DEERLAKE VILLAGE COMMUNITY ASSOCIATION (DVCA)
RULES AND REGULATIONS – PART 3
GENERAL RULES FOR THE COMMON ELEMENTS

PURPOSE

The established rules for the use of the Common Elements, also known as amenities, is for the benefit of all members of the Deerlake Village Community Association. The purpose is to enhance the proper use and longevity of amenities and facilities, to maintain safe and peaceful surroundings, and to preserve the natural environment. The amenities include, but are not limited to, the clubhouse, pool, lake, picnic grove, parks, gazebos, walking trails, conservation easement area, and all other common areas.

GENERAL RULES FOR ALL AMENITIES

1. Authorized users of the amenities include members in good standing of the Deerlake Village Community Association and residents who pay a user fee, their houseguests, live-in companion(s), and members of their immediate family in residence. The amenities are not for the use of outside groups and the general public.

2. Should a property owner lease his/her home, the tenant or property owner shall have use of the amenities, but not both parties. It shall be the responsibility of the property owner to notify the Board of Directors as to which party will be delegated the use of amenities.

3. Residents are expected to display their DVCA ID token when using the Pool, Lake, or Conservation Easement. The token may also be placed on the dashboard of a vehicle if that vehicle is being left overnight in the parking lot below the clubhouse. (see Parking Policy) Bearers of tokens may still be asked to identify themselves and provide their Deerlake address while using DVCA common elements.

4. Residents need not accompany houseguests using the Common Elements; however, residents are responsible for making sure their houseguests are informed of and abide by these rules and all other rules governing the use of the amenities. Houseguests should have their host's ID tag in their possession and be advised that they may be asked by residents to identify themselves and the resident with whom they are staying. Please be assured such questions are only in the best interest of safety and security in our community.

5. Residents must accompany all local guests (living within 50 miles of Brevard) for use of the amenities. (See Rules & Regulations Part 5 Pool Hours and Guest Policy for limits on number of visits).

6. Members are responsible for their own actions and those of their guests and invitees and will be responsible for replacement or repair of any damage to the facility used, or to any items of furniture or equipment above and beyond normal use and may be liable for damage or injury suffered by others.

7. In keeping with state law, no alcoholic beverage is to be consumed on the common property by any person younger than 21 years of age.

8. No profanity, vulgarity, loud and/or boisterous activities, or any other conduct, which disturbs the peace in any common area, will be permitted.

9. The sound level of music or other amplified sound played in the common areas must take into consideration neighbors and others in that area and shall not be a nuisance to such persons.

10. Shirts are required at all times in the common areas with the exception of the pool.

11. No equipment or furnishings may be borrowed from Deerlake Village Community Association property.

12. All activities outside of the Clubhouse must end by 12:00 Midnight.

13. Members failing to comply with the policies outlined in this document could lose the privilege of amenity use.

APPROVAL

The RULES & REGULATIONS - PART 3 - GENERAL RULES FOR THE COMMON ELEMENTS was approved by the DVCA Board of Directors on the 14th day of May 2026.