

COMMONS RULES AND REGULATIONS

Revised September 2025

GREEN DOLPHIN COMMONS, INC.
1250 SOUTH PINELLAS AVENUE
TARPON SPRINGS, FLORIDA 34689

Clubhouse

Occupancy of the clubhouse is regulated by the Tarpon Springs Fire Marshal, and an occupancy notice is posted in the clubhouse.

The clubhouse shall be available for use, subject to these rules, by owner/lessees and /or guests accompanied by a resident. Persons using the clubhouse are always responsible for its clean and neat appearance.

- A. All users of the clubhouse shall abide by the occupancy notice.
- B. Unreasonable noise and disturbances are not permitted.
- C. The clubhouse shall be used for activities and events sponsored by Unit Owners and Member Associations, for the benefit of owners, lessees, and guests accompanied by a resident. No public events are allowed.
- D. Normal hours of operation are 6:00 a.m. to 11:00 p.m.
- E. There is no smoking (including e-cigarettes) or chewing tobacco allowed anywhere in the clubhouse, within 30' of the clubhouse or on the back deck.
- F. Pets weighing 24 pounds or more are not permitted in the Clubhouse. Pets weighing less than 24 pounds, Emotional Support Animals ("ESAs"), or Service Animals, must be the under the control of its handler at all times with a leash, harness, tether or within an enclosed carrier, unless either (1) the handler is unable because of a disability to use a harness, leash, or other tether or (2) the use of a harness, leash, or other tether would interfere with a service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means. No animal will be permitted to remain in the Clubhouse if it is not housebroken, is out of control, including, but not limited to growling, snapping or excessive barking, or otherwise poses a direct threat to the health or safety of others.
- G. Residents may consume their own alcohol in the clubhouse. Alcohol may not be sold. Alcohol may not be given to those not of legal age. Individuals reserving the clubhouse for a private event must have a special events insurance policy in place. Events sponsored by the Commons Social Committee are exempt from the extra insurance policy.
- H. Cooking is not allowed inside the Clubhouse, including countertop appliances, except permitted warming devices as per the Tarpon Springs Fire Marshal.
- I. No open flames are allowed in the Clubhouse.
- J. No one shall remove or move the United States Flag or the Florida State flag or any other wall hangings from their current locations.

Approved and adopted by the Green Dolphin Commons Board
November 3, 2025

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- K. No assets of the Clubhouse may be removed without the expressed written consent by the Commons Board.
- L. No items may be donated or brought into the clubhouse to be left without written consent by the Commons Board.
- M. Books and other resources of the library are exempt from items K and L.
- N. Gym facilities are to be used only as intended by the manufacturer and subject to its operating instructions and safety guidelines. All equipment must be used as is and at your own risk. You must also wipe down the equipment when you are done. Report any issues to the Property Manager.
- O. Only postings approved by either the Commons Secretary or Board may be posted on any Commons bulletin boards or walls.
- P. No firearms are permitted in the Clubhouse.

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Tennis and Shuffleboard Courts

The courts shall be available for use, subject to these rules by owners, lessees and guests accompanied by a resident from 07:00 a.m. to Dusk. Persons using the courts are always responsible for its clean and neat appearance.

- A. Only tennis shoes or rubber-soled shoes may be worn on the courts and appropriate attire must be always worn.
- B. No smoking, including e-cigarettes or chewing tobacco allowed on the courts or within 30' feet.
- C. No glass is permitted in the court areas.
- D. Unreasonable noise, and disturbances shall not be permitted.
- E. If players are waiting, the time limit shall be three (3) set maximum.
- F. No bicycling, roller skating, skateboarding, or roller blading is permitted.
- G. Pets weighing 24 pounds or more are not permitted on the Tennis and Shuffleboard Courts. Pets weighing less than 24 pounds, Emotional Support Animals ("ESAs"), or Service Animals must be under the control of its handler at all times with a leash, harness, tether or within an enclosed carrier, unless either (1) the handler is unable because of a disability to use a harness, leash, or other tether or (2) the use of a harness, leash, or other tether would interfere with a service animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control by means of voice control, signals, or other effective means. No animal will be permitted to remain in the Tennis and Shuffleboard Courts if it is not housebroken, is out of control, including, but not limited to, growling, snapping or excessive barking, or otherwise poses a direct threat to the health or safety of others.
- H. Shuffleboard equipment must be returned to the storage cabinet after use.
- I. Non-resident tournaments are not allowed.
- J. Residents should report any issues with the courts to the property manager.
- K. No firearms are permitted in or around the courts

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Streets (Green Dolphin Blvd, Green Dolphin St, Green Dolphin Cir)

Motor vehicles, bicycles and recreational equipment are not allowed to be stored overnight anywhere on the Commons property or at the clubhouse without written approval.

The following applies to any motor vehicle, bicycle or scooter:

- A. Speed limit in Green Dolphin Park is 15 MPH.
- A. Parking is not permitted on the sidewalks, on the streets or any part of the lawn.
- B. Residents and visitors must obey the posted signs.
- C. The circle at the Clubhouse is one way (counterclockwise).
- D. Yield to all pedestrians.