

Reserve at Pradera

Community Development District



Recreational Facilities Rules & Regulations

Adopted October 19, 2017

TABLE OF CONTENTS

	Page
General	1
Definitions.....	1
Conduct Code.....	2
Lease Procedures and Transfer of Privileges	3
Use of Community Facilities	3
Community Facility Reservation Policies	5
Community Ponds.....	6
Dog Park Rules (the “Dog Park”).....	6
Fitness Trail	7
Playground Rules (the “Park”).....	7
Swimming Pool Facility (the “Pool Facilities”)	7
Basketball Court:	9
Violation of Rules and Regulations	9
Suspension and Termination of Adult Privileges	10
Suspension and Termination of Minor Privileges	13
Legal Action; Criminal Prosecution	14

General

The Reserve at Pradera Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension and further actions taken as outlined in the Rules and Regulations, and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Definitions

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards – Cards are issued to eligible Members that meet the requirements contained in these Rules and Regulations strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules and Regulations. The cards will be issued during closing by a representative from Beazer Homes.
3. Annual Pass – an annual pass may be purchased by a non-resident of the District at a cost of \$2,000.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – the Board of Supervisors of the Reserve at Pradera Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management or District Manager – Those agents and representatives of the management firm hired by the District.
8. Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District

Manager may make accommodations as necessary for unaccompanied Guests. Approvals must be received in advance and are at the discretion of the District Manager.

9. Member – Shall mean Resident, Annual Passholder or Tenant.
10. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.
11. Recreational Facilities– Includes the swimming pool facilities, picnic areas, playground, restrooms, basketball court, dog park, and fitness trail.
12. Staff (“Staff”) – Those individuals employed by the District such as the field services manager and maintenance personnel.
13. Resident – A homeowner living within the District’s boundaries.
14. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
15. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

Conduct Code

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for family, Guests and their invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Rules and Regulations any person for conduct, which in their opinion tends to endanger the welfare, interest or character of the District, as well as for the violations of the specific Rules and Regulations of the District.

As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct, which serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment,

or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff on duty or to District Management.

Members are discouraged from trying to enforce the Rules and Regulations on their own.

Staff and fellow Members and Guests are to be treated in a courteous and considerate manner. No member of Staff shall be reprimanded or harassed in any way by a Member. All complaints regarding services rendered by any Staff member must be made to the Recreation Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

Lease Procedures and Transfer of Privileges

Any homeowner permitting a Tenant to occupy his/her dwelling must notify the District Manager. All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause that indicates the Tenant has received a copy of all District Rules and Regulations, and agrees to be bound by them. Homeowners may transfer their privileges for use of the Community Facilities to their Tenants by completing the Assignment of Use Form. A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant the homeowner no longer has any privileges to use of Community Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards for the Tenants are returned. In the event a home is sold, the homeowner's Amenity Access Card is to be turned in to the District Manager. The card will be deactivated and reissued to the new home owner.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Recreation Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Guests must be accompanied by a member of the household who is 18 years old or older. Members 12-14 years of age may not have Guests unless they are accompanied by an Adult. Members 15-17 years of age may have one Guest.
3. Members and Guests may use the Recreational Facilities as follows:

- a. Each household/Annual Passholder will be issued one (1) Amenity Access Card. This card is for use by the cardholder only.
- b. The card is used to access the swimming pool facility, basketball court, and playground. Age restrictions apply.
- c. When you use the Amenity Access Card, your name and time of entry are registered.
- d. Your card is your responsibility. If you misplace your card please contact the District Manager immediately so that the card can be deactivated.
- e. Replacement cards will be issued at a charge of \$25 per card.
- f. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
- g. When applying for a replacement Amenity Access Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport), a copy of a utility statement and or a vehicle registration showing the address. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
- h. Skateboarding or use of similar equipment will not be permitted anywhere on the Community Facilities.
- i. Shirts and shoes are to be worn in the Recreation Facilities, except the swimming pool area.
- j. Proper disposal of personal trash is required.
- k. Profanity and bullying will not be tolerated.
- l. No vandalizing of Community Facilities.
- m. **Anyone under the age of sixteen (16) must be accompanied by an Adult** while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at all other Recreational Facilities.
- n. Diving or flips from the deck into the swimming pool will not be allowed.
- o. No fighting.
- p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.

- q. Members or Guest may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages within the Community Facilities.
 - r. Illegal drugs and paraphernalia are prohibited.
 - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, basketball court, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Community Areas.
 - t. Community Facilities shall be used only for the purpose for which they are designed.
 - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be removed or altered from any Community Facility without written consent of the Board of Supervisors or District Manager.
 5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
 6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, Guests and invitees.
 7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
 8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
 9. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.
 10. With the exception of a community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.

Community Facility Reservation Policies

1. Private reservations of recreational facilities is prohibited.

Community Ponds

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of motorized watercraft upon the stormwater ponds within the District is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited.

Dog Park Rules (the “Dog Park”)

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
6. Limit three dogs per Adult dog handler.
7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of twelve (12) are not permitted within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Human or dog food inside the Dog Park is prohibited.
13. Any dog toys inside the Dog Park are prohibited.
14. Dog handlers must clean up any dog droppings made by their pets.
15. Dog handlers must fill in any holes made by their pets.
16. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.

17. Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
18. The Dog Park is designated a “No Smoking” area.
19. The Dog Park area is equipped with closed-circuit surveillance cameras.

Fitness Trail

1. Pedestrians have the right-of-way.
2. Allow other walkers, runners, bikers or skateboarders who may be following to safely pass on your left.
3. Bicycles and skateboards are allowed on the trail. Bikers and skateboarders should stay to the left when passing pedestrians.
4. Children under the age of twelve (12) must be accompanied by an Adult.

Playground Rules (the “Park”)

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of profanity and/or disruptive behavior will not be tolerated.
7. Report violators, damaged equipment and unsafe conditions to the District Manager.
8. Call 911 in the event of an emergency and inform the District Manager.

Swimming Pool Facility (the “Pool Facilities”)

1. The Pool Facilities are open from dawn until dusk.
2. Amenity Access Cards must be readily available to Staff when using the Pool Facilities.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.

4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. (Bathing suits only) No thong swimwear is permitted at the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the swimming Pool Facilities.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited in the pool and on the pool wet deck area per Florida Statute.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
20. The Pool Facility cannot be rented for parties or other group functions.
21. Any person swimming after the Pool Facilities are closed may be suspended from the Pool Facilities for the remainder of the year and is subject to trespassing charges.

22. Call 911 in the event of an emergency.
23. The Pool Facilities are equipped with closed circuit surveillance cameras.
24. The Pool Facilities 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 upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Basketball Court:

1. Play is on a first come, first serve basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.
2. Proper basketball attire is required while on the court, such as; sportswear and basketball shoes/sneakers.
3. Profanity and/or disruptive behavior are not permitted.
4. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the basketball court.
5. Glass containers are not allowed in the basketball court areas.
6. Portable radios and/or "boom boxes" are not allowed in the basketball areas. All portable electronic devices are allowed if headphones are used.
7. No pets, except for service animals are allowed on the basketball court.

Violation of Rules and Regulations

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:
 - a. Submits false information on any application for use of the Community Facilities.
 - b. Permits the unauthorized use of an Amenity Access Card;
 - c. Exhibits unsatisfactory behavior or appearance;

- d. Fails to pay amounts owed to the District in a proper and timely manner;
 - e. Fails to abide by any District Rule or Regulation contained herein;
 - f. Treats the District's supervisors, Staff, contractors, or other representatives, or other Member 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, contractors, or other representatives, or other Members or Guests.
2. District Management may at any time restrict or suspend any Member's privileges to use any or all of the Community Facilities when such action is necessary to protect the health, safety and welfare of other Members and their Guests, or to protect the Community Facilities from damage.

Suspension and Termination of Adult Privileges

1. The District shall follow the process below in regards to suspension or termination of an adult Member's privileges:
- a. First Offense – at the discretion of the District's Manager, a First Offense Violation may result in either a written warning and an explanation of the violation being given to the Member, or a suspension of not less than thirty (30) days with a copy of such notice being filed in the District Manager's Office.
 - b. Second Offense – a Second Offense Violation within twelve (12) months of a First Offense Violation warning notice will result in an automatic suspension of all Community Facility privileges for not less than thirty (30) days. If a minimum 30-day suspension was issued for a First Offense Violation, an automatic suspension of not less than sixty (60) days will be imposed. A written notice and explanation will be given to the Member with a copy of such notice to be filed in the District Manager's Office.
 - c. Third Offense – a Third Offense Violation within twelve (12) months of any First Offense Violation will result in an immediate suspension of all Community Facility privileges until the next meeting of the Board of Supervisors. At the Board meeting a record of all previous offenses will be presented to the Board for recommendation of termination of the Member's privileges for twelve (12) months from the date of the Third Offense; at the Board's discretion, a shorter period may be imposed. Written notice of the Board's decision will be given to the Member.

2. **IMMEDIATE SUSPENSION & REMOVAL:** The District Manager has the exclusive right, authority and discretion to immediately suspend any Adult Member for the use of profanity, failure to follow staff direction or other violations of these rules for a period of no more than thirty (30) days up to the next Board of Supervisors' meeting. An incident report will be generated, a copy of which will be provided to the Board of Supervisors to determine whether further suspension is warranted, with a copy of such report filed in the District Manager's Office. If verbal notification is given to the Member at the time of the violation that an immediate suspension has been dispensed and the Member continues to act or perform in an inappropriate manner/behavior, that Member shall forfeit all Community Facility privileges until the next Board of Supervisors meeting. Furthermore, District Staff may recommend suspension of the Adult Member's privileges for a period of six (6) months. A written notice and explanation will be given to the Member.
3. Notwithstanding the foregoing, if at any time an Adult Member is arrested for an act committed or allegedly committed while on the District's Community Facilities, that Adult Member shall have all Community Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of suspension of Adult Member's privileges for up to twelve (12) months from the date of the violation; at the Board's discretion, a shorter period may be imposed. Written notice of the Board's decision will be given to the Member.
4. The Member and family and access card holders sponsored by the Member are prohibited from entering upon Community Facilities during the suspension period. Individuals violating this provision may result in a trespassing citation issued by law enforcement and an extension of the suspension period as determined by the Board. Attendance as a guest at any event on Community Facilities is also prohibited during the suspension period. Attempts made to gain access to the Community Facilities using another person's access card will result in the suspension of that cardholder's privileges for a period of thirty (30) days.
5. Suspension Effective Date:
 - a. The effective date for suspension of Community Facility privileges will be from the date of the written notice of suspension except in the case of immediate suspension detailed above.
 - b. Weekdays (Monday through Friday) and Weekends (Saturdays and Sundays) will be calculated toward the total number of suspension days.
(6)
6. Appeal Process – Adult Members:

a. Any person(s) has the right to dispute and request an appeal to the District's Board of Supervisors:

- A notice of appeal must be submitted in writing to the District Management Office for placement on the next regularly scheduled District meeting agenda.
- Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
- The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.

b. Any person(s) appealing will be governed by the following procedures:

- Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
- Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
- The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).

c. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion:

- District action(s) will be resolved by way of an approved Board motion.
- Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

Suspension and Termination of Minor Privileges

1. At the discretion of Field Manager staff, minors [children under the age of eighteen (18)] who violate the rules and policies may be expelled from the Community facilities for one (1) day. Upon such expulsion a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file at the District Manager's Office and a written notice of the violation will be provided the minor's guardian(s).
2. Any minor who is expelled from the District's facilities three (3) times within a twelve (12) month period shall have his/her Common Property privileges suspended for a twelve (12) month period from the date of the third offense.
3. Notwithstanding the foregoing, if at any time a minor is arrested for an act committed or allegedly committed while at any District facility, that minor shall have all Community Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of suspension of said minor's privileges for up to a twelve (12) month period; at the Board's discretion, a shorter period may be imposed. Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
4. The minor, the Member who sponsors the minor, family and access card holders sponsored by the Member are prohibited from entering upon Community Facilities during the suspension period. Any individual violating this provision may result in a trespassing citation issued by law enforcement and an extension of the suspension period as determined by the Board. Attendance as a guest at any event on Community Facilities is also prohibited during the suspension period. Attempts made to gain access to the District's facilities using another person's access card will result in the suspension of that cardholder's privileges for a period of thirty (30) days.
5. Suspension Effective Date:
 - a. The effective date for suspension of Community Facility privileges will be from the date of the written notice of suspension except in the case of immediate suspension.
 - b. Weekdays (Monday–Friday) and weekends (Saturday–Sunday) will be calculated toward the total number of suspension days.
6. Appeal Process – Minor Members:
 - a. Any guardian of any minor has the right to dispute and request an appeal to the District's Board of Supervisors:

- A notice of appeal must be submitted in writing to the District Management Office for placement on the next regularly scheduled District meeting agenda.
 - The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting.
- b. Any minor appealing a suspension will be governed by the following conditions:
- Must be physically present with his/her legal guardian at the meeting in which the appeal will be heard by the Board of Supervisors.
 - Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda dockets.
 - Argument & basis for appeal will be limited to five (5) minutes per account.
 - Must furnish own copies of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 - The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 - District action(s) will be resolved by way of an approved Board motion.
 - Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

Legal Action; Criminal Prosecution

If any person is found to have committed any of the infractions noted in Violation of Rules and Regulations Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.