

**JULINGTON CREEK PLANTATION
COMMUNITY
DEVELOPMENT DISTRICT**

AMENITIES RULES HANDBOOK

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Amenities Operating Rules

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2016)

Effective Date: April 27, 2017

In accordance with Chapter 190 of the Florida Statutes, and on April 27, 2017 at a duly noticed public meeting, the Board of Supervisors of the Julington Creek Plantation Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District governing this subject matter are hereby rescinded.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

“Amenities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include the following amenities, together with their appurtenant areas, facilities, equipment, and any other appurtenances:

- Recreation Center
- Aquatic Complex
- Fitness Floor/Center
- Lockers
- Café
- Aquatics Center Snack Bar
- Child Watch
- Recreation Center Lap Pool
- Recreation Center Wading Pool
- Recreation Center Water Park
- Recreation Center Water Slide
- Aquatic Complex Pools
- Tennis Courts
- Banquet Rooms
- Sportsplex (skate/basketball)
- Plantation Park Pavilion
- Playground
- Sand Volleyball Court/Basketball Court

“Access Card” – shall mean the identification card issued to Patrons.

“Amenities Rules” or “Rules” – shall mean this document together with the District's adopted fee/rate schedule, the Amenities Disciplinary Rule, and all related forms of the District, as amended from time to time.

“Annual User Fee” – shall mean the base fee established by the District for the non-exclusive right to use the Amenities. The amount of the Annual User Fee is set forth in the District’s adopted fee/rate schedule.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the District.

“District” – shall mean the Julington Creek Plantation Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“General Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenities.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Patrons, and Renters.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

DESCRIPTION OF AMENITIES

The District is a local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District operates and maintains various public improvements and community facilities, including the Amenities.

The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes through update to the Rules on the District's website. However, in order to permanently change rates or fees beyond the increases specifically allowed for by the District's adopted fee/rate schedule, the Board must hold a duly-noticed public hearing on said rates and fees.

The Recreation Center is located at 350 Plantation Club Parkway, St. Johns, FL. The Recreation Center features the Café with outdoor patio seating and banquet rooms. Child Watch is located on the main floor, along with several District offices. Upstairs is the fitness floor, lockers, and associated facilities.

The Recreation Center features a wading pool, competition pool, water park and water slide. The deck contains lounge chairs and umbrellas for Patrons and Guests. The tennis courts are also located behind the Recreation Center, which contains eight clay courts. The Sportsplex is located adjacent to the Recreation Center and contains a skate park and basketball courts and nearby is the sand volleyball courts.

The Aquatics Complex features a wading pool, competition pool and spa, with associated facilities.

AMENITIES USAGE

Only Patrons and Guests have the right to use the Amenities, provided however that community programming events (described later) may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenities Rules.

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than 30 days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable.

Renter's Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities upon written documentation. Residents may retain their Amenities rights in lieu of granting them to their Renters. Residents may not retain their rights to use the Amenities and grant them to Renters at the same time for the same residential property.

1. A Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident. A Renter will be required to provide proof of residency (i.e. a copy of the lease agreement, and complete a landlord-tenant agreement form) and pay any applicable fee before he or she receives an Access Card. Such Renter shall receive an Access Card which shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to all Amenities Rules as the Board may adopt from time to time.

Guests. Each Patron Family and Non-Resident Patron Family Membership is issued 24 Guest passes annually for no charge. Individual Non Resident Patron Memberships are entitled to 12 Guest passes annually for no charge. There is no charge for children 3-years-old and under brought as Guests, and they do not count against Guest passes. Once the passes are used, additional Guest passes may be purchased. Additional fees apply for classes and/or instruction (such as aquatic, fitness, skate, or tennis lessons) and for the use of a tennis court. Patrons must accompany guests except for houseguests that have purchased a Houseguest Pass, as described below.

Houseguest Passes. A houseguest is a guest who resides outside the fifty mile radius surrounding the District and is a short term overnight visitor of a Patron. A houseguest is allowed the option of a three or seven consecutive day admission to the District Amenities. The Patron must accompany their houseguest at the time of purchase

of a Houseguest Pass, with the exception of extenuating circumstances which are pre-approved by District staff. Houseguests with a Houseguest Pass are not required to be accompanied by a Patron when using the facilities. Photo identification is required by the houseguest to purchase a Houseguest Pass. Specific facility pricing is as adopted by the Board of Supervisors in its fee schedule.

Patrons may convert four of their Guest passes into a seven day individual Houseguest Pass. Four Guest passes are equal to one seven day individual Houseguest Pass. Patrons may convert two of their Guest passes into a three day individual Houseguest Pass. Two Guest passes are equal to one three day individual Houseguest Pass. Privileges included with a Houseguest or Guest pass include the use of the Amenities in accordance with these policies. There is no conversion for a Family Houseguest Pass.

Registration / Disclaimer. In order to use the Amenities, each Patron and all members of a Patron's Family shall register with the District at the reception desk by executing a New Patron/Guest Information Form, and by executing the Consent and Waiver Agreement, copies of which are attached hereto. Additionally, each Patron is responsible for ensuring that each of the Patron's Guests executes a Consent and Waiver Agreement prior to using the Amenities. **All persons using the Amenities do so at their own risk and agree to abide by the Amenities Rules. As set forth more fully later herein, the District shall assume 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 Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.** Furthermore, by using the public facilities, each Patron hereby grants permission to the District for the use of any and all photos in which Patrons, without limitation, may appear. The usage is inclusive of but not limited to the publication or inclusion in the District's website, brochures, posters, catalogs, handbooks, banners, and broadcast or print advertisements by the District. I also agree by using the facilities to waive any claim to compensation for use of said photos.

Access Cards. All Patrons will be issued an Access Card at the District office, located at the main lobby of the Recreation Center. Access Cards will give Patrons entry to the District's Amenities during the regular operating hours of the Amenities.

Each Patron will receive an Access Card upon registration with the District. For Families, each Patron may obtain additional Access Cards for any member of a Patron's Family who is sixteen years of age or older. Minors ages 13 to 15 may receive an Access Card with limited access, with a legal guardian's consent. Minors under the age of 13 must be accompanied by an adult, 18 and older at all times.

Patrons can use their Access Cards to gain access to the Amenities. Upon arrival, Patrons will scan their Access Cards in the card reader located at Resident Relations of the Recreation Center. Card readers are also located at the pool access gate as well as the Sportsplex entrance, Aquatics Center and fitness center. This Access Card system protects you and the Amenities from non-Patron entry. Unless otherwise stated

herein, under no circumstance should a Patron provide their Access Card to a non-Patron to allow a non-Patron to use the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenities Rules. All lost or stolen cards need to be reported immediately to the District. Fees may apply to replace any lost or stolen cards.

Commercial property owners within the District must contact the Recreation Director at 438-2530 in order to obtain their Access Cards.

Caregivers. The District allows caregivers to accompany minors or infirm Patrons using the Amenities, provided that the following requirements are met:

- The caregiver, who is considered a Guest for purposes of the Amenities Rules, does not count toward the limitations on the number of Guests set forth above.
- The caregiver must be eighteen (18) years of age or older and must accompany a Patron or a member of the Patron's Family who is otherwise authorized to use the Amenities.
- The Patron employing the caregiver must make a written request to authorize the caregiver to accompany the member of the Patron's Family requiring care.
- The Patron employing the caregiver is responsible for any violations, damage, etc. caused by the caregiver.
- The caregiver must execute a Consent and Waiver Agreement.
- The caregiver's use of the Amenities will expire after one year, but may be renewed annually by request of the Patron.

Commercial Advertising Policy. The District is a unit of government established for the purposes of operating, owning, maintaining and providing various capital facilities and services within the District. The District hereby adopts a no commercial advertisements policy. This policy provides that the District will not, through its newsletter, e-blast system, website, on the recreational facilities walls or grounds or through other District medium, allow commercial advertisements of any kind, regardless of content. The only commercial advertisements permitted are those that are of official District events. A District event is an event that is held and organized on behalf of the District through the District's employees or General Management company and is officially sponsored, supported and funded through the District. The two exceptions to this policy are: (1) the District allows advertisements on its leaderboard at the swimming pool, through previously adopted leaderboard advertising guidelines and upon payment to the District for such advertisements and (2) advertisements may be placed solely on the designated community bulletin board in the District's recreation center, which bulletin board may be discontinued at any time, without notice, and which advertisements are removed from time to time to allow others an opportunity to post.

COMMUNITY PROGRAMMING

The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests and skill levels. District staff is constantly evaluating potential and current program offerings; accordingly, programs may be added or discontinued in the District's sole discretion. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber.

Patrons can easily find information on new programs and events by reviewing the community newsletter or Amenity flyers, or by contacting the Resident Relations Desk at 438-2530 at the Recreation Center. Information on programs is also posted on the District's website at www.jcpcdd.org. Email blasts are also sent to registered users of the website with up-to-date information on activities. Here are some key points of contact for the District and its Amenities staff:

Contact Information

General Information/Resident Relations Desk	438-2530
General Manager	438-2459
Assistant General Manager	438-2460
Child Watch Director	438-2536
Aquatics Department	425-5886
Fitness Director	438-2529
Café	438-2533

Patrons and Guests Only. Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests will only be able to register for programs if space permits.

Registration. Patrons will be able to register for all programs and activities in person at Resident Relations or the department office, by completing and submitting a program registration form with payment (if applicable). Most programs will require advanced registration (typically, one week prior to the start of a class, unless otherwise noted) 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 and the availability of space, late registration may not always be feasible. Some programs will 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 Patrons on the waiting list will be contacted. This waiting list will also be used to determine if an additional program can be offered.

Payment. A variety of complimentary and fee based programs will be offered to Patrons. Fees for programs are occasionally required to offset the cost of instruction, supplies, equipment, overhead and administrative expenses. Full payment must be made

at the time of registration or by the registration deadline, to be determined by the Amenities Manager. Patrons may pay for programs utilizing cash or a credit or debit card (Visa, MasterCard, Discover or AMEX). The District reserves the right to change its method of payment at anytime.

Programs and Activities. All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the General Manager or as directed by the Board. A schedule of activities for the Amenities will be posted on the District's website and updated by the General Manager.

Athletic Teams. The District may from time to time authorize certain District sponsored athletic teams that may be eligible to use the Amenities for both practice and competitions. For such events, teams from outside the District may be invited to participate in competitions. The District's Amenities Rules apply to all such teams, and all such members of any outside teams shall be required to execute a Consent and Waiver Agreement. After these competitions are complete, all team members and their families must leave unless they are signed in as a Guest of a Patron. Please contact the General Manager for further information.

Cancellation by the District. Patrons will be notified if there is a need to change or cancel a program. If a program is cancelled, Patrons will be issued a refund or credit on their account if applicable.

Refunds. 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.

Patron Clubs and Interest Groups. Many interest groups, activity club meetings and social events will be held at the Amenities. Clubs and interest groups shall be Patron managed and self-supporting. Any Patron wishing to develop an interest group or club should contact the Recreation Director to receive information and an application. Meeting and event dates will be subject to facility availability. All clubs must be open to any Patron of the community.

Program Suggestions and Ideas. The staff is constantly striving to improve programs and services offered to the community. Patrons are encouraged to submit ideas and suggestions for upcoming programs by completing a "Comments and Suggestion Box" available at the Recreation Center.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all Amenities Rules.

Hours of Operation. All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Unless otherwise posted on the website, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website.

General Usage Guidelines. Except as otherwise stated herein, the following guidelines govern the use of the Amenities generally. Specific rules for each Amenity are posted in each area and outlined under their own section herein.

- 1) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card available for inspection. Cards are only to be used by the Patron to whom they are issued. Patrons must have at all times in their possession their personalized Access Card to enter and use the Amenities, and must present their Access Cards upon request by the General Manager.
- 2) **Guests.** Guests must be accompanied by a Patron while using the Amenities, and must sign-in at the reception/Resident Relations desk upon entering the Amenities
- 3) **Minors.** Minors under the age of 13 must accompanied by an adult, 18 and older at all times.
- 4) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the locker room and Café areas.
- 5) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris. Only alcoholic beverages that are legally purchased from the Café can be consumed on premises. Management has the option to prohibit Patrons from bringing in commercially prepared meals, fast food and party platters from external vendors for consumption at the Amenities during the hours that the Café is open for business. This does not include rentals. No person under age 21 may possess an alcoholic beverage of any kind. No coolers, no outside food or glass containers are allowed in the pool, on the pool deck or in the Café internal and external seating areas, except as specifically set forth herein. Alcoholic beverages not sold on site by the District are not allowed outside of the Recreation Center premises and are not authorized at the Aquatics Complex.
- 6) **Drugs and Alcohol.** Anyone that appears to be under the influence of

drugs or inebriated past the legal limits will be asked to leave the Amenities. Illegal drug use is prohibited and violators will be punished to the maximum extent allowed by law.

- 7) **No Smoking.** Smoking, including vapor and electric devices, is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to the General Manager.
- 8) **Pets.** Pets are not permitted within District buildings or other controlled access amenity facilities with the exception of service dogs as set forth in the District's adopted Animal Service Policy. On all District Amenities, dogs must be leashed. Patrons and Guests are responsible for picking up after all pets as a courtesy to others and in accordance with the law. Patrons maintain sole responsibility for any and all animals of any kind on District property, including but not limited to property damage or damage to persons.
- 9) **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District staff. Off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District. Golf carts are permitted in certain areas of the Amenities if properly licensed for on-road usage and permitted under applicable State and local laws.
- 10) **Skateboards, Etc.** Bicycles, skateboards, rollerblades and other similar use is limited to designated outdoor areas only.
- 11) **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or District property.
- 12) **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
- 13) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
- 14) **Profanity.** Loud, profane or abusive language is prohibited.
- 15) **Horseplay.** Disorderly conduct and horseplay are prohibited.
- 16) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted.
- 17) **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons and Guests are

encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.

- 18) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- 19) **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Please see the Commercial Advertising Policy contained within these Rules. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted within the Amenities unless such materials are a result of a sponsorship package approved by management. Please contact the General Manager if you have any questions.
- 20) **Political Campaigns.** No persons may campaign on behalf of political candidates, whether partisan or nonpartisan, or political issues within the District's Amenities (defined for purposes of this section as within the physical buildings, tennis courts and pool decks of the District). Campaigning may not inhibit or disrupt the flow of traffic to the District's Amenities or in parking areas. The District's intent is to ensure patrons are able to use the Amenities without interruption by activities normally associated with political campaigns and to ensure safety and order within the facilities. The following guidelines apply:
 - (a) Political campaigns are afforded the same opportunity as other persons or groups to rent District meeting room space at published rates.
 - (b) No political campaign signs, flyers or related documents are to be posted in or on District owned property, including District bulletin boards, and if discovered, such postings will be removed immediately.
 - (c) No political campaign signs, flyers or related documents are to be disseminated while in the District's Amenities.
 - (d) To allow for the efficient and timely conduct of District business during public Board meetings, no political messages, paraphernalia (including but not limited to shirts, buttons, signs or the like), political public comments or otherwise are allowed in or during a public meeting of the Board of Supervisors in furtherance of the candidacy of any candidate for public office.
 - (e) No person shall make and no person shall solicit or knowingly accept any political contribution in a building owned by a governmental entity. For purposes of this subsection, "accept" means to receive a contribution by personal hand delivery from a contributor or the contributor's agent. This subsection shall not apply when a government-owned building or any portion thereof is rented for the specific purpose of holding a campaign fund raiser.
- 21) **Firearms.** Firearms are not permitted in the Amenities unless the Patron is authorized to possess and carry a firearm under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.

- 22) ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- 23) ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- 24) ***Surveillance.*** Various areas of all Amenities are under twenty-four (24) hour video surveillance. By using the Amenities, Patrons and Guests hereby acknowledge and consent to such twenty-four (24) hour video surveillance.
- 25) ***Grills.*** Outside grills are prohibited.
- 26) ***Bounce Houses & Other Structures.*** Bounce houses and similar apparatus are not permitted on District property unless prior approval is received from the District in writing.
- 27) ***Cellular Phones.*** To prevent disturbance to others, use of cellular telephones is limited while in the Recreation Center. Patrons and Guests are asked to keep their ringers turned off or on vibrate while in the Recreation Center.
- 28) ***Lost Property.*** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the General Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks.
- 29) ***Community Programming by District Representatives Only.*** All programs and services, including personal training, group exercise, tennis lessons, and instructional programs must be conducted by an approved District employee or contractor.
- 30) ***Emergencies.*** In the event of an injury, property damage or other emergency, please contact the District immediately pursuant to the terms of this policy (see the provisions herein addressing the same).

ALCOHOL POLICY

The District is licensed for the sale of beer and wine through the Café, and may additionally offer beer, wine and specialty drinks during scheduled times and events. **Patrons and Guests are not allowed to bring alcohol onto District property or the Amenities at any time.** Patrons who rent the Amenities are required to use bartenders employed by Café operator. Please see the General Manager for scheduling and rental fees. Patrons and Guests under 21 years of age may not consume alcohol on property at any time.

As more fully set forth in the adopted District's Alcohol Policy, the following policy applies to the consumption of alcoholic beverages at the clubhouse:

- 1) Patrons and Guests must be at least 21 years of age to be served alcohol.
- 2) All Patrons and Guests must present valid picture identification at the request of the General Manager.
- 3) Alcohol served on the premises must be consumed on the premises.
- 4) The District reserves the right to refuse to serve alcohol to anyone.
- 5) The District reserves the right to ask intoxicated persons to leave the Amenities or District property.
- 6) Subject to the rental policy, only alcoholic beverages served by the café or District staff are allowed at the Amenities or District property.
- 7) Alcohol policies may be changed at any time at the discretion of the District.

FITNESS CENTER & GROUP EXERCISE STUDIO

Features and Benefits

The District offers a beautiful fitness center complete with state of the art cardiovascular and strength training equipment, including:

- Cardiovascular machines
- Circuit training with Techno Gym Equipment
- Free Weights
- Personal Training

The District also offers a group exercise studio featuring:

- Mirrored walls
- Studio Cycles
- Small hand weights, jump ropes, exercise bands, exercise balls, medicine balls, foam roller, and a Bosu trainer are all available for use
- Organized fitness classes

Usage Guidelines

The following policies apply to the District's fitness center and group exercise studio:

- 1) ***Exercise at Your Own Risk.*** The fitness center is supervised during operating hours. All Patrons and Guests are encouraged to consult their physician before beginning an exercise program and consult fitness staff for questions about equipment use. All Patrons and Guests shall consult District staff for any questions or concerns about the equipment.
- 2) ***Usage Restrictions.*** Patrons and Guests ages 13 and older may use the fitness center, but they must have an Access Card and signed waiver on file. Patrons and Guests ages 13-15 must be accompanied by an adult age

- 18 or older.
- 3) **Attire.** Appropriate attire including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center.
 - 4) **Courtesy.** If a Patron/Guest is waiting, cardiovascular equipment utilization is limited to 30 minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to “work in” between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
 - 5) **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers.
 - 6) **Noise.** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others. Cell phones should be silenced and not used while in the fitness center.
 - 7) **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - 8) **Hand Chalk.** Hand chalk is not permitted.
 - 9) **Personal Training.** Except as expressly authorized by the District, the provision of personal training services for fees, or solicitation of personal training services for fees, is prohibited. The District offers a personal training program for Patrons seeking more individualized attention and guidance. Information on trainers, packages, and fees is available in the newsletter and posted in the facility. All instructors must be approved District employees or contractors.
 - 10) **Maintenance Items.** All concerns, equipment malfunctions, and maintenance needs should be reported to the staff.

The following additional policies apply to the group exercise studio:

- 1) **Group Classes.** Classes are scheduled each month based on the interests of the Patrons and the availability of qualified instructors. Information on class times, dates, fees, and instructors is available at the fitness desk and on the District’s website. All instructors must be approved District employees or contractors.
- 2) **General Usage.** Patrons and Guests are not permitted to use the studio and the equipment when classes are not in session.
- 3) **Music System.** The music system may only be utilized as part of a structured and supervised program.
- 4) **Usage Restrictions.** Patrons and Guests between the ages of 13 and 15 may participate in group exercise classes when accompanied by a parent/guardian. Patrons and Guests 16 years and older may participate in a group exercise class independently.

LOCKER ROOMS

Features and Benefits

Locker room facilities are available for all Patrons and Guests, including:

- Individual use lockers
- Showers

Usage Guidelines

- 1) **Daily Use.** Lockers are for daily use only, and all items must be removed from the lockers at the end of the day.
 - a. If a locker is not vacated at the end of the day, items and locks left in or on the locker will be removed by District staff.
 - b. Items removed from lockers will be kept for two weeks at the Recreation Center lost and found. After two weeks, unclaimed items will be donated or otherwise disposed of.
 - c. The General Manager reserves the right, at its sole discretion, to remove and dispose of items immediately and without notice.
- 2) **Age Restriction.** Children 5 years of age and older are required to use the shower/dressing area of their gender.
- 3) **Dressing Room.** A family/accessible dressing room and bathroom is available in the aquatics building to anyone who may need assistance changing.

POOL, WATERSLIDE & LAP LANES

Features & Benefits

The District is pleased to provide our Patrons and Guests with a fantastic resort style aquatic amenity area. The features include:

- Zero entry wading pool
- Waterslide
- Children's Water Park
- Junior Olympic size swim lanes with lane lines
- Market size umbrellas, loungers, tables and chairs

Usage Guidelines

- 1) **Operating Hours.** Swimming is permitted only during designated hours as posted at the pool and on the District's website, and such hours are subject to change at the discretion of the District. No one is permitted in

- the pool at any other time unless a specific event is scheduled.
- 2) ***Check-In.*** Patrons with Guests are required to check in at the Resident Relations Desk before utilizing the pool. Access to the pool is on a first- come, first-served basis, and the District reserves the right to refuse entry if the pool is at capacity.
 - 3) ***Swim at Your Own Risk.*** All persons using the pool do so at their own risk, and must abide by all swimming pool rules and policies.
 - 4) ***Supervision of Children.*** Minors under the age of 13 must be accompanied by, and supervised by, an adult at least 18 years of age at all times for usage of the pool. All children 5 years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual (18 years of age or older) within arm's length at all times when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
 - 5) ***Small Children; Swim Diapers.*** Children 3 years and younger are restricted to the baby and splash park pools unless closely supervised by an adult who is 18 years of age or older. Parents should take their children to the restroom before entering the pool and are responsible for ensuring that their children do not urinate or defecate in the pool. Swim diapers are required. Children who are not reliably toilet trained must wear rubber lined swim diapers and a swimsuit over the swim diaper. Diapers (cloth and disposable) are prohibited. If contamination occurs, the pool will be closed and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
 - 6) ***Food and Drink.*** Patrons will be permitted to bring their own snacks and nonalcoholic beverages to the pool; however, no coolers are permitted except for small snack coolers. Additionally, no food or beverages are permitted in the pool or on the pool wet deck area and instead food and beverages are only allowed in designated areas. Possession of alcohol other than purchased through the Café will result in immediate expulsion.
 - 7) ***Glass Containers.*** Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms.
 - 8) ***Aquatic Toys and Recreational Equipment.*** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
 - 9) ***Skateboards, Etc.*** No bicycles, scooters, roller skates, roller blades or skateboards are permitted on the pool deck. A bike rack is provided near the pool gate in the parking lot area.
 - 10) ***Prevention of Disease.*** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal

or ear discharge, may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.

- 11) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed.
- 12) **Pets.** Pets (other than service animals) are not permitted on the pool deck area inside the pool gates at any time.
- 13) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- 14) **Diving.** Diving is strictly prohibited at the pool, except in designated areas. Back dives, back flips, back jumps or other dangerous actions are prohibited.
- 15) **Weather.** 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 minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
- 16) **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- 17) **Noise.** Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- 18) **Entrances.** Pool entrances must be kept clear at all times.
- 19) **Railings.** No swinging on ladders, fences, lap lane ropes, safety lines, or railings is allowed.
- 20) **Pool Furniture.** Pool furniture is not to be removed from the pool area.
- 21) **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- 22) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- 23) **Swim Instruction.** Except as expressly authorized by the District, swim instruction, or solicitation of swim instruction, is prohibited.
- 24) **Rest Rooms / Locker Rooms.** Please use the rest rooms adjacent to the pool, not the locker rooms. Children, ages five and older, MUST use their gender appropriate changing room.
- 25) **Staff Only.** Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
- 26) **Pool Closure.** In addition to St. Johns County and the State of Florida Health Code Standards, and as noted above, the pool will be closed for the following reasons:
 - Operational and mechanical difficulties affecting pool water quality.

- During severe weather conditions (heavy rain, lightning, and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
- For 30 minutes following the last occurrence of thunder or lightning (deck also closed).
- For a period of time following any mishap that results in feces or vomit in the pool water.
- Any other reason deemed to be in the best interests of the District as determined by District staff.

27) ***Private Pool Parties and Pavilion Rentals.*** Private parties cannot be accommodated except as pre-approved and rented through the Aquatics Department. Private parties at the pool may require additional life guard support – please see on site staff for more information and applicable fees.

Additional Usage Guidelines (Waterslide)

1. Use of the slide is only permitted when the slide is officially open and lifeguards are on duty.
2. Pregnant women and persons with heart conditions or back trouble should not ride the slide.
3. Only 1 person may slide down the waterslide at any given time unless an adult is sliding with a small child.
4. Children may not stand or climb on the waterslide and must always ride down feet first.
5. Patrons and Guests must make sure the splash down area is clear before entering the slide.
6. Diving into/off of, kneeling, changing positions, slowing down, stopping, forming chains or sliding down head first is prohibited at all times.
7. No floats, rafts, balls or toys of any kind are permitted on the waterslide.
8. Guidelines not followed after an initial warning will result in a loss of slide privileges for the remainder of the day, or other disciplinary action.
9. Waterslide riders must be at least 48 inches tall, based on measurement posted near slide.

Additional Usage Guidelines (Lap Lane)

1. Lap lanes are to be used only by persons swimming laps or water walking.
2. Lap lane swimmers are encouraged to share the lane and circle swim.
3. Do not hang on the lane lines as they are not designed to support weight.
4. Backstroke flags are available.
5. The District reserves the right to remove some lap lanes on weekends.

Additional Usage Guidelines (ADA Chair Lifts)

1. ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate.

2. Chair lifts are designed for self-use. District staff is available to assist Patrons or Guests when needed.

BANQUET ROOMS AND RELATED GATHERING AREAS

The facility contains common social areas that will be programmed at specific times of the day and will also be open for Patron use.

Features and Benefits - Banquet Rooms are available for use and rental and are located on the bottom floor of the Recreation Center. There is wireless internet access. These rooms convert to two meeting rooms.

Usage Guidelines

1. **Availability.** All areas except Banquet Rooms are open for Patron utilization unless a structured program, event or exclusive rental is taking place.
2. **Rental of Banquet Room(s).** The Banquet Room(s) are available for rental (see the section herein on rentals).
3. **Age Restriction.** Minors under the age of 13 must be accompanied by an adult, age 18 or older. Patrons are not permitted to “drop off” their children/grandchildren without specific supervision from an adult.

CHILD WATCH

Usage

Child Watch is for the use of Patrons and Guests only, for children three months old to 12 years old. Parents or legal guardians may not leave the Recreation Center at any time their child is in Child Watch.

Availability

Child Watch is only available when Child Watch Staff are present in Child Watch room.

Registration

All children must be signed in and out by their parent or legal guardian with a picture ID. The ID is to remain in the Child Watch area until the child is picked up. Any other arrangements will need to be formally approved in advance. Parents and/or a legal guardian must complete an emergency authorization form.

Sick Child

Children deemed ill or sick by Child Watch personnel, will not be allowed to attend.

CAFÉ

The District's Café offers Patrons cold and warm beverages, including alcoholic drinks, and a light menu of snacks and prepared foods. The menu is updated regularly and is available at the Café. The Café also provides catering services. No outside food or beverage is permitted to be consumed in the Café seating area.

WIRELESS INTERNET ACCESS

Features and Benefits

The Recreation Center and associated decks, amenity spaces and related areas, have the perfect places to check your e-mails, surf the web, and get a little work done while enjoying a nice beverage. Bring your own laptops and enjoy our free wireless internet access.

Usage Guidelines

- 1) The District assumes no responsibility for any damages, direct or indirect, that may occur from the use of its electronic resources. Further, the District assumes no responsibility for accuracy, authority, objectivity, currency, or content of any Internet resource. Computer users peruse the Internet at their own risk, realizing the potential for accessing offensive, inaccurate or illegal information.
- 2) Use of the District's wireless internet access for purposes contrary to state or federal laws or in a manner that violates this policy will not be allowed and may result in the loss of privileges. Such violations may include, but are not limited to:
 - a. Intentionally displaying, sending, or receiving inappropriate materials in either text or graphic format that may be reasonably construed as obscene, child pornography, or harmful to minors.
 - b. Propagating malicious software.
 - c. Unauthorized copying of copyrighted material.
 - d. Attempting to access unauthorized files or systems.
- 3) Parents/legal guardians are responsible for deciding which Internet resources are appropriate for their own children under age 18. Restriction of a child's access to the Internet is the responsibility of the parent/legal guardian. Guardians are advised to read and share with children under 18 the document published by the National Center for Missing and Exploited Children entitled Child Safety on the Information Superhighway.

SPORTSPLEX

The Sportsplex is a controlled access facility located near the entrance to the Recreation Center area. It contains a skate park and basketball courts and is available for the enjoyment of all Patrons and their Guests.

Usage Guidelines

- 1) **First Come Basis.** The basketball courts are available for use by Patrons and Guests only on a first-come, first-serve basis and cannot be reserved unless it is for an approved, monitored community program or event.
- 2) **Adult Supervision.** Minors under the age of 13 must be accompanied by an adult, ages 18 or older. Residents under 18 years of age must pass a safety test before participating. Patrons are not permitted to “drop off” children under 13 without specific supervision from an adult.
- 3) **Athletic Shoes.** Only shoes that have non-scuffing soles are permitted on the basketball courts.
- 4) **Vehicles.** No bicycles, scooters, skate boards, or other equipment or vehicles with wheels are permitted except in designated skate area.
- 5) **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
- 6) **Destructive Use of Equipment Prohibited.** Hanging on the hoops, dunking, drawing on the courts, and destructive use of the equipment is prohibited.
- 7) **Equipment.** Patrons are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first-come, first-serve basis.
- 8) **Wait Times.** Teams should limit use to 1 hour when another group of Patrons is waiting. Winning teams are limited to a maximum of 3 consecutive games.
- 9) **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
- 10) **Bikes.** Bikes are not allowed at the Sportsplex. Bikes, skateboards, heeleys and rollerblades are to be kept off basketball courts.

TENNIS COURTS

Our community offers eight clay championship tennis courts for informal use, lessons, and league play.

Features and Benefits

- Eight Clay Courts
- Shaded pavilions available
- Court Lights, Ice and Restrooms Available
- Tennis professional available by appointment

Usage Guidelines

- 1) **Reservations & Scheduling.**
 - a. Tennis courts may be reserved on a 2 hour basis at the reception desk in person, online or by phone up to 3 days in advance. The reservations sheet will be at the front desk daily and Patrons wishing to “walk on” to an unreserved court will be able to do so by checking availability.
 - b. Court reservations will be honored and enforced over unscheduled play with the exception of players who arrive more than fifteen minutes late for their reservation.
 - c. Please check in ten minutes prior to play. Several courts may be unavailable due to cleaning or reservations.
 - d. There will be, from time to time, a designated teaching court and will not be available for reservation. When it is not being used for instruction, it will be available on a first-come, first-serve basis.
 - e. A schedule of activities will be posted in each area and updated by the staff.
 - f. When other players are waiting tennis court use should be limited to 1 hour.
- 2) **Supervision of Children.** Minors under the age of 13 must be accompanied by an adult (18 years and older). Patrons are not permitted to “drop off” under age children without specific supervision from an adult.
- 3) **Attire.** 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.
- 4) **Use; Rules.** Tennis courts are for tennis only. The rules established by the United States Tennis Association (U.S.T.A.) will be strictly followed and adhered to by all players at all times.
- 5) **Pets.** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
- 6) **Food and Drinks.** Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill-proof container.
- 7) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
- 8) **Operating Hours.** The tennis courts are open from 7am to 10pm, Monday through Friday, 7am to 8pm on Saturday and 8am to 7pm on Sunday. No one is permitted on the tennis courts at any other time unless a specific event is scheduled.
- 9) **Court Lights.** Please allow up to five (5) minutes for lights to fully illuminate. After play, please turn off the lights prior to leaving the court area.
- 10) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skateboards or similar uses are permitted on the tennis courts.
- 11) **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.

- 12) **Equipment.** Patrons are responsible for bringing their own equipment.
- 13) **Tennis Instruction.** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.
- 14) **Equipment.** Fees, as adopted by the Board of Supervisors and contained in the fee chart, will be assessed for ball machine and courts.

PLAYGROUNDS AND PARKS

Our community provides playground areas and parks for Patrons to enjoy with their children. Plantation Park is located at 875 David Pond Blvd. Sand volleyball courts and additional basketball courts are located near the Aquatics Complex at 1140 Durbin Creek Blvd.

Usage Guidelines:

- 1) **Use at Own Risk.** Patrons and Guests may use the playgrounds and parks at their own risk, and must comply with all posted signage.
- 2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- 3) **Supervision of Children.** Adult supervision (eighteen years and older) is required for children under the age of thirteen. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
- 4) **Shoes.** Proper footwear is required and no loose clothing especially with strings should be worn.
- 5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- 6) **Food & Drink.** No food, drinks or gum are permitted on the playground, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- 7) **Pets.** No pets of any kind are permitted with the exception of service animals.
- 8) **Glass Containers.** No glass containers are permitted.
- 9) **Equipment.** No hard balls such as baseballs, golf balls, etc. are permitted.
- 10) **No Jumping.** No jumping off from any climbing bar or platform.
- 11) **Playground Slides.** Climb the ladder and go down the slide one at a time; go down in a sitting position, feet forward; wait until the person before you finishes the sliding first; slide inside the tunnel slide, do not climb on top; no clogging the tunnel slide; and no running or climbing up the slides.
- 12) **Sand Volleyball and Basketball Courts.** These facilities are available for use by Patrons and Guests on a first-come, first-serve basis and cannot be

reserved unless it is for an approved, monitored community program or event. Hanging on the hoops, dunking, drawing on the courts, hanging on the volleyball nets and destructive use of the equipment is prohibited.

PLANTATION PARK

For more information or to reserve Plantation Park pavilions, please visit or call the Resident Relations desk. Rental fees and deposits must be made at least seven days in advance.

POND AREAS

The District only operates and maintains a small number of stormwater ponds throughout the community, which are on the recreation center property. The remaining ponds are largely owned and operated by the POA. The Districts' stormwater ponds are not designed for swimming or boating.

The following additional guidelines apply:

- 1) **Privacy.** Please be respectful of the privacy of the residents living near the ponds.
- 2) **Parking.** Parking along the right of way or on any grassed area near the ponds is prohibited.
- 3) **Litter.** Do not leave any litter.
- 4) **Wildlife.** Do not feed the wildlife anything, ever.
- 5) **No Swimming.** Swimming is prohibited in all ponds on District property.
- 6) **No Boating.** No watercrafts of any kind are allowed in any of the ponds on District property.
- 7) **Stormwater Management System.** The ponds owned by the District are part of the District's stormwater management system. Consistent with the District's existing "Natural Areas Policy," maintenance of the system, disposal of personal property within the system, and other similar activities are strictly prohibited, except by authorized representatives of the District. Please contact the District's General Manager in the event that you witness any event in violation of these policies or requiring the District's attention.

FACILITY RENTAL POLICIES

For the convenience and enjoyment of our Patrons, our community offers a location within the facilities for private rentals, including the Banquet Rooms, Pavilion, Pool Deck and other areas.

The following policies apply to the rental of these Amenities:

- 1) **Rentals; Patrons Only.** Patrons must reserve Amenities available for rental through the Resident Relations Desk in order to use those areas on an exclusive basis, and must reserve the facility or facilities for any organized party or event and in order to use those areas on a non-exclusive basis. Unless otherwise directed by the District, only Patrons may reserve the Amenities for parties and events. All rentals are subject to availability and the discretion of the General Manager.
- 2) **Amenities Available for Rental:** The following Amenities are available for rental:
 - a. Banquet Rooms
 - b. Pool Pavilions
 - c. Pool Deck Area
 - d. Café Patio
 - e. Plantation Park Pavilion
 - f. Skate Park Pavilions
- 3) **Payment & Registration.** Patrons interested in renting the Amenities may pick up the applicable packet at the Recreation Center or online. At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental fee in full, both made out to District must be delivered to the General Manager, or a credit card to cover both charges at the time of the reservation, along with completed paperwork and insurance certificate. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
- 4) **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's fees/rates. The deposit will secure the rental time, location and date. To receive the full refund of the deposit within 10 days after the party, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.
- 5) **Food & Drinks.** The Patron may bring in his or her own food and non-alcoholic beverages. If the Patron desires to have alcohol available at the event, the Patron must notify the General Manager in advance, and the General Manager will make arrangements to provide such beverages through the Café.
- 6) **Computation of Rental Time.** The rental time period is inclusive of set-up and clean-up time.
- 7) **Duration of Events.** Unless otherwise authorized by the General Manager, each rental shall take place during normal operating hours and be for a minimum of

two hours. No after-hours events shall extend past midnight in any case, including cleanup.

- 8) **Capacity.** The capacity limit shall not be exceeded at any time for a party or event.
- 9) **Noise.** The volume of live or recorded music must not violate applicable County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- 10) **Insurance.** Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District is to be named on these policies as an additional insured party.
- 11) **Cancellation.** Please see the latest rental agreement document available at the District's Resident Relations desk for cancellation policies and cleaning/security deposit fees.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

EMERGENCY PROCEDURES

In the event of an emergency, please dial 911, and contact the on-site General Manager at 904-438-2459 or 904-438-2530, and the District Manager at 877-276-0889. The facility is equipped with emergency phones, a first aid kit and an AED. At all times while the facility is staffed, an individual with first aid, CPR and AED certifications will be on duty to respond to emergencies, accidents, and injuries. The following equipment is available in specified areas throughout the community.

First Aid Kits

Locations

- Resident Relations
- Fitness
- Child Watch
- Aquatics- Recreation Center
- Sportsplex
- Aquatics Complex

Procedure for Use

- 1) Notify a staff member that first aid is required
- 2) If a staff member is unavailable, utilize the first aid supplies as necessary
- 3) Dispose of any used first aid supplies in appropriate trash receptacles

AEDs

Locations

- Aquatics – Recreation Center
- Aquatics Complex
- Fitness Floor

Procedure for Use

1. Send someone to call 911 and contact the nearest staff member or General Manager
2. Follow CPR steps with the victim
3. If the victim is not breathing and you do not hear a heartbeat open the AED
4. Follow instructions provided by the AED

DISCIPLINARY RULE

Please be aware that staff must protect the rights and privileges of rule-abiding Patrons, and that inappropriate behavior will not be accepted. All Patrons and Guests are responsible for compliance with the Amenities Rules established for the safe operations of the Amenities. A copy of the District's Amenities Disciplinary Rule is included as Part 2 of this Amenities Rules Handbook.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the

Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person bring suit against the Indemnites in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnites, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnites.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these Amenities Rules from time to time. The Board by vote at a public meeting, or the District Manager, and/or General Manager, may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenities Rules, provided however that the Board is informed within a reasonable time of any such waivers.

OTHER RULES AND POLICIES

The District also has adopted other rules and policies governing the use of District property, including the Amenities. Please contact the District Manager for copies of all such rules and policies.

PART 2: Julington Creek Plantation Community Development District *Disciplinary & Enforcement Rule*

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2016)
Effective Date: August 27, 2015

In accordance with Chapters 190 and 120 of the Florida Statutes, and on August 27, 2015 at a duly noticed public meeting, the Board of Supervisors of the Julington Creek Plantation Community Development District adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenities” or “Amenity”).

2. **General Rule.** All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the Amenities Rules established for the safe operations of the District’s Amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, and General Manager, shall have the right to restrict, suspend, or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an Access Card;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies (e.g., Amenity Rules);
- f. Treats the District’s supervisors, staff, general/amenity management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or Guests.

4. **Authority of District Manager and General Manager.** The District Manager, General Manager or their designee has the ability to remove any person from

one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her discretion it is the District's best interests to do so. The District Manager, General Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.

5. Process for Termination or Suspension of Amenity Privileges.

- a. Offenses:
 - i. First Offense: Verbal warning by Amenity staff and suspension from the Amenities for up to one week from the commencement of the suspension. Violation is recorded by Amenity staff, signed by the individual offender(s), and held on file at the Amenity.
 - ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by Amenity staff of a written report to be signed by the offender(s) and filed at the Amenity.
 - iii. Third Offense: Suspension of all Amenity privileges for up to one year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one calendar year. The length of the suspension is in the discretion of the Board and may be for less than one year.
- b. Each offense shall expire one year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.
- c. Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Manager or General Manager upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the

facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the first offense, equal to or exceed one year. In particular situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

- d. Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

6. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

7. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

PART 3: Julington Creek Plantation Community Development District
Amenity Forms

ATTACHED FORMS:

- New Patron Information Form
- Consent and Waiver Agreement
- Rental/Reservation Form