



LakeShore Ranch

COMMUNITY DEVELOPMENT DISTRICT

COMMUNITY GUIDELINES

LakeShore Ranch Community Development District
19730 Sundance Lake Boulevard
Land O' Lakes, Florida 34638
813.388.6839

OVERVIEW

Hours of Operation

| | | |
|--------------------|---|---------------------|
| Clubhouse | Mondays - Fridays: | 11:00 am- 9:00 pm |
| | Saturdays: | 10:00 am- 9:00 pm |
| | Sundays: | 12:00 pm- 5:00 pm |
| Community Mailroom | 24 hours a day, 7 days a week | |
| Gatehouse | 24 hours a day, 7 days a week | |
| Fitness Center | 24 hours a day, 7 days a week | |
| Swimming Pools | Monday-Sunday: one half hour after sunrise to one half hour before after sunset | |
| Basketball Courts | Monday-Sunday: | 7am - 10:00 pm |
| Tennis Courts | Monday-Sunday: | 7am - 10:00 pm |
| Outdoor Areas | Monday-Sunday: | Open ~ Dawn to Dusk |

***All hours of operation are subject to change. The LakeShore Ranch Community Development District maintains the right to close the facilities due to any unforeseen circumstances.*

Operating Calendar and Holidays

Holidays

The facility will be closed on the following days:

- Thanksgiving
- Christmas
- New Year's Day
- Easter

Inclement Weather

We will make every attempt to remain open during times of inclement weather; however, the facilities will be closed if the conditions are determined to be a threat to the residents and members and staff. The Clubhouse facility is not a designated emergency shelter.

Maintenance Days

In an effort to achieve the highest standards of facility cleanliness and safety, there will be times when certain areas of the facility will be shut down for improvements, cleaning, and preventative maintenance. Resident understanding and patience is appreciated as efforts are made to improve and maintain the cleanliness, safety, and aesthetics of the facility. Whenever possible, maintenance days will be planned in advance and residents and members will be notified.

Facility Access and Eligibility for Use

All residents, members of households living in our community and designated tenants; hereinafter, called “residents,” are entitled to use the community facilities and amenities. Furthermore, approved non-resident members; hereinafter, called “members,” who pay the applicable annual non-resident usage fee may also use the community facilities and amenities.

Non-resident owners who have delegated the right to use the community amenities to a tenant must contact the Home Owner’s Association (HOA) Manager regarding the application process. Once approved by the HOA, the owner must provide written authorization, a listing of tenants and a copy of the lease to the Clubhouse Manager. Tenants will be required to provide proof of residency before they receive access ID cards to the facility. Non-resident owners are responsible for turning in their Access Cards and Community Mailbox Keys to the Clubhouse management for reissue to the tenant.

The management reserves the right to suspend a resident’s or member’s use of the amenities for failure to follow the policies and procedures, posted rules and regulations, directives of staff on duty, and for a resident’s or member’s failure to pay any amounts owed to the District.

Disclaimer

Homeowners and guests using the facilities do so at their own risk. The safety of our residents and members and guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facility. The LakeShore Ranch Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. Residents and members are responsible for their actions and those of their guests.

Access Cards

Use of the District’s amenity areas is restricted to residents, members and their guests. An access card is necessary to gain entry to the amenity areas. These photo identification cards are issued during resident/member orientations. Initial access cards, additional cards and replacements for lost or damaged cards are available at the Clubhouse for a fee. No more than four (4) access cards (issued to

those 16 years or older) may be held by any resident or member household at any time. This access card system protects you and the facility from unapproved non-resident entry. Under no circumstance should a resident or member provide their access card to an unapproved non-resident to allow them to utilize the amenities.

Guest Policies

Clubhouse, Pools and Pool Area:

Resident and member households will be able to bring up to 4 guests with them to the facility unless the facility has been rented for a private event or function. These guests must be accompanied by an adult resident or member (18 years or older). Inquire at the Clubhouse about a pre-approved exception for up to 4 additional Guest Pool Passes. Residents and members 16 to 17 years old, who are visiting the facility without their families, may bring one guest of the same age or older. All guests will be required to sign a waiver and log in at the Clubhouse Reception Desk or Fitness Center prior to utilizing the facility.

Fitness Center:

Due to the size of the Fitness Center, resident and member households will be able to bring up to 2 guests with them to the facility. These guests must be accompanied by an adult resident or member (18 years or older). Residents and members 16 to 17 years old, who are visiting the facility without their families, may bring one guest of the same age or older. All guests will be required to sign a waiver and log in at the Clubhouse Reception Desk or Fitness Center prior to utilizing the facility.

Outdoor Areas (Playcourts, Amphitheater, Playground, Dock):

Resident and member households will be able to bring up to 4 guests with them to the outdoor amenities. These guests must be accompanied by an adult resident or member (18 years or older). Residents and members 14 to 17 years old, who are visiting the facility without their families, may bring one guest of the same age or older.

Guest RULES UPDATE – APRIL 2015

The CDD has approved an addition to the current GUEST POLICIES. Residents NOW may come to the Clubhouse with their GUEST(S) and pre-register them with the Clubhouse staff (during hours of operation) to use the facilities WITHOUT the resident being present. The resident and at least ONE of the guests (ages 18 and over) MUST be present at the time of registration. Once they are registered, a pass will be issued to the GUEST(S) and is good for 2 weeks from the start date. Your guest(s)

MUST bring the pass that was issued to them each and every time they come to the Clubhouse, Pools or Fitness Center. If they do not have the pass or if they are not pre-registered, the Clubhouse staff will ask them to leave the facilities. The Guest Pass is available for up to 4 people TOTAL. At least one GUEST MUST be 18 or older and any minors that are on the list MUST be accompanied by the adult on the list at all times. It is the responsibility of the resident to inform their guest(s) of the rules of the Clubhouse, Pools, and Fitness Center.

GATEHOUSE SERVICES

Description of Gatehouse Services

The purpose behind the Gatehouse is for its attendants to give a sense of vigilance and to add a certain aspect of awareness to the community, but not to control or prevent crime. Our team of Gatehouse Attendants contributes to the community by monitoring the flow of vehicular and pedestrian traffic entering and exiting the property. The District does not have the authority to turn visitors away on a public roadway.

Coverage

Gatehouse attendants will be on duty 24 hours a day 7 days a week. They are to report suspicious person(s) or activity to the Pasco County Sheriff's Department.

Barcode Stickers

Barcode stickers are issued during a resident or member orientation at the Clubhouse. Residents and members will be instructed to go to the Gatehouse to have their barcode sticker installed in the appropriate location on their vehicle. Initial and approved additional or replacement barcode stickers will be available at the Clubhouse for a fee.

Entrance by Motor Vehicles

Vehicles with LakeShore Ranch barcodes should use the right lane. A scanner will read the barcode and automatically open the right lane resident's and member's gate.

Vehicles without LakeShore Ranch barcodes should enter the “Visitor” or Gatehouse side. Visitors will be greeted by Gatehouse Attendants and the following information, if possible, is to be recorded on the visitor log:

- 1) Make and Model of vehicle
- 2) License tag of vehicle
- 3) Time of Entry
- 4) Destination or purpose

If a vehicle does not stop, or “tailgates” another vehicle through the gate, the Gatehouse Attendant will, if possible, record the tag number and a general description of the vehicle.

PROGRAMS, ACTIVITIES AND SERVICES

Program Descriptions

We are pleased to offer our residents and members a wide variety of programs and activities designed to meet the needs of residents and members of all ages, interests and skill levels.

Each year, the staff will evaluate and improve upon existing programs, as well as, continually add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber.

Program Calendars and Flyers

Residents and members can easily find information on new programs and events by picking up the monthly program calendars, flyers, and program guides. Information on programs is also posted on community bulletin boards and sent out via email.

Program Registrations

Programs will be open to residents, members and their guests only. Residents and members may register guests for programs; however, in order to provide residents and members with priority registration, guests will be assessed a surcharge and will only be able to register for programs if space permits.

Registration dates and deadlines will be advertised each month. Registration will typically end one week prior to the start of the class or event unless otherwise noted.

Private Rental Usage Guidelines and Request Form

Private Rental Request and Waiver Forms are utilized for private rental of specified indoor amenities available for private functions. Residents must read and agree to follow the Private Rental Usage Guidelines before a request will be approved.

Program Fees and Payment Types

A variety of complimentary and fee based programs will be offered to residents and members. Fees for programs and events are occasionally required to offset the cost of instruction, supplies, equipment and entertainment. Full payment by cash must be made at the time of registration.

Program Changes, Cancellations, Refunds and Credits

Program refunds and credit may be granted on a case by case basis. Refunds and credits after the program registration deadline or after a program begins may not be approved.

The staff will notify residents and members if there is a need to change or cancel a program. If a program is cancelled, residents and members may be issued a refund or credit.

RSVPS and Registration Deadlines

Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline.

Late registrations may be accepted on a case by case basis. Due to the nature of some programs, events and the availability of space, late registration may not always be feasible.

Waiting Lists

Some programs may have maximum registration limitations. In the event a program is full, a waiting list will be created. If there are

cancellations in the program, the residents and members on the waiting list will be contacted. This waiting list will also be utilized to determine if an addition program can be offered.

Resident Clubs and Interest Groups

Our facilities will host many interest group and activity club meetings and social events. Clubs and interest groups will be resident managed and self-supporting. The staff will help to facilitate meetings and assist in the development and promotion of activities developed by the clubs. Any resident or member wishing to develop an interest group or club should contact the Clubhouse Manager to receive information and an application.

Meeting and event dates will be subject to facility availability. All clubs must be open to any resident or member. Guests may be permitted to attend club functions on a limited basis with permission from the staff.

Babysitting and Pet Sitting Contact List

The community maintains a list of babysitters and pet sitters available in the community. Residents and members may elect to participate in the directory by opting into this program on the New Resident or New Member Information Form and Waiver provided during the orientation.

Contacts provided on the Babysitting and Pet Sitting Lists do not mean that the community supports, endorses or recommends the individuals listed.

Program Suggestions and Ideas

The staff is constantly striving to improve programs and services offered to the community. Residents and members are encouraged to submit ideas and suggestions for upcoming programs by completing a Comments and Suggestion Form.

FACILITY FEATURES AND USAGE GUIDELINES

Community Amenities Overview

LakeShore Ranch offers residents and members a wide variety of resort style amenities and services including:

- Fitness Center
- Aerobics and Massage Rooms
- Lap and Fitness Pool
- Resort Style Pool
- Kiddie Splash Pool
- Catering Kitchen
- Covered Screened Veranda
- Florida Room for Entertaining
- Activities Center
- Business Center
- Conference Room
- Tennis and Basketball Courts
- Tot Lot and Children's Playground
- Outdoor Amphitheater Area
- Dog Park
- Fishing Dock/Picnic Area
- Canoeing, Kayaking and Fishing on Lake Mariel

General Facility Policies and Guidelines

The following usage guidelines have been established to maintain the facility and ensure the safety and enjoyment of all residents and members. Specific rules for each area are posted and included in a resident or member Welcome Packet.

General Facility Policies

1. All residents and members are entitled to utilize the amenities if they meet all eligibility requirements.
2. Residents and members must have, at all times in their possession, their access card for identification and to enter and utilize the amenities.
3. In the Clubhouse, Pools and Pool Area, residents and members under the age of 16 must be accompanied by an adult resident or member (18 years or older).
4. In the Outdoor Areas (Playcourts, Playground, Dock, Amphitheater), the minimum age allowed unsupervised by an adult resident or member (18 years or older), is 14.
5. Residents and members are encouraged to speak to their physician before engaging in physical exercise. All residents and members utilize the amenities at their own risk.
6. Assumption of risk and liability forms must be signed and on file before utilizing the amenity areas.
7. With the exception of the pool and wet areas where bathing suits are permitted, residents and members must be properly attired with shirts and shoes to utilize the amenities.
8. Bathing suits and wet feet are not allowed indoors with the exception of the locker room areas.
9. Food and drink will be limited to designated areas only.
10. Smoking is permitted in designated areas only, and all waste must be disposed of in the appropriate receptacles. Smoking in the facility is not permitted under any circumstance.
11. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenity Facilities, except at pre-approved special events. All Private Events where alcohol is to be served will require a licensed and insured vendor of alcoholic beverages. They must provide proof of this to the Clubhouse at LakeShore Ranch prior to the event.
12. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the facility.
13. Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual using the Clubhouse facilities, or District property.
14. Use of profane or inappropriate language is prohibited.
15. Bullying, fighting and vandalism are prohibited.
16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
17. Excessive noise that will disturb other residents and members and guests is not permitted.

18. Any type of harassment or disrespect to staff or other residents and members is prohibited.
19. Residents and members are responsible for cleaning up after themselves and helping to keep the amenity areas clean at all times.
20. Residents and members are encouraged to let the staff know if an area of the facility or a piece of equipment is in need of cleaning or maintenance.
21. All equipment and supplies provided for use of the amenities must be returned in good condition after use.
22. With the exception of service animals, resident's and member's pets are not permitted at the Clubhouse facilities.
23. Skateboards are prohibited on the Clubhouse property.
24. Bicycles, scooters, roller skates, rollerblades, roller shoes and skateboards are not permitted inside the Clubhouse facilities.
25. Bicycles and other vehicles are to be parked in designated outdoor areas only.
26. All programs and services including personal training, group exercise, tennis lessons, and instructional programs must be conducted by an approved, certified, insured Independent Contractor with a contractual agreement with the management company.
27. To prevent disturbance to others, use of cellular telephones is limited while in the facility. Residents, members and guests are asked to keep their ringers turned off, or on vibrate while in the facility.
28. The facility and staff are not responsible for lost or stolen items. Staff members are not permitted to hold valuables or accept deliveries for patrons.
29. All found items should be turned in to the staff for storage in the lost and found. Items will be stored in the lost and found for up to seven days.
30. Residents and members are encouraged to assist the staff in the enforcement of the usage guidelines. Residents and members may notify the staff on duty if an individual is violating usage guidelines.
31. Weapons of any kind are not allowed on District property.
32. The Clubhouse amenities are equipped with closed circuit televisions for monitoring and recording purposes only. They are not intended to be used as safety prevention.
33. Overnight parking at the Clubhouse, or other parking areas is not permitted. Residents may request an overnight Clubhouse parking pass for a visiting guest, by contacting the Clubhouse Manager in advance of the occasion. These passes are not available for RV's, boats, trailers, moving trucks, etc.

34. Vehicles parked in the wide pathway leading to the Amphitheater will be towed at the owner's expense. This path is designed for maintenance and emergency vehicles.
35. Policies are subject to change as deemed necessary after approval by the Board of Supervisors.

Fitness Center and Spa

The Community Clubhouse offers a Fitness Center with cardiovascular and strength training equipment along with free weights. There is also a multi-purpose workout room that can be utilized for a variety of exercises. A Spa Room is available for massage therapy services that will be offered by appointment only.

Usage Guidelines

1. All residents and members are encouraged to consult their physician before beginning an exercise program.
2. Residents and members between the ages of 13 – 15 must be accompanied by a parent/guardian at all times to utilize the fitness room.
3. Residents and members ages 16 and older may utilize the fitness center independently, but they must have an access card and a signed waiver on file.
4. Adult residents and members (18 years and older) may have 2 guests while using the Fitness Center.
5. Residents and members between the ages of 16 and 17 may have one guest of the same age or older, while using the Fitness Center.
6. All residents must have their guests sign in at the Clubhouse each time they visit. Sign in sheets are located in the Fitness Center and Clubhouse.
7. Appropriate attire including shorts, shirts and closed toed athletic footwear must be worn at all times in the fitness center. No black soled shoes or cleats.
8. All equipment must be wiped down before use with the wipes and/or spray provided.
9. If a resident, member, or guest is waiting, cardiovascular equipment utilization is limited to 30 minutes.
10. If a resident, member, or guest is waiting for the weight equipment, individuals should allow others to “work in” between sets.
11. Stacked weight equipment should not be slammed while lifting.
12. All free weights should be put back in the proper area after use.
13. Food is not permitted in the Fitness Center.

14. Water or other sport drinks must be contained in non-breakable spill-proof containers.
15. When using cell phones in the Fitness Center, please keep your phone ringer on vibrate, and accept/make calls outside of the building.
16. Personal music devices are permitted if used with headphones and played at a volume that does not disturb others.
17. All instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
18. Spa massage hours are by appointment only. Please allow 24 hours notice for cancellations and rescheduling. If you are unable to call within 8 hours, a fee will be imposed.
19. A full menu of services will be posted and updated by the staff.
20. Spa massage is designed for adult use. Persons must be at least 18 years of age to receive services, or be in the Spa Massage area.
21. Massage Therapists are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
22. Our Spa Massage area is a place of tranquility and relaxation. Beepers and cell phones are not permitted.
23. All concerns, equipment malfunctions, and maintenance needs should be reported to the staff.
24. All other general facility and guest policies apply.

Clubhouse Pools and Pool Area

We are pleased to provide our residents and members with a fantastic aquatic amenity area.

Usage Guidelines

1. Swim at your own risk. The pool areas are not supervised by lifeguards.
2. In the event of an emergency, call 911. There is a 911 emergency call button located on the wall near the entrance into the pool bathrooms.
3. The pools area is open daily from one half hour after sunrise to one half hour before sunset. No night-time swimming is permitted. No one is permitted in the area at any other time unless a specific event is scheduled.
4. No one under the age of 16 is allowed in the pool area alone unless accompanied by an adult resident or member (18 years or older).

5. Anyone under the age of 10 must be directly supervised by an adult resident or member (18 years or older) in the water, or from the deck area at all times.
6. All swimmers must shower before initially entering the pool.
7. Lap lanes are to be used only by persons swimming laps or water walking or jogging.
8. Flotation devices, such as rafts, rings, or play items are not allowed in the lap pool. Swim aids and aquatic exercise equipment are permitted.
9. Rafts are not allowed in the resort or kiddie pool. Small balls or toys should be kept at a minimum when other bathers are present.
10. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.
11. Bicycles, scooters, roller skates, rollerblades, roller shoes, skateboards and anything with wheels, are not permitted on the pool deck.
12. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms.
13. Food and drinks are not permitted near the perimeter (within 4 feet) of the pool area, but are permitted in designated areas in the patio area of the pool deck.
14. Residents and members are responsible for cleaning up after themselves.
15. Smoking in the pool area is prohibited.
16. Persons with open cuts, wounds, sores or blisters may not use the pool.
17. Persons that are ill with diarrhea cannot enter the pool.
18. No person should use the pool with or suspected of having a communicable disease, which could be transmitted through the use of the pool.
19. Appropriate swimming attire (swimsuits) must be worn at all times. No thong swimwear is permitted at the facility.
20. Swim diapers are recommended for use by infants/children that are not toilet trained.
21. Animals are not permitted in the pool or wet areas with the exception of service animals.
22. Dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
23. No running or horseplay is allowed in the pool or wet areas.
24. Only authorized staff members are allowed in the filter rooms, chemical storage rooms and staff office area.
25. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.

26. ADA chair lifts are for use by disabled residents, members and Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
27. Chair lifts are designed for self- use. Clubhouse Staff is not authorized to assist with use beyond initial review of operating instructions.
28. Chair lifts are rated for 300 lb. maximum capacity.
29. The pool may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
30. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.
31. The fire pit may be utilized by adult residents and members only and operated by the Clubhouse staff only.
32. The outdoor grill is available on a first come, first served basis. Please bring your own charcoal and grill accessories. A special bucket for cooled ashes is provided.
33. All swim instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
34. Pool policies, including hours of operation, may be changed at the discretion of the District's Board of Supervisors.
35. All other general facility and guest policies apply.

Activities Center, Meeting Rooms and Gathering Areas

The facility contains common social areas that are open for the use of residents, members and their guests. These areas may have scheduled programs or Private Events during specific times of business operating hours.

Usage Guidelines

1. All areas are open for resident and member utilization unless a structured program, event or Private Event Rental is taking place.
2. Private Event Rentals require completion of an indemnification agreement, a security deposit and a specified rental fee.
3. A schedule of activities will be posted and updated by the staff.
4. No one under the age of 16 is allowed in these areas alone unless accompanied by an adult resident or member (18 years or older).
5. Only specified areas are available for Private Event Rentals.
6. Profanity is prohibited.

7. Residents and members are responsible for cleaning up after themselves.
8. Cell-phone use at the pool table is prohibited.
9. Gambling is not supported by the facility.
10. Food and beverages may only be consumed in designated areas.
11. All other general facility and guest policies apply.

Business Center and Community Mailroom

We provide a variety of business services for the convenience of the residents and members. The Business Center is for teens and adults to create documents, access the internet, send e-mails, fax, print and copy. The Community Mailroom is designed for easy resident access for incoming and outgoing mail.

Usage Guidelines

1. The Business Center will be open during posted business hours of operation.
2. No one under the age of 16 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).
3. The Clubhouse area is a “wireless hot spot” for you to enjoy the benefit of a wireless internet connection while working off your laptop computer. Your laptop must have a wireless enabled device and the encryption code in order to connect.
4. Food and drinks will not be permitted in the Business Center.
5. Disruptive behavior, including loud talking and cell phone use will not be permitted.
6. Please lower volume or mute sound when accessing anything that may be a disturbance to others.
7. Changes to system configuration are not permitted.
8. Downloading of files or software is not permitted.
9. E-mail attachments must be loaded onto disks, or a flash drive before opening to protect against viruses.
10. Parental controls and security restrictions have been applied to all computers.
11. Reports are generated listing all websites you logon to, or attempt to logon to.
12. Time restrictions and a schedule of fees for business services will be posted and updated by the staff.
13. Please log off of all computer programs when you leave the Business Center.
14. Do not shut off the computers unless requested to do so by the management.
15. The Community Mailroom is accessible with your access card 24 hours a day, 7 days a week. The only exception is when the USPS mail carrier is delivering the mail and the doors are locked.

16. Staff members are not permitted to accept deliveries for residents and members.
17. Three mailbox keys are issued to the first homeowner who occupies a home after their closing.
18. All three mailbox keys are to be turned in to the Clubhouse prior to a homeowner moving, or if the home is leased to another individual.
19. If any or all of the mailbox keys are lost, the expense for replacement of the mailbox lock will have to be coordinated through USPS, by the current owner.
20. All other general facility and guest policies apply.

Tennis Courts

Our community offers lighted tennis courts for informal use, lessons and league play.

Usage Guidelines

1. Courts are available for use by residents, members and their guests on a first come first serve basis only.
2. Courts may only be reserved for a community approved program or event.
3. The courts are lighted and can be used until 10:00 pm each night.
4. A schedule of activities will be posted and updated by the staff.
5. When other players are waiting, tennis court use should be limited to 1 hour.
6. No one under the age of 14 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).
7. Bikes, rollerblades, roller shoes, skateboards and equipment with wheels are not permitted on the courts.
8. All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
9. The rules established by the United States Tennis Association (U.S.T.A.) should be strictly followed and adhered to by all players at all times.
10. Smoking in the tennis court areas is prohibited.
11. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
12. Profanity, fighting and disruptive behavior will not be tolerated.
13. No furniture will be allowed on the playing surfaces.
14. All tennis instructors are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
15. All other general facility and guest policies apply.

Basketball Courts

Our community offers a full size basketball court for residents, members and their guests.

Usage Guidelines

1. Courts are available for use by residents, members and their guests on a first come first serve basis only and cannot be reserved for a private function.
2. Courts may only be reserved for a community approved program or event.
3. The courts are lighted and can be used until 10:00 pm each night.
4. A schedule of activities will be posted and updated by the staff.
5. Residents and members are responsible for bringing their own equipment.
6. All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the basketball courts.
7. No one under the age of 14 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).
8. Bikes, rollerblades, roller shoes, skateboards and equipment with wheels that may damage the courts are prohibited.
9. Profanity, fighting and disruptive behavior will not be tolerated.
10. Smoking on the courts is prohibited.
11. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
12. All sports instructors and coaches are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
13. All other general facility and guest policies apply.

Amphitheater, Picnic Area and All Outdoor Areas

The Amphitheater, Picnic Area and all other outdoor areas have been beautifully designed and maintained for enjoyment and utilization.

Usage Guidelines

1. The Amphitheater, Picnic Area and all outdoor areas are available for use by residents, members and their guests on a first come first serve basis only. These areas may only be reserved for a community approved program or event.
2. A schedule of activities will be posted and updated by the staff.
3. No one under the age of 14 is allowed in these areas alone unless accompanied by an adult resident or member (18 years or older).

4. Children must remain in sight of those responsible for providing supervision at all times.
5. Bikes, rollerblades, skateboards and equipment with wheels is prohibited.
6. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be utilized.
7. Pets must be kept on a leash and residents and members must pick up and dispose of pet waste in appropriate outdoor receptacles.
8. Profanity, fighting and disruptive behavior will not be tolerated.
9. Smoking in these areas is prohibited.
10. Alcoholic beverages are not permitted to be consumed on the premises of these areas, except at pre-approved special events.
11. The outdoor grill is available on a first come, first served basis. Please bring your own charcoal and grill accessories. A special bucket for cooled ashes is provided.
12. Residents and members are responsible for bringing their own equipment.
13. All instructors and coaches are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the management company.
14. Amplified sound systems and DJs are prohibited unless it is a community approved program or event.
15. Residents and members must clean up after themselves and dispose of trash in the appropriate outdoor receptacles.
16. All other general facility and guest policies apply.
17. Maximum capacity is 160 people.

Playground Area

Our community provides a Playground area for residents, members and their guests to enjoy with their children.

Usage Guidelines

1. The Playground equipment is designed for ages up to 12.
2. Residents and members may utilize the Playground and Tot Lot at their own risk.
3. Signage with usage guidelines, age, height, and/or weight requirements for the playground equipment is posted on or near each playground area.
4. Residents, members and their guests are responsible for the behavior of their children.
5. No one under the age of 14 is allowed in these areas alone unless accompanied by an adult resident or member (18 years or older).
6. Children must remain in sight of those responsible for providing supervision at all times.

7. Proper footwear is required and no loose clothing, especially with strings, should be worn.
8. The mulch material in the landscaping beds is not to be picked up, thrown, or kicked for any reason.
9. The following is not allowed around the playground equipment: Food, drinks or gum, pets of any kind (with the exception of service animals), sticks, wooden or metal bats, ropes, roller skates, roller blades or skateboards, hard balls such as baseballs, golf balls, etc.
10. Playground equipment is for all children. They should take turns and share the equipment.
11. All children are expected to play cooperatively with other children.
12. No jumping off from any high climbing bars or platforms.
13. Improper use of the equipment will not be tolerated. Use traditional methods when going up ladders and down slides. No fancy tricks.
14. If anything is wrong with the equipment or someone gets hurt, notify a staff member immediately.
15. All other general facility and guest policies apply.

Dog Park

Our community offers a fenced dog park for resident and member utilization. This area is designed as a resident and member supervised, off-leash canine play area.

Usage Guidelines

1. Dogs must be legally licensed and have a current vaccinations.
2. Dogs must be leashed upon entering and leaving the off-leash dog areas.
3. Dogs that have attacked or bitten any person or another person's pet shall be constituted as a nuisance and are prohibited.
4. Female dogs in heat are prohibited.
5. The dog's owner/handler must remain in the dog area with the dog.
6. Dog Park hours are from dawn to dusk.
7. Residents and members will use the park at their own risk.
8. No other animals may be brought into the fenced area.
9. Children under 10 years of age are not permitted in the park.
10. Never leave dogs unattended.
11. Pinch, choker chains and spiked collars must be removed from dogs prior to entering the dog park.

12. The dog's owner/handler is responsible for picking up and disposing of all of their dog's waste in an appropriate outdoor receptacle. Please bring a bag from home.
13. Dogs under 4 months of age are prohibited.
14. All dogs must be under control of an adult resident or member (18 years or older), and there is a limit of 3 dogs per adult.
15. The dog's owner/handler is responsible for all actions of their dog.
16. Small bite sized dog treats are permitted.
17. Glass containers, food in bowls, long lasting chews and human food are not allowed.
18. Bikes, skateboards, and rollerblades are not permitted.
19. The dog's owner/handler must stop their dog from digging and are responsible for filling any holes their dog makes.
20. Please control any excessive barking.
21. Smoking is prohibited.
22. All other general facility and guest policies apply.

Lake or Pond Areas

The lakes and ponds throughout the community are beautifully designed and maintained. These wet areas are not designed for fishing, swimming, or recreational use. An exception to this policy is Lake Mariel, the community's largest lake. Please follow the guidelines below when using Lake Mariel.

Usage Guidelines (Lake Mariel only)

1. Residents and members may utilize Lake Mariel at their own risk.
2. Swimming is not encouraged; however, if a resident or member chooses to swim, it will be at their own risk. Lake Mariel is not supervised by lifeguards.
3. Lake usage is permitted dawn to dusk.
4. No one under the age of 14 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).
5. Lake Mariel is a non motorized vessel lake.
6. Canoes and Kayaks are permitted.
7. Residents and members are responsible for bringing their own equipment.
8. Per Florida Boating Regulations, each boat must have a USCG-approved Personal Flotation Device (PFD) for each person on board. It is recommended that children under the age of 13 wear a USCG-approved PFD at all times while on board any vessel under 26 feet in length.
9. Fishing is permitted; however, please observe a catch and release policy

- 10.No person shall intentionally feed, entice with food, or harass any alligators or animals in the community.
- 11.All other general facility and guest policies apply.

FORMS AND WAIVERS

New Resident and Member Information Form and Waiver

An information form is kept on file for all residents and members. This allows the staff to maintain current information on those who are eligible to utilize the amenities. This form also contains the Assumption of Risk and Waiver of Liability that must be signed by each member of the household. Photos are taken of each resident or member who is issued an access card. These photos will be placed on the access card for visual identification purposes.

Photo Release Form

Residents and members are asked to sign a Photo Release Form. This gives the District permission to use photographs or video of resident and members taken at community events, or while on District property for lawful purposes. Examples of such purposes would be for publicity, illustration, advertising and Web content.

Interest Group and Club Applications

Applications may be filed by anyone wishing to form a resident or member interest group or club. These applications provide information necessary to form an interest group or club and provide the group/club with associated privileges.

Private Event Rental Agreement

Residents and members who would like to rent the Activities Center, or Conference Room for a Private Event, must execute a Private Event Rental Agreement. Approved fees and a security deposit are required. This information is available at the Clubhouse office.

Guest Registration and Waiver

Residents or members bringing guests to the Clubhouse facilities must have them sign the Guest Registration and Waiver form before they are able to enjoy the amenities.

CONSEQUENCES FOR GENERAL FACILITY POLICY AND GUIDELINES VIOLATIONS

Policy Enforcement

Please be aware that staff must protect the rights and privileges of rule-abiding residents and members, and that inappropriate behavior will not be tolerated. All patrons are responsible for compliance with the rules and regulations established for the safe operations of all the facilities. For severe violations or anyone continuing to violate Clubhouse rules, individual(s) may be refused access to the Clubhouse and its amenities. The staff reserves the right to ask residents, members, or guests to leave the facilities and suspend their privileges and/or access cards. The staff retains the full right to contact the local law enforcement agency and have violators trespassed permanently from any District property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted and a written warning may be issued. Documentation of incidences will be kept on file.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

Consequences

1. *Warnings:* The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
2. *Suspensions:* All suspensions will be treated on a case by case basis. Consequences and decision outcomes will be determined by the management. While suspended from District property,

access cards for residents or members will be deactivated. Any suspension of privileges from District property, which resulted from Policy and Guideline violations, may be issued as follows:

- 3 days
- 7 days
- 1 month
- 3 - 6 months
- Indefinite