



UPDATE ON REGISTRATION TO THE CLUBHOUSE

As of February 17th 2026, the Vizcaya in Kendall Community Development District board has confirmed the enforcement of the rule shown below. Each home has one folio and we are to only have authorized one family registered to use the facility. Each home owner, who are leasing his/her property, needs to provide the Clubhouse in writing which of the tenants/leasees assigning to them the access to the clubhouse amenities and that information needs to match what was presented to the HOA.

- 1. Membership. 1.1 Members. Every Owner (other than an Owner who has leased his Home to a Lessee) and every Lessee shall be a Member; provided, however, for the purposes of Membership, there shall be only one Owner or Lessee per Home.*

Right now, we believe the main house is the default member. Unless we are provided with the written notification that states otherwise.

As the rule further explains, the membership is limited to one family per household (or folio). Family and immediate family is described as:

- 1.5 Immediate Family Members. Immediate Family Members shall mean the spouse or domestic partner of the Member or Annual Member, and all unmarried children of either under the age of twenty-two (22) years of age and up to two (2) family members related to a Member by birth, adoption or marriage and who reside at the same Home as the Member. If a Member or Annual Member is unmarried, he or she may designate up to two (2) persons related by birth or adoption who are living with such Member or Annual Member as Immediate Family Members.*

So, moving forward no more registrations for tenants in studios until the owners send in the letters confirming whom will have clubhouse access. Owners must either email us (ksteam@managserv.com), or provide us with the written instructions, which needs to match the names on lease provided to the HOA.

Anyone leasing the studios that currently have clubhouse access, will have access until March 31st 2026. After that date, we will be enforcing the CDD Boards instructions as mentioned above.

Thank you