



# VITALIA™

## AT TRADITION

### **Amenities Guidelines**

**Effective December 15, 2022**

These Amenities Guidelines of Vitalia at Tradition are established by the Board of Directors of the Association under the authority described in the governing documents of Vitalia, and the Board of Directors has the sole discretion to amend or expand these guidelines. Governing documents will overrule guidelines if any conflicts should arise. **Governing documents establish the rights of the Association to charge reasonable fees; authorize the use of certain common areas to a third party to benefit the community; and impose sanctions for violations of governing documents, guidelines, and policies. The Association shall apply and enforce these guidelines with all members equally.**

**Vitalia at Tradition**  
**Amenities Guidelines**  
**Effective December 15, 2022**

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## 1.0 Introduction

- 1.1 Captiva Club - Vitalia at Tradition contains a 24,000 square foot clubhouse. Vitalia at Tradition provides multiple tennis, pickleball and bocce courts, two pools, a fitness center, putting green, several club rooms, fire pits, and much more. Vitalia was established and operates as an age restricted community for the population of 55 years and older. Hence, certain state and federal laws apply to the Vitalia community. [\[BACK TO TOC\]](#)
- 1.2 Amenity Waiver - All use of the Vitalia amenities and all participation in the Lifestyle program in Vitalia are voluntary. The recreational nature of Vitalia activities and programs potentially involve some physical risk on the part of the participants. Therefore, use of or participation in is interpreted as tacit acknowledgement and acceptance of the inherent risks. An “Amenity Waiver” form (hereinafter referred to as “Waiver”) must be **signed by every resident** before using the amenities and it shall remain on file. On the [Vitalia Homeowner Portal](#) website this form may be found under the “Documents” category by using the SEARCH tool with the word “Amenity” or “Waiver”. [\[BACK TO TOC\]](#)
- 1.3 Code of Conduct - Members, occupants, and tenants (hereafter referred to as “residents”) are responsible for their guests and visitors and will be held responsible for any damage to the Home Owners Association (hereinafter referred to as “HOA”) property caused by them. All residents, guests, or visitors of Vitalia must conduct themselves so as not to jeopardize or interfere with the rights, privileges and enjoyment of others. Everyone must refrain from loud, profane, or indecent language, must not harass or accost any other individual, and not compromise the safety of others. Abusive behavior towards staff or impeding the staff’s ability to properly conduct business is inexcusable (e.g. being verbally degrading or hostile, refusing to scan or identify themselves by way of the Vitalia Badge). No resident solicitation or door to door solicitation is permitted on Vitalia property. Vitalia Chartered Clubs, Lifestyle, and Event Planning Committee (EPC) are permitted to contract guest speakers who may sell products or services to Vitalia residents. Reserved facility space for “private resident events” or “resident-sponsored events” may be rented for the sole purpose of presentations or festive occasions (i.e. direct sales are not permitted). All HOA staff and contract labor (e.g. event entertainers, caterers and their staff, etc.) are required to adhere to the regulations set forth within the community. Non-compliance can result in penalties, fines, and/or revocation of access to Captiva Club amenities or events. [\[BACK TO TOC\]](#)

## 2.0 Vitalia Memberships and Access

- 2.1 Overview - All Vitalia members have the right to enjoy the use of the amenities. Guests are welcome and accommodated when their participation does not infringe upon the rights of others. All Vitalia residents, guests, and visitors are required to have a waiver on file with the Lifestyle Director or Member Services to enjoy Captiva Club amenities. [\[BACK TO TOC\]](#)
- 2.2 Membership and Access Types
- 2.2.1 Member - is an individual who owns real property within the Vitalia Community. Such ownership is evidenced by a property deed naming the individual in question as the property owner. [\[BACK TO TOC\]](#)
- 2.2.2 Occupant - is an individual who lives in a Vitalia property through a member who owns real property within the Vitalia community (e.g. significant other, roommate, live-in care giver). [\[BACK TO TOC\]](#)

- 2.2.3 Tenant (Lessee) - is an individual who lives in a Vitalia property through a lease agreement lawfully entered into with the member owning the property in question and taking the member's rights of use of the amenities. During the term of the lease, the member relinquishes access to Vitalia amenities and may not reside at the leased property. [\[BACK TO TOC\]](#)
- 2.2.4 Guest - is any individual other than a member or occupant who resides under the same roof as the member or occupant for a period of time not to exceed 90 days/per calendar year but has alternate residence outside of Vitalia (e.g. student visiting for the summer). All guests are required to have a waiver on file and a guest pass issued prior to use of amenities. Minors must be accompanied by an adult resident and are restricted to a maximum of 30 days/per calendar year. [\[BACK TO TOC\]](#)
- 2.2.5 Visitor - is any individual not living with a resident who is attending a specific event or visiting "FOR THE DAY" for use of the amenities. Visitors must be accompanied by the occupying-member, occupant, or tenant. All visitors are required to have a waiver on file and a guest pass issued prior to use of amenities. [\[BACK TO TOC\]](#)
- 2.3 Access Devices
- 2.3.1 Vitalia Amenity Badge - A laminated, photo identification badge which is issued to residents. The Vitalia badge activates automatic door locks and provides unescorted access to all Vitalia amenities during their posted hours of operation. [\[BACK TO TOC\]](#)
- 2.3.2 Vitalia Guest Pass - A laminated identification badge with the sponsored resident's address listed on it and programmed to expire on the registered guests' departure date and time. The Vitalia badge provides unescorted access (except for those under the age of 18) to all Vitalia amenities during their posted hours of operation for use during the guests' visitation period. [\[BACK TO TOC\]](#)
- 2.3.3 Vitalia Visitor Wrist Band - A wrist band, inscribed with the Vitalia name, is issued for an individual who is visiting a resident for the day. The visitor is sponsored by a resident and must be accompanied by the sponsor. The sponsor is responsible for the conduct of the visitor while in the community. The Vitalia wrist band provides access to Vitalia amenities when escorted by the sponsor. [\[BACK TO TOC\]](#)
- 2.3.4 Gate Access - Vitalia community provides access to the community via the dwellingLIVE web portal (<https://community.dwellingleive.com/vitaliatradition.aspx>), LiftMaster panel, guard gate, or vehicle access device. During guarded hours all visitors are verified by the guard at the main entrance gate. Before or after guarded hours, residents may grant access to vendors, guests, deliveries, etc. through the LiftMaster panel. [\[BACK TO TOC\]](#)
- 2.3.4.1 Resident Vehicle Access Device - provides access to Vitalia via the front and rear resident-only entrances. Access devices are available to all residents. Vehicle access devices are deactivated for residents who lease their homes. Only one vehicle access device will be issued per vehicle owned by the resident and registered to their Vitalia home address. A maximum of two "permanent" access devices will be issued per home for caregivers or relatives. "Portable" access devices are limited to vehicles registered to Vitalia residents. A fee set by the Board of Directors will be charged for each access device issued. [\[BACK TO TOC\]](#)

2.3.4.2 Guest access - guests may visit the community through the guard house entrance. There are two methods, first is via dwellingLIVE which allows Vitalia residents to create and modify guest list through the online system which helps expedite the verification process. The second is for the residents to grant guest access through the LiftMaster panel. [\[BACK TO TOC\]](#)

## 2.4 Acquisition Processes

2.4.1 Vitalia Amenity Badge - is a picture ID card provided to the individual by Property Management at the time of residents' occupancy for a fee determined by the Board of Directors. [\[BACK TO TOC\]](#)

2.4.2 Vitalia Guest Pass - is provided to the guest by Property Management at no cost upon receipt of a signed waiver and registration form, which are valid for up to 10 days. Residents may renew guest passes after the 10<sup>th</sup> day for an additional 10 days up to a maximum of 90 days. [\[BACK TO TOC\]](#)

2.4.3 Vitalia Visitor Wrist Band - All visitors must be registered and receive a wrist band by checking in at the Captiva Club prior to use of the amenities. [\[BACK TO TOC\]](#)

2.4.4 Gate Access - All access to the Vitalia community is controlled by Property Management's onsite Member Services team, located at the Captiva Club.

2.4.4.1 Resident Vehicle Access Device – One access device per vehicle may be purchased at the Captiva Club for a price to be determined by the Board of Directors, payable by check or credit card (convenience fee may apply). Currently two device options are available, portable or permanent. Proof of residency and valid vehicle registration are required. For golf cart information, refer to the “Vehicular Traffic” section of this document.

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2.4.4.2 Guest Access - Residents can schedule specific dates and times that are granted to their guests, vendors, deliveries, etc., by signing into their personalized dwellingLIVE portal account. [\[BACK TO TOC\]](#)

3.0 Amenities – Descriptions and Rules for Use - Captiva Club is comprised of multiple indoor amenities which include a fitness center, demonstration kitchen, library/business center, and billiards/dart room, as well as a ballroom and two multipurpose rooms. [\[BACK TO TOC\]](#)

3.1 Indoor Amenities Overview - Amenities are managed by the Lifestyle Director and available for all resident use. All Chartered Club events, private resident events, or resident sponsored events require completion and submission of an “Event Request Form” and may be charged a fee. Residents and guests are free to use any amenity without scheduling if the space is not reserved (i.e. ad hoc space). Check for availability in advance with the Lifestyle Director office to alleviate scheduling conflicts. The Association has the right to rent or lease any portion of the Captiva Club on a short-term basis to any resident or Chartered Club for their exclusive use, including the right to include guests. All guests and contract labor (e.g. event entertainers, caterers and their staff, etc.) are required to adhere to the regulations set forth within the community.

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- 3.1.1 General Rules for Indoor Amenities – Residents’ catered-functions can be scheduled in the Grand Treasure Ballroom or Demonstration Kitchen. Light refreshments are permitted in the Augustine Room or Biscayne Room at the discretion of the Lifestyle Director. Non-resident guests are permitted to enjoy Captiva Club functions with invitation via residents or Vitalia Chartered Clubs and must be entered into the dwellingLIVE portal. [\[BACK TO TOC\]](#)
- 3.1.1.1 Alcohol - BYOB for personal consumption is permitted for any Chartered Club or private resident event. Distribution of alcoholic beverages is not permitted unless contracted from an established catering company. Proof of contract, valid license and current liability insurance must be provided and approved by the Lifestyle Director in advance. All attendees, including contractors, must abide by the laws of the state of Florida governing alcohol and alcohol use. [\[BACK TO TOC\]](#)
- 3.1.1.2 Captiva Club Dress Code - Proper dress is required at all times within the Captiva Club (e.g. shirts, cover-ups, footwear). Dry clothing and footwear are required at all times. [\[BACK TO TOC\]](#)
- 3.1.1.3 Smoking - includes but not limited to electronic cigarettes, vapes, cigarettes, cigars, or medical cannabis, is permitted only in the Captiva Club parking lot and should be disposed of properly. [\[BACK TO TOC\]](#)
- 3.1.1.4 Pets - Only animals that are ADA (American Disabilities Act) certified will be permitted in the Captiva Club. ADA certified animals must be in their proper registered uniform (vest, collar, or tag) and the owner must have the valid identification card available for verification. Emotional Support Pets are not included under the ADA guidelines, therefore are not permitted in the Captiva Club or any Vitalia amenities. Any event stating “No Pets Permitted” includes pets within a carry bag or stroller. [\[BACK TO TOC\]](#)
- 3.1.2 Indoor Amenities
- 3.1.2.1 Captiva Club Lobby - Member Services and Lifestyle staff are located in the Captiva Club Lobby for all resident needs (e.g. ARC Compliance, Lifestyle or Chartered Club functions, Property Management concerns, work orders, applications and more). Vitalia residents must display and identify themselves by means of the Vitalia resident badge upon entering the lobby. Anyone refusing to display their badge is subject to penalties, fines and/or revocation of access to Captiva Club amenities or events. Minors may tour the amenities with residents’ supervision at all times, but are not permitted to use the indoor amenities, unless attending any private resident event, resident sponsored event, EPC event or Chartered Club functions. Events scheduled in the Ballroom, Demonstration Kitchen, Multipurpose rooms or other indoor amenity spaces, are not allowed to extend to the pool area or lobby. [\[BACK TO TOC\]](#)

3.1.2.2 Grand Treasure Ballroom - The ballroom may be used for events held in theatre seating (maximum 372 people) or dining seating (maximum 250 people). It includes audio, video and lighting equipment (use of AV equipment by authorized personnel only), two dressing rooms (a.k.a. Green Room), private restroom, and three emergency exits. The Pearl, a built-in professional bar, includes stainless steel sinks, ice wells, and fridge. The catering kitchen includes four warmers, ice machine, industrial dish pit and hand washing station, stainless steel prep table, and a refrigeration system.

- Use of the Ballroom is for residents and their guests.
- Ad hoc space is available for residents to have a gathering for personal use and/or group activity.
- Private functions must be approved by the Lifestyle Director and will incur a rental fee. Residents may reserve the Ballroom by completing a request form no less than two weeks prior to the event date.
- Chartered Clubs are permitted use of the Grand Treasure Ballroom in accordance with the Vitalia Chartered Club Guidelines.
- Residents and contracted caterers are responsible for cleanup.
- Lifestyle staff, EPC or Chartered Club Directors are responsible for providing pre-arranged room floor plan. Fees may apply.
- Any furniture moved within a specific facility space ***is done so at your own risk*** and must be returned to its original position as per the diagram posted in each room. Relocating furniture outdoors or between rooms is NOT permitted.
- Only personnel authorized by the Lifestyle Director are permitted access to the catering kitchen, dressing rooms, restroom, storage areas and backstage. [\[BACK TO TOC\]](#)

3.1.2.3 Multipurpose rooms: Augustine and Biscayne - are spaces that may be used by residents and their guests for a variety of activities. Maximum occupancy is 43 people in the Augustine room and 54 people in the Biscayne room. Residents may reserve either room and will incur a rental fee. The rooms may be used for seminars, meetings, or small gatherings; light refreshments are permitted. Pre-arranged floor plans are required in advance, fees may apply.

- Residents are required to clean up after the event, are responsible for any damages and will be billed accordingly.
- Any furniture moved within a specific facility space ***is done so at your own risk*** and must be returned to its original position as per the diagram posted in each room. Relocating furniture outdoors or between rooms is NOT permitted. [\[BACK TO TOC\]](#)

3.1.2.4 Beachside Billiards and Dart Room – is a shared space.

- Do not sit on tables.
- Return all balls and cues to their rightful place and cover the billiards tables.



- Do not place food or beverages on the tables.
  - All chalk and erasers are to remain on their designated shelf.
  - Erasers are to be cleaned as needed.
  - Damage to billiards table felt will incur a fine. [\[BACK TO TOC\]](#)
- 3.1.2.5 Demonstration “Demo” Kitchen - is available for the enjoyment of residents and their guests. This is a fully equipped commercial kitchen. Maximum occupancy is at the discretion of the Lifestyle Director.
- No room reservations will be allowed in this area without advanced permission from the Lifestyle Director.
  - Lifestyle Director may close the kitchen to schedule cooking demonstrations or other private functions. [\[BACK TO TOC\]](#)
- 3.1.2.6 Miramar Library - Residents are welcome to borrow any book(s) they wish and donate books as space permits.
- Books must be returned in a timely manner (not to exceed one month).
  - Do not reshelv the books; resident volunteers will reshelv.
  - Return books by placing them in the basket located in the library. [\[BACK TO TOC\]](#)
- 3.1.2.7 Fitness Center; South Beach Gym and Seaside Aerobics Studio - Captiva Club’s fitness center is equipped with state-of-the-art equipment. Residents must adhere to our safety rules and regulations while using this equipment and amenity space. Aerobics fitness classes are offered by contracted instructors, in-person and via Zoom. Be mindful and considerate, this facility is open for all residents to concentrate on performing their exercises.
- Proper workout clothing is required (e.g. T-shirts, shorts, leotards, athletic “CLOSED TOE” shoes). Clothing must not restrict movement or run risk of getting caught in the equipment’s moving parts.
  - Aqua shoes and wet clothing are not permitted (with the exception of the fitness restroom).
  - Remember to allow others to work out in between your sets.
  - Return weights to “zero” to protect the next user from injury and return all equipment to its proper place.
  - Wipe down equipment with the provided “Gym Wipes”.
  - Making loud noises is discouraged. If you must use your mobile device, please move out of the workout space to do so.
  - Headphones are required when using your cell phone to play music during your workout.
  - When using cardio equipment, abide by the allotted time given (30 minutes) if others are waiting.
  - When using equipment with heavy weight plates, lower the weight slowly to avoid damaging the plate (the sharp impact can cause the metal or rubber plate to crack or shatter).

- Be kind and respectful of the instructor's time and of fellow participants. Refrain from entering class tardy or leaving early, as well as unwarranted chatter during the class.
- You may arrive at class no more than 10 minutes early for setup.
- Holding space for others is not permitted, space is reserved on a first come-first served basis.
- When participating in a Zoom fitness class, be prepared at time of login, choose a space with minimal distractions (audio or visual), mute your microphone and remember that others can see you.
- Please show respect for other exercisers' safety and comfort; stay clear of areas that require space; do not crowd others; do not exercise in walkways or pathways or in front of the water cooler.
- Fitness equipment is not to be removed from the clubhouse. All equipment should be returned to its original location. [\[BACK TO TOC\]](#)

3.1.2.8 Locker Rooms - Residents and guests may access the locker rooms and showers on a first come-first served basis. Lockers are located within the restroom area nearest the fitness center. Lockers are for daily use only during your workout. Keys for the lockers cannot be checked out and must be returned to their corresponding locker after usage (matching locker number to key number). The locker door must be left open and available for the next person.

- Clothing or personal effects may not be left unattended or unsecured in these areas. Safekeeping is the responsibility of the user.
- Remember to turn the shower water off when finished; minimize shower time so others aren't waiting.
- Be respectful of others' personal space and belongings.
- Cell phone usage is not permitted in the locker rooms. [\[BACK TO TOC\]](#)

3.1.2.9 Business Center - The business center is located in the Miramar Library and is equipped with a computer, wireless internet access, and will allow you to make copies, scan documents and send emails. Limited supplies are available; please ask front desk staff to replenish paper or ink when empty.

- When others are waiting, please limit usage to 30 minutes.
- Only residents are permitted use of equipment.
- Viewing any offensive or inappropriate websites is not allowed.
- When finished using the computer, it is your responsibility to log off from all sites.
- **DO NOT SAVE PERSONAL DATA ON THIS COMPUTER.**
- Notary services are provided at no cost by appointment but will require members to bring their own witnesses. Appointments must be scheduled in advance with Member Services. [\[BACK TO TOC\]](#)

## 3.2. Outdoor Amenities Overview

3.2.1 General Rules for Outdoor Amenities - All recreation facilities are available for residents and their guests. The Association is responsible for maintaining all recreation facilities. The Lifestyle Director manages all reservations to ensure that registered Chartered Clubs have priority play and that open play courts remain available for non-club affiliated residents. Court reservations must be made by the Chartered Club directors and approved by the Lifestyle Director in advance. When courts are not reserved by a Chartered Club, courts are available for open play. During evening hours, you may request to keep the court lighting on by leaving your amenities badge with the front desk. When you are finished using the court, notify the front desk staff to turn off the lights and retrieve your badge. **All courts and facilities are used at your own discretion and at your own risk; a signed waiver must remain on file at all times.** Pool hours are based on Florida Department of Health and Environmental Control (DHEC) to include seasonal demand. Hours of operation are dawn (30 minutes after Sunrise) to dusk (30 minutes prior to Sunset). Pools may be closed with no advance notice for certain activities, maintenance, repair or inclement weather conditions. Incontinent persons of any age are not allowed to use the pool or spa at any time. Non-compliance could result in the pool and/or spa being closed for cleaning/draining because of a potential health hazard. The cost for cleaning/draining will be levied upon the resident for non-compliance. [\[BACK TO TOC\]](#)

## 3.2.2 Outdoor Amenities

3.2.2.1 Sunset Beach Club; Pool and Spa - The Sunset Beach Club, located just outside the rear Captiva Club doorway, includes a tiki hut, a zero-entry pool with a designated swimming lane, a spa and open-air cabana spaces. Pool is typically heated in accordance with recreational pool standards.

- Shower before entering the pool.
- Food and beverage are permitted only at tables.
- Glass containers and sharp objects are not permitted in the pool area.
- Any person with a health problem that may be contagious to others and/or has an open wound (even when covered by bandages) is prohibited from using the pool and spa.
- Minors and individuals with health problems including but not limited to hypertension, heart conditions, or those on certain medication (refer to your physician), should not use the spa.
- Individuals with known physical instabilities should refer to a doctor for advice before using a pool or spa.
- Minors must be accompanied by an adult at all times.
- Minors are allowed to use the pool from 1:00 p.m. to 5:00 p.m. daily.
- Children in diapers (unless wearing a swim diaper) and those not toilet trained are not permitted in the pool at any time.

- Lifeguards are not provided and facilities are designated “swim at your own risk”. Life buoys and shepherd’s crooks are available poolside for emergency use only.
- Disruptive conduct, abusive language, horseplay, and diving are not permitted in the pool or spa areas.
- Any time lightning is observed, all swimmers must vacate the pool and adjacent deck area immediately; wait for a minimum of 30 minutes after lightning has stopped before reentering the pool area.
- Intoxicated individuals may not use the pool or spa.
- Portable radios may only be used for Lifestyle activities; all others may use their devices with earphones.
- Pool furniture is provided on a first come-first served basis and may not be reserved or removed from the pool deck. Furniture must be returned to its original position and umbrellas MUST be closed when not in use.

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3.2.2.2 Colony Pool - The Colony Pool is located on Oak Tree Circle. The deck includes furniture, restrooms, shower, and an outdoor bar-height seating area. For the safety and wellbeing of others, all Sunset Beach Club etiquette, rules and regulations apply to the Colony Pool as well. Pool is typically heated in accordance with recreational pool standards.

- Shower before entering the pool.
- Food and beverage are permitted only at tables.
- Glass containers and sharp objects are not permitted in the pool area.
- Any person with a health problem that may be contagious to others and/or has an open wound (even when covered by bandages) is prohibited from using the pool.
- Individuals with known physical instabilities should refer to a doctor for advice before using the pool.
- Minors must be accompanied by an adult at all times.
- Minors are allowed to use the pool from 1:00 p.m. to 5:00 p.m. daily.
- Children in diapers (unless wearing a swim diaper) and those not toilet trained are not permitted in the pool at any time.
- Lifeguards are not provided and facilities are designated “swim at your own risk”. Life buoys and shepherd’s crooks are available poolside for emergency use only.
- Disruptive conduct, abusive language, horseplay, and diving are not permitted in the pool area.
- Any time lightning is observed, all swimmers must vacate the pool and adjacent deck area immediately; wait for a minimum of 30 minutes after lightning has stopped before reentering the pool area.
- Intoxicated individuals may not use the pool.

- Portable radios may only be used for Lifestyle activities; all others may use their devices with earphones.
- Pool furniture is provided on a first come-first served basis and may not be reserved or removed from the pool deck. Furniture must be returned to its original position and umbrellas MUST be closed when not in use.

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3.2.2.3 Sea Shell Pavilion and Fire Pits – The pavilion is equipped with multiple fans, dome lighting and patio furniture. The pavilion is in close proximity to several outdoor amenity facilities and a separate free-standing restroom. There are two gas fire pits with bench seating around the perimeter. This area may be reserved at no cost to a Vitalia Chartered Club or rented (for a fee) for private resident events. Residents will be responsible for supplying what they will need for their event. Users who reserve the facilities are responsible for cleaning up after their event (e.g. taking trash bags to dumpsters).

- Additional tables and chairs will not be available unless the space is reserved in advance with the Lifestyle Director.
- Furniture must not be relocated to or from other areas.
- Pavilion furniture must be restored to its original arrangement (existing floor plan design).
- Fire pit can only be turned on and off by management (contact member services for further instruction).

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3.2.2.4 Pickleball Courts - Vitalia offers eight fast-dry pickleball courts and a pickleball club which holds a variety of social events and organized play. Use of any court requires a valid amenity waiver on file (including minors and guests).

- Proper court shoes and attire are required at all times, e.g. t-shirts, shorts, skort, athletic non-marking CLOSED TOE shoes.
- Open play hours are from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
- Players must rotate off courts using a 2 in/2 out or 4 in/4 out schedule if players are awaiting a court.
- Any time lightning is observed, all players must vacate the courts immediately; wait for a minimum of 30 minutes after lightning has stopped before reentering the court area.
- Vitalia Pickleball Club may schedule tournaments and leagues during open play hours with proper notification to residents that all courts may be utilized for the events on 2 to 4 days a month. Every effort is made to ensure at least one or two courts are still available for open play during these events.
- No alcoholic beverages are permitted on the courts.
- Anyone deliberately damaging property (courts or equipment) shall be held liable for damages and subject to penalties/fines.
- Residents are responsible for their guests.

- Unless playing pickleball, minors will not be permitted on the courts.
  - Minors must have a valid waiver on file and must be accompanied by an adult **at all times.**
  - No pets are allowed on the pickleball courts at any time. [\[BACK TO TOC\]](#)
- 3.2.2.5 Tennis Courts - Vitalia offers five full size tennis courts for all residents and their guests to enjoy.
- Proper court shoes and attire are required at all times, e.g. t-shirts, shorts, skort, athletic CLOSED TOE shoes.
  - Reserved club time is between 7:00 a.m. to 11:00 a.m. daily; open play is available from 11:00 a.m. to 10:00 p.m.
  - Play should be limited to 1-1.5 hours unless no other players are waiting at the expiration time of play.
  - Any time lightning is observed, all players must vacate the courts immediately; wait for a minimum of 30 minutes after lightning has stopped before reentering the court area.
  - Vitalia Tennis Club may schedule tournaments and leagues during open play hours with proper notification to residents that all courts may be utilized for the events on 2-4 days a month. Every effort is made to ensure at least one or two courts are still available for open play during these events. League play will be permitted 2-2.5 hours for warm up and play.
  - No alcoholic beverages are permitted on the courts.
  - Anyone deliberately damaging property (courts or equipment) shall be held liable for damages and subject to penalties/fines.
  - Residents are responsible for their guests.
  - Unless playing tennis, minors will not be permitted on the courts.
  - Minors must have a valid waiver on file and must be accompanied by an adult **at all times.**
  - No pets are allowed on the tennis courts at any time. [\[BACK TO TOC\]](#)
- 3.2.2.6 Shuffleboard Courts - Vitalia offers two shuffleboard courts for all residents and guests. Equipment is provided by Captiva Club and is located inside a storage container at the court restroom. All equipment must be returned to its storage area. [\[BACK TO TOC\]](#)
- 3.2.2.7 Horseshoe Pits - Vitalia offers multiple pits, four located near the pavilion and the other two located along the rear of the Sunset Beach Club area. Equipment is provided by Captiva Club and is located inside a storage container along the fence line at the rear of Sunset Beach Club. All equipment must be returned to its storage area. [\[BACK TO TOC\]](#)
- 3.2.2.8 Bocce Ball Courts - Equipment is provided by Captiva Club and can be located inside a storage container located by the courts restroom. Please groom the courts with the rake provided when finished playing. [\[BACK TO TOC\]](#)

3.2.2.9 Putting Green - Vitalia offers an 18-hole putting green on an artificial turf and includes a scoreboard. Lending program available for tees, balls and golf clubs in limited supply. Equipment may be signed out at the front desk by presenting a resident badge. [\[BACK TO TOC\]](#)

#### 4.0 Grounds and Parking Lots

4.1 Overview - Captiva Club has an asphalt parking lot capable of accommodating a variety of vehicles including designated handicap and golf cart parking spaces. The resident mailbox kiosk is located at the west end of the parking lot. [\[BACK TO TOC\]](#)

4.1.1 General Rules for grounds and parking lots - Recreational vehicles, motor homes, boats, and hitched trailers are permitted to park in designated areas with an “Association Parking Only Pass” approval. **Approvals are granted for a maximum of 48 consecutive hours.** No mobile homes, buses, or storage pods are granted parking access in the Captiva Club parking lot at any time. Parking rules apply to all residents, guests, employees, and service providers. Food trucks and other vendor vehicles are permitted only for approved Lifestyle events. [\[BACK TO TOC\]](#)

4.1.1.1 Parking Lot - Only vehicles with the displayed valid handicap parking identification may park in designated handicap parking spaces. No vehicles, including golf carts, may park on the handicap blue striped lines meant for van access. Owners of cars parking in these designated handicap parking zones without display of the valid identification, or inappropriately parking on the blue lines, will be subject to a fine. Any vehicle illegally parked will be towed at the owner’s expense. [\[BACK TO TOC\]](#)

4.1.1.2 Walkways and Sidewalks - Parking is permitted on the streets only during daylight hours. No vehicles (including golf carts, scooters, and other motorized bicycles) are ever permitted to park on the walkways or sidewalks at any given time. The sidewalks and walkways throughout Vitalia are for both walkers and cyclists and should be shared accordingly. [\[BACK TO TOC\]](#)

4.1.1.3 Mailbox Kiosk - Cluster mailboxes and parcel boxes are provided to certain Vitalia residents and are located adjacent to the Captiva Club parking lot. Service is provided by the United States Postal Service of St. Lucie County. [\[BACK TO TOC\]](#)

#### 4.1.2 Vehicular Traffic

4.1.2.1 Golf Carts - All residents must abide by Florida laws governing the use of golf carts in addition to the following community guidelines. Golf carts must be registered with Property Management and have a Property Management issued ID tag affixed to the golf cart. Owners of unregistered golf carts or golf carts without a Property Management issued ID tag are subject to fines. Golf carts are allowed on the community roadways but not permitted to be parked or driven on sidewalks. Golf carts must be driven by an adult with a valid driver’s license. [\[BACK TO TOC\]](#)

4.1.2.2 Mopeds and Scooters - All residents must abide by Florida laws governing the use of mopeds and scooters in addition to the following community guidelines. They are not permitted to be parked or driven on sidewalks. [\[BACK TO TOC\]](#)

4.1.2.3 Bicycles and Motorized Bicycles - Residents and guests operating bicycles on Vitalia's property must do so in a safe manner. A cyclist must yield to a pedestrian; however, a pedestrian is not permitted to take up the entire walkway. The walker must allow the cyclist adequate room to pass safely. Residents walking in groups should walk single file when a cyclist is approaching. Riders should limit their speeds to assure that they maintain control of their bicycles. Bicycles must be placed in or adjacent to the bike racks. The Association does not accept any responsibility for lost or damaged bicycles. [\[BACK TO TOC\]](#)

4.1.3 Pets - All pets must be walked on a leash not to exceed six (6) feet. Pets' excrement must be picked up immediately and placed in a bag for disposal in a proper trash receptacle by the person walking the pet. Failure to do so by any person walking the pet shall be deemed a violation by the owner. Pets must not be walked (urinate or defecate) on any resident's private property. Residents shall be responsible to notify guests of the requirement to pick up pets' waste. Failure to comply will result in fines assessed to the homeowner. If notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the given notice. Only animals that are ADA (American Disabilities Act) certified will be permitted in the amenities. ADA certified animals must be in their proper registered uniform (vest, collar or tag) and the owner must have the valid identification card available for verification. **This does NOT include Emotional Support Pets.** Any events stating "No Pets Permitted" includes pets within a carry bag or stroller. [\[BACK TO TOC\]](#)

## 5.0 Vitalia Chartered Clubs

5.1 Club Overview - Any group desiring to form a club for the purpose of hosting a special event, monthly meetings, games, or other functions will need to implement by-laws (approved by majority of the club members and given final approval by the Lifestyle Director). Clubs must be open to all residents; membership or participation cannot be denied in club events, as long as they adhere to the club guidelines. **TEN ACTIVE** members are required as a minimum. Refer to Vitalia Chartered Club guidelines for detailed club information. [\[BACK TO TOC\]](#)

5.2 Privileges within Captiva Club - Any Chartered Club may submit a request to reserve select amenity spaces with the approval of the Lifestyle Director for the purpose of hosting a special event or monthly meetings. HOA Board Meetings, Vitalia Committee Meetings or Campbell Property Management Meetings, take precedence over club requests. No club is permitted to store any items onsite without prior Board approvals. [\[BACK TO TOC\]](#)

5.3 Event Management - Refer to Vitalia Chartered Club guidelines for detailed club information. [\[BACK TO TOC\]](#)

5.4 Financial Audits- Refer to Vitalia Chartered Club guidelines for detailed club information. [\[BACK TO TOC\]](#)

5.5 Required Documentation - Refer to Vitalia Chartered Club guidelines for detailed club information. [\[BACK TO TOC\]](#)

6.0 Civility & Harassment Policy - All residents and their guests are required to comply with Vitalia's current Civility & Harassment Policy, as recorded and modified from time to time (located in the Vitalia website). [\[BACK TO TOC\]](#)