

CBA Beach Rules & Use Policy

As Approved by the CBA Board on August 27th, 2025

ACCESS & ELIGIBILITY

- Use of the beach is limited to CBA members, their immediate family, house guests, and tenants*.
- All use is at your own risk.
- Owners are responsible for ensuring that their guests and tenants are aware of and comply with all Beach Rules.
- All visiting guests must be accompanied by a member at all times. (Exception: immediate family members, house guests, or family care givers).
- Conveyance of CBA member privileges to a non-member is not permitted under any circumstances.

*For purposes of this rule, the term "house guests" means guests of the CBA members who are temporarily present at the property on a non-commercial basis. Notwithstanding the foregoing, only tenants having a valid lease of not less than six (6) months in length shall be permitted to use the beach, and such lease (to include name(s), home address, phone/mobile number(s) and email address(s)), evidencing the length of the lease term, must be submitted to the Association at least ten (10) days in advance of such beach usage. Under no circumstances shall any tenant, occupant, transient occupant, or other person paying consideration to a CBA member for occupancy of such CBA member's property, where the term of such tenancy or occupancy is less than six (6) months, be entitled to utilize the beach.

CBA BEACH INDEMNIFICATION

- All use of the CBA Beach and all related activities is at the sole risk of the CBA Member utilizing a CBA procured key fob or Synq virtual key for access. This includes guests and tenants.
- Members/tenants must have a signed **CBA Beach Indemnity and Hold Harmless Agreement** on file. No key or fob will be issued without this document.
- Tenants must provide full contact information (name, mailing address, and mobile phone numbers).

USE OF THOSE 21 AND UNDER

- Children age 12 and under must be accompanied by an adult guardian who is a member.
- Members' children under age 21 must have parental consent to use the beach.
- No one under 21 is permitted on the beach after 10:00 PM unless accompanied by a parent who is a CBA property owner.

CONDUCT

- Members are responsible for the actions of their children and all guests.
- No loud, lewd, unsafe behavior, or underage drinking. Violations will be reported to the police.
- All illegal substances as defined by federal law are strictly prohibited. Possession, use, or evidence of use will result in immediate revocation of membership privileges.

ACCESS & GATES

- Gates must remain closed except when vehicles are entering or exiting.
- Lock all gates when leaving the beach for the safety of children and pets.

PARKING & VEHICLES

- No motorized vehicles beyond the **No Parking** sign at any time.
- No vehicles on the beach after 10:00 PM (safety + sea turtle protection).

PRIVATE PROPERTY RIGHTS

- It is illegal to damage, alter, or remove any property belonging to CBA or its members. This includes, but is not limited to chairs, picnic tables, tiki hut, gates, access points, security cameras, trees, and vegetation.

PRIVATE USE AND PARTIES

- The CBA beach premises cannot be reserved for private parties and remains open to all members at all times.
- Gatherings of more than **10 people per property** require written Board approval **at least 7 days in advance** and are only allowed for members, out of respect for neighboring properties.

FIRE & FLAME RESTRICTIONS

- No bonfires, fire-pits, fireworks, torches, or other open flames. Violations will be reported to the **police/fire department**.
- Charcoal grills only (no wood burning). Ensure all fires are completely extinguished.

GLASS RESTRICTIONS

- Glassware and glass containers are strictly prohibited on the beach.

CHAIRS & TABLES

- Return chairs to high ground after use.
- Clean tables after use and keep tables located under tiki hut.

TRASH

- CBA does not provide trash removal at the beach.
- Each party is responsible for removing **all garbage** (beverages, smoking debris, animal waste, etc.) when leaving.

PETS

- Dogs must be under the owner's control at all times.
- Off leash use is permitted only if **all parties present consent**.
- Owners are fully responsible for their dog's behavior and waste, which must be picked up and removed from the property (do not bury waste in the sand).

NOISE ORDINANCE

- CBA follows **Siesta Key noise ordinances**, designed to preserve peace and quiet for all residents and visitors.
- Noise levels, including music, voices and other activities, must be kept at a respectful volume at all times.
- Out of respect for our neighboring homes and fellow members, excessive noise or disturbances will not be tolerated.
- **No noise after 10 PM.**

ENFORCEMENT

- Membership may be suspended or revoked — without refund — for violations of these rules.
- Revocation may be temporary or permanent, at the discretion of the Board of Directors.
- Members may appeal decisions at a regular Board meeting.
- The Board reserves the right to implement additional rules at any time for the benefit and safety of the Association.

MEMBER ACKNOWLEDGEMENT

The undersigned CBA Member, on behalf of himself/herself and his/her guest, tenants, invitees, children and co-owners, hereby agrees to abide by the CBA Beach Rules and acknowledges his/her execution of the CBA Beach Indemnity and Hold Harmless Agreement.

Date

Name (Print)

Signature

CBA Street Address