

BETMAR ACRES CLUB, INC.

**A 55+ Older Community
Operating Policy and Procedure**

144

RULES and REGULATIONS ENFORCEMENT and APPEALS

Effective Date: 11-20-2025.

Last Revision: 11-20-2025

Version 144

SCOPE: Florida Statute 617, Betmar Acres Club Inc. Articles of Incorporation, Bylaws, Rules and Regulations shall guide the Rules and Regulations Enforcement and Appeals Process. It applies to Board of Directors, Trustees, Security and all members.

PURPOSE: The purpose is to describe who can issue a violation warning and initiate an incident report, a penalty schedule, the appeals process and confidentiality.

POLICY:

1. In accordance with Betmar Acres Club, Inc. Bylaws Article VIII: Operations, Section 2 Authority to Enforce Rules and Regulations,

“ A Rules Enforcement Procedure shall be created and may be changed from time to time.....” and “Betmar Acres Club, Inc. shall have and use all powers as are provided by Florida Statute 617, including the ability to fee, fine, and suspend its members”
2. Only a Betmar Acres Board of Directors member, a Trustee, a Security volunteer or a management level employee may enforce Board approved Rules and Regulations as they apply to the common grounds and facilities.
3. The policy is two-fold:
 - a. Tact and discretion shall be useful in increasing awareness of rules and regulations and county ordinances applicable to common grounds via warnings first and delaying punitive measures for repeat offenders.
 - b. Offers an avenue to fine and suspend for repeat offenders.

4. The person reporting a violation must witness the incident. Hearsay will not be accepted.
5. Confidentiality will be maintained at all times as outlined in Policy 129.

PROCEDURE:

1. Witnesses (as above) shall:
 - a. Use tact and discretion when informing member of witnessed violation and reference Betmar approved rules and regulations. Avoid confrontation and rely on increasing awareness of the rules/regulations/ordinances etc.
 - b. An authorized witness shall submit an incident report giving details and identifying other witnesses who were present.
2. Security shall complete their incident reports, document in the Security log and submit to the trustees.
3. Members witnessing an incident shall complete a complaint form (available in the office) in accordance with Policy 129.
4. Trustees shall:
 - a. Recommend and submit a penalty schedule for Acres Board approval.
 - b. Maintain tracking log of warnings and violations.
 - i. Warnings:
 1. Notify resident a warning incident has been received/reported.
 2. Notify via email, in person and/or phone and such notification logged and annotated in resident digital records.
 - ii. Violations (penalty phase)
 1. Review each violation.
 2. Determine level of penalty in accordance with attached schedule.
 3. Notify the violator in writing of decision and issue a statement/invoice via email, mail or in person and such shall be documented in resident digital record.

- c. Keep the record open until penalty fine is paid.
 - d. Levy late fees in accordance with Florida Statute guidelines for penalty fines not paid within 90 days.
5. The Acres Board of Directors shall have the final authority to approve an established penalty schedule.
 6. Members cited have thirty (30) days to appeal in accordance with Policy 129.

VERSION	APPROVED BY	REVISION DATE	DESCRIPTION OF CHANGE	AUTHOR
144	Owners /Acres Board of Directors	11-20-25	Originating document	P & P committee

Approved:

Policy and Procedure Chairperson: _____ Date _____

President Betmar Owners Inc. _____ Date _____

Three (3) Year Policy and Procedure Committee Review Date:

Signed: _____

BETMAR ACRES CLUB, INC. Rules and Regulations Penalty Schedule

	VIOLATIONS	FIRST OFFENSE	SECOND OFFENSE	THIRD OFFENSE
Betmar Dog Rules **Exception: Dog Park	All dogs must be licensed with state of residence, wear a collar with an identification tag attached and be on a leash while on Betmar Owned Property.	Warning	\$50	\$100-fines doubled for each subsequent offense.
	Pets in buildings or amenities except for registered service animal. **	Warning	\$50	\$100-fines doubled for each subsequent offense.
	Dogs off leash on Betmar owned property. **	Warning	\$50	\$100- fines doubled for each subsequent offense
	Failure to pick up waste and properly dispose of at personal residence. **	Warning	\$50	\$100-fines doubled for each subsequent offense.
ELECTRIC BIKES (E-BIKES)	Operating E Bikes on Betmar owned property and walk/cart paths.	Warning	\$100	\$200-and any further offenses recommend to Board for suspension of privileges.
FEEDING WILDLIFE		Warning	\$25	\$50-fines doubled for each subsequent offense.
FISHING, SWIMMING, RC BOATS	Fishing, Swimming or Operating a RC Boat in/on ponds and waterways within Betmar owned property.	Warning	\$50	\$100 and any further offenses recommend to Board for suspension of privileges.
OFF ROAD (ORV) VIOLATIONS	Allowing a minor to operate ORV on Betmar owned property, cart paths	Warning	\$100	\$200 and further offenses recommend to Board for suspension of privileges.

BETMAR ACRES CLUB, INC. Rules and Regulations Penalty Schedule

(Golf carts, dirt bikes, ATV)	under the age of 16 per Florida Law			
	Careless/reckless ORV driving	Warning	\$150 plus repair costs	\$250 and any further offenses recommend to Board for suspension of privileges.
	No registration	Warning	\$50	\$100 fine doubles with each subsequent offense.
PARKING FINES	Parking trucks, trailers, RVs, boats on Betmar Owned Property without Property approval.	Warning	\$100	\$200- any further offense , the vehicle will be towed at owners' expense.
UNACCOMPANIED MINORS IN BUILDINGS AND AMENITIES		Warning	\$50	\$100 and any further offenses recommend to Board for suspension of privileges.
Non-club members using club specific amenities-golf courses, swim pool, shuffleboard, etc.		Warning	\$50	\$100 and any further offenses recommend to Board for suspension of privileges.
Verbal /physical abuse of Betmar Employees, Security, Trustees and/or Board of Directors		Warning	Refer to the Board of Directors for suspension of membership privileges and/or prosecution by PCSD.	Refer to the Board of Directors for revocation of membership privileges and/or prosecution by PCSD.
Fighting on Betmar owned property or within amenities		Warning	Refer to the Board of Directors for suspension of membership	Refer to the Board of Directors for revocation of membership privileges and/or prosecution by PCSD

BETMAR ACRES CLUB, INC. Rules and Regulations Penalty Schedule

			privileges and/or prosecution by PCSD.	
Smoking/Vaping in buildings; within 25 ft of entrances , Aquatic Center, and Dog Park.		Warning	\$50	\$100 and any further offenses recommend to Board for suspension of privileges.
ILLEGAL DUMPING	Less than or =3 yards	Warning	\$25 plus clean-up cost	\$50 plus clean-up cost
	More than 3 yards	Warning	\$50 plus clean up cost	\$100 plus clean-up cost
				Any offenses over three will be recommended to the Board for suspension of membership privileges.
MISUSE/DESTRUCTION OF PROPERTY	Driving cars, trucks, motorcycles over golf course/kissing bridge	Warning plus repair costs	\$100 plus repair costs	Refer to the Board of Directors for suspension of membership privileges.
	Damage less than \$200	Warning plus repair costs	\$100 plus repair costs	See damage \$200-\$1000 Second offense
	Damage \$200-\$1000 or third offense less than \$200	Warning plus repair costs	\$200 plus repair costs	See damage \$1000-\$20,000 Second offense
	Damage \$1000 -\$20,000 or third offense less than \$1000	Warning plus repair costs	\$500 plus repair costs	Turn over to PCSD for prosecution and recommend suspension of membership privileges

Any damages exceeding \$20,000 will be turned over to PCSD for prosecution and recommended to the Board for Revocation of membership privileges.