverage Service

The Bistro Bar and Restaurant

Direct Phone: (239) 444-1184 or (239) 444-1183

Bar Manager: Edwin Velez | rccbistro@renaissancecenterclub.com

Restaurant Manager: Bill Berg | rccbistromgr@renaissancecenterclub.com

Executive Chef: Matthew Broihahn | chef@renaissancecenterclub.com

Hours of Operation:

October-April - Open Daily from 11AM-8PM

May-September - Open Saturday-Tuesday from 11AM-8PM (Closed Wed.-Fri.)

- Poolside restaurant with indoor and outside service for members and guests.
- Serves Lunch, Dinner, and Happy Hour specials.
- Special events and parties throughout the year.

Weekly specials, hours of operations and activities are communicated weekly to all residents via the RCC newsletter and online at www.mypalmira.org



Tennis at Palmira

Tennis Desk Contact Information:

(239) 444-1187 | tdesk@renaissancecenterclub.com

Director of Tennis: Paul D'Amico

(239) 444-1188 | pd@renaissancecenterclub.com

Tennis Shop Hours of Operation: 8AM – 1PM on Monday – Friday, Weekends Vary

Courts Hours of Operation: 8AM – 9PM + court lights

- Eight beautiful, lighted Hydro-grid clay courts
- Tennis pro shop staffed with a tennis professional and an attendant
- Rental and demo rackets are available in the pro shop
- Racket gripping and restringing services available
- Courts are available to all residents and guests after 1PM
- Palmira Tennis Club (PTC) Membership offerings include private lessons, clinics, leagues, round robins, and private play before 1PM.

Visit www.mypalmira.org to access the RCC calendar, court reservations & more.



Pickleball at Palmira

Director of Pickleball: Mauricio Satt

(786) 674-6420 | pickleball@renaissancecenterclub.com

Courts Hours of Operation: 7AM – 8PM / dawn to dusk – no court lights

- Four ACRYTECH™ AcryCushion courts
- Palmira Pickleball Club (PPC) Membership offerings include private lessons, clinics, leagues, round robins, and private members only play before 12 pm
- Daily round robins/open play format of organized play
- Clinics and Boot Camps with the Director of Pickleball
- Pickleball equipment available for loan from RCC desk

Visit www.mypalmira.org to access the RCC calendar, court reservations & more.

Bocce at Palmira

Bocce League Contact Email: bocceatpalmira@gmail.com

Courts Hours of Operation: 8AM – 8PM + court lights

Committee Members: Jack Calmeyn, Anne Grace, Jana Ruggieri, Bob Mason

- Five har tru clay courts - 1 located by the Palmira Golf Club
- Open and social play available to all residents and guests
- League play Fall, Winter, Spring, and Summer
- League play is an annual household additional membership
- Bocce equipment available for loan at RCC desk

Visit www.mypalmira.org to access the RCC calendar, court reservations & more.



Outside Vendors

Check the RCC weekly newsletter for updates and changes to this list.

- **Mobile Bike Medic Repair Service**
 - 2nd Tuesday of the month – drop off by 10AM
- **Fresh Catch Fish Co Market**
 - Every Saturday from 9AM – 11AM
- **Vibrant Mobile Car Detailing Service**
 - 1st Friday of the month from 8AM – 3PM
- **Kitchen Kutz Knife Sharpening Services**
 - Varies seasonally + 1 visit per quarter on Mondays
- **OnSpot Dermatology Services**
 - Varies seasonally + 1 visit per quarter on Fridays

Contact the RCC front desk for details on any of these services

(239) 444-1180 | rccdesk@renaissancecenterclub.com



Solaris Physical & Massage Therapy.

The RCC has Physical Therapy on site. Located across from the fitness center.

Solaris Rehab (<http://solarisrehab.com/>) is a Florida-based Medicare-Certified Rehab Agency. Outpatient therapy is covered by most major insurance plans as well as Medicare.

Contact Solaris Rehab to make an appointment, for a complimentary consult, or for more information: (239) 488-1583 extension #306 or via intake3@solarisrehab.com



The Golf Club at Palmira

Golf Club Contact

(239) 949-4466

www.golfclubatpalmira.org

Membership Director: MJ Chappy

(239)-444-3734

MJchappy@golfclubatpalmira.org

The Palmira Golf and Country Club is home to the prestigious Palmira Golf Club – a member-owned and financially sound private club and 27-hole championship golf course.

Fully renovated in 2021, Palmira offers a challenging par-72 golf course designed by Gordon Lewis with five sets of tees, generous rolling fairways and contoured greens, providing enjoyment for golfers of all skill levels. Golf facilities also include state-of-the-art chipping and pitching areas; two practice greens, an aqua driving range and fully equipped Pro Shop and Professional Golf Staff.

The Palmira Grande Clubhouse offers 41,000 sq. ft of elegance and wonderful amenities that will add to your Palmira Golf Club experience. The two-story clubhouse provides an elegant setting for fine and casual dining, holiday dinner dance events, social gatherings, terraces with spectacular views of the course, a bar member, computer room, locker rooms, card lounge areas and billiards room.

Palmira membership provides the best of golf and social facilities, complimented with high quality service and a full range of exceptional activities. Membership has been designed to offer each member, their family and guests, exclusive privileges.

Important Numbers

Community Numbers

Lee County Sheriff EMERGENCY 911

Police (Non-emergency) (239) 477-1000

Bonita Springs Fire and Rescue - Fire (Non-emergency) (239) 949-6200

Florida Power & Light (FPL) - Electric (239) 262-1322 | (800) 226-3545

HotWire Communications - Cable/Internet (800) 355-5668 | (239) 217-3262

Bonita Springs Utilities - Water/Sewer (239) 992-0711

Waste Management - Trash/Recycling Pick-Up (239) 334-1224

- Trash and recycling pick-up all residences Monday morning

Lee County Hazardous Waste - Paint Cans, Aerosol Cans, etc. (239) 533-8000

Florida Fish and Wildlife - Nuisance Alligator Reporting (866) 392-4286

Quick Numbers

Renaissance Center (RCC)	rccdesk@renaissancecenterclub.com	(239) 444-1180
Activities Director	activitiesdirector@renaissancecenterclub.com	(239) 444-1181
Operations Manager	operations@renaissancecenterclub.com	(239) 444-1186
General Manager	gm@renaissancecenterclub.com	(239) 444-1185
Tennis Center	tdesk@renaissancecenterclub.com	(239) 444-1187
Pickleball Director	pickleball@renaissancecenterclub.com	
Fitness Center	fitness@renaissancecenterclub.com	(239) 444-1182
Bistro Restaurant	chef@renaissancecenterclub.com	(239) 444-1184
Main Gate House		(239) 949-6851
Golf Club Main Number		(239) 949-4466
Golf Pro Shop		(239) 444-4898
Golf Club Grill Room		(239) 444-3723
MAY Property Management Services		(239) 262-1396

Medical Centers

NCH (North Collier Hospital)

11190 Healthpark Blvd., Naples, FL 34110 (239) 436-5000

Lee Memorial Hospital

2776 Cleveland Avenue, Fort Myers, FL 33901 (239) 343-2000

“Quick List” of General Rules

The Palmira Master Homeowner’s Association oversees all the daily operations of the Palmira Community.

This is not a complete list of all rules but instead a quick guide. All owners, family members, renters, guests and visitors must abide by all the Palmira Golf and Country Club Rules and Regulations as stated in the Association Governing Documents which can be found at www.palmiramasterhoa.com

Vehicles

- Homeowners can receive their two free vehicle barcodes from the Main Gate House or through MAY Management. Renters must pick up their barcode at the May Management office only. A Palmira window decal will also be issued.
- Bar codes are to be placed on the rear driver’s side window. Window decals in driver’s side front window.
- Vehicle guest passes will be issued by the guard house upon entering Palmira.
- The community speed limit is 20 MPH.
- All golf cart operators must be at least 16 years of age with a valid driver’s license.

Parking

- No vehicle is allowed to park on any Palmira street overnight.
- R.V.s, trucks, trailers, boats and cars are not allowed to park overnight in any parking lot or common area. This includes the Tennis Center, Renaissance Center and the street parking in these areas.
- Self-parking is permitted in areas identified as such. No parking in grass areas is allowed. Vehicles parked in violation of “No Parking or Reserved for Handicapped” signs may be towed at the owner’s expense.

Community Gate Access

- Homeowners are required to notify the Guard House of any guests, workmen, repairmen, and deliveries. If you do not notify the guardhouse, and the guard cannot reach you, entrance will be denied. It is the homeowners' responsibility to notify the Guard house.
- Notification can be done by calling the guard house or registration through the Dwelling Live app. Log in information will be provided once your sale is finalized.
- Guests staying more than one day are eligible for a guest gate pass that will allow them access through the main gate for the duration of their stay. The guest pass will have an expiration date and must be displayed on the driver's side dashboard.

East Gate Access

- Automatic gate will be activated with your bar code.
- Do not allow any vehicle to follow you through the open gate.
- A pedestrian gate is installed at the sidewalk. Your RCC issued membership card will open it.

Vendors

- Palmira prohibits contractor work on Sundays and Holidays, preserving these days of quiet for residents.
- Vendors must have a valid driver's license to enter the community.
- Contractor interior work is allowed on Sunday and Holidays as long as the work does not create noise or is external to the residence.
- Only Emergency work is allowed on Sunday and Holidays.

Rental and Lease

- You can rent your home on a yearly basis or no more than 3 times in a calendar year.
- All rentals MUST be for a minimum of 30 days.
- Rental guidelines are available from the neighborhood management company.
- While renting, if you turn your privileges over to your lessee, you will not have access to any of the RCC amenities.

Sales

- Contact MAY Management for all details relating to “For Sale” signs and open houses.

“Quick Rules” RCC

The Renaissance Center Club (RCC) is a private club, operated by the Palmira Master Homeowner’s Association. The RCC is located at the entrance to Palmira and is used by Palmira residents and their guests only.

The Rules and Regulations are intended to be a guide to the use of the fitness, tennis, pools, pickleball, bocce, basketball, Bistro and social facilities of the RCC. These Rules and Regulations are established by the RCC to protect the facilities and to promote the health, safety, welfare and enjoyment of all that use the RCC facilities. To uphold these standards, members and guests are expected to act in a manner consistent with good taste. They may be amended from time to time as is deemed appropriate in its sole discretion

Membership

- Ownership in Palmira includes the membership benefits of the RCC and its facilities.
- Membership is contingent upon being current with all fee and assessments in your Neighborhood Homeowners Association.
- Your RCC membership costs are assessed through your Master Homeowner’s Association dues, which are paid through your Neighborhood Homeowner’s Association on a quarterly basis.
- Family members over the age of 18 years of age who are not dependents, using IRS guidelines, are not classified as members of Palmira. They are classified as guests.

Online Access

- Everything regarding the RCC activities and events is published at www.mypalmira.org
- Initial log in will be Username: first + last name / Password: last name
- This can be customized at your first sign in.

General Rules

- Members, their families and guests must abide by all Rules and Regulations of the RCC.
- RCC Membership ID cards are required to enter the RCC.
- Members are classified as those people who are homeowners/renters in Palmira. All dependent children 14 years and up will be issued an ID card. Family relatives of members are not classified as members of Palmira. They are guests. All guest ages 2 and up must be registered and have a guest pass.
- Children under 18 years of age are not permitted to use any RCC facilities unless accompanied and supervised by an adult, defined as a person 18 years or older.
- The RCC will be open on the days and times posted and communicated in the weekly newsletter.
- Group activities and room reservations are made through the RCC staff or online at www.mypalmira.org
- All food and beverages consumed on the RCC facilities must be furnished by The Bistro unless otherwise permitted. The RCC Occupational license does not allow outside food or beverages.
- The RCC reserves the right, at its sole discretion, to refuse services to a member or guest that appears intoxicated.
- All RCC facilities are non-smoking areas, including pool area, tennis, pickleball, basketball and bocce. The use of e-cigarettes, cigars, and cigarettes is prohibited. There is a designated smoking area across the street from the RCC's main entrance.
- Dogs or other pets are not permitted inside the RCC structure including the Bistro, the pool area, and the surrounding fitness center facilities. In all

additional areas including the Bistro courtyard and the sports courts area, dogs and other pets are permitted on the grounds, however they must always be on a leash. In the dog park area, pets are allowed off leash. Members are responsible for any damage to another animal or person that is caused by an animal owned by the member or under the member's control. The only exception to the above is animals for those assisting people with disabilities.”

- Firearms and all other weapons of any kind are not permitted on the RCC property at any time.
- Members shall not use the roster or list of members of the RCC for solicitation, commercial purposes or distribute the roster to anyone other than a Palmira homeowner.
- No posting or circulating of commercial advertisements or petitions is permitted without written permission from the Master HOA.
- Use of the RCC facilities may be restricted or reserved from time to time by the RCC. This will be communicated to the membership via email or posting at the main entrance doors
- Members and their guests may not abuse any of the RCC’s employees, verbally or otherwise. No member or guest shall reprimand or discipline any employee, nor shall a member request an employee to leave the RCC facility for any reason. Any employee not rendering courteous and prompt service should be reported to the Master HOA.
- All complaints and criticism relating to any of the operations of the RCC or its employees must be in writing, signed and addressed to the Master HOA.
- The personnel of the RCC will have full authority to enforce these Rules and Regulations and any infraction will be reported to the Master HOA.
- Violation of any of these rules or conduct in a manner prejudicial to the best interest of the RCC will subject the person in violation to disciplinary action by the RCC and the Master HOA.
- In no event shall the RCC discriminate against any individual because of the individual’s race, color, religion, sex, national origin, age, handicap, or marital status.

Guest Passes

- Guest passes can only be initiated by owners/lessee and are available at the RCC desk or online through www.mypalmira.org
- Each guest at the RCC, accompanied or not, will be required to have a valid guest pass. Guest passes cover the intended dates of entry as stated on the pass.
- Guest passes are required for all RCC areas.
- Guest passes are not to exceed 14 days admittance.
- There is a maximum of 6 valid guest passes available per door at any given time.
- During peak seasons, November 1st-April 30th, the RCC reserves the right to employ “blackout dates” when the fitness center will be available for use by Members only until after 1pm.
- Proxy entry cards for guests may be rented with a \$20 cash refundable deposit. Once the card is returned to the RCC, the \$20 cash will be refunded. If the proxy card is not returned to the RCC, the RCC has the right to withhold the deposit.

General Pool Rules

- There is no lifeguard on duty. Use of the pool at any time is at the swimmer’s own risk. Any injuries or accidents should be reported to the reception desk immediately.
- Children under age 18 years of age are not permitted to use the pool unless accompanied and supervised by an adult, defined as a person 18 years of age or older. Children are prohibited from using the lap pool.
- Children who cannot swim must be accompanied by a parent or guardian at all times while using any of the pool area.
- Children who are not toilet trained are not permitted to use the pools unless wearing appropriate swim diapers.
- Swimming is permitted only during designated hours or until dusk, whichever comes first.
- Showers are required prior to entering the pool.
- No outside food, drink, or coolers are allowed. No glass containers, sharp objects or other breakable containers shall be permitted in the pool or pool area.

- All swimmers must wear bona fide swimming attire. Family appropriate and clean swim attire only.
- Proper non-swim attire is required at all times in the RCC facilities other than the pool area and locker rooms. Bathing cover-up and footwear must be worn in the restaurant area.
- Animals, bicycles, skateboards, and roller blades are not permitted in, around, or on the pool deck area.
- Throwing of balls, frisbees, etc. are not permitted. Pushing, dunking, diving, running, and jumping are prohibited. RCC staff has the authority to expel anyone who does not follow these rules.
- Floatation devices are permitted for non-swimming children. Small toys may be permitted. Float lounges may be permitted depending on the size and number of persons in the pool. RCC staff can discontinue use of these floats if they present a safety hazard or hinder the enjoyment of others.
- No spray sunscreen is allowed in the RCC facility or on the pool deck.
- Pool furniture is required to be covered with a towel if sun lotions are used.
- Persons leaving the pool area for more than 30 minutes must relinquish the lounges by removing all towels and personal belongings.