

## **Lake St. Charles Community Development District Rules and Policies for Amenity Usage**

### **General District Rules:**

1. These rules are intended to ensure the continued operation and maintenance of the District's facilities and protect the health, safety and welfare of the District's residents, guests and authorized users of District facilities. Residents issued an access card must comply with all District rules.
2. "Resident" shall be defined as a homeowner, lessee, tenant or roommate who resides in a home within the District.
3. "Household" shall be defined as all residents and authorized occupants (including but not limited to family members, children, and roommates) residing within a home within the District.
4. "Guest" shall be defined as a person's visiting a resident who must be accompanied by the resident at all times when using District facilities or having a valid District guest pass.
5. Applicants for Access Cards must provide proof that they are a resident within Lake St. Charles. The access card issued will have a photo id of the cardholder for identification.
6. Each application will be checked against the District's roster for residency.
7. Residents and their minor children over the age of twelve (12) are eligible to receive an access card.
8. Resident minors ages twelve (12) through eighteen (18), must have their own access cards if using facilities without being accompanied by a resident adult.
9. Resident minors ages twelve (12) through eighteen (18), must be accompanied by an adult resident in order to be issued an access key card.
10. If a resident is a lessee or tenant, the homeowner must sign the Lake St. Charles Community Development District Landlord/Tenant Agreement before the access cards can be issued.
11. Lessee or tenant will need to provide a \$15 deposit per access card issued. Deposit will be returned after access card is returned to the District.
12. Homeowner access card will need to be returned in order for lessee's or tenant's access card to be activated. If not returned homeowner will be need to pay a \$15 replacement fee.
13. Copy of signed lease is required for new access card issuance and for renewals.
14. Lessee's or tenant's access card will be deactivated at the end of the rental lease agreement.
15. Roommates of residents will be issued access cards if accompanied by the resident.
16. Residents may have a maximum of two (2) cards issued to roommates at any one time.
17. Replacement Cards for lost and/or damaged cards will cost \$15.00 each
18. Residents are requested to visibly wear the District's access cards when using park, nature path and docks, and to have access cards readily available in the pool deck area, tennis courts and basketball courts or other community facilities. Residents using facilities without visible access cards may be asked for alternate verification of residency by pool area staff in uniform, private security officer and/or local law enforcement officer.
19. Non-residents using District facilities who are not guests will be considered trespasser.
20. Each household is permitted to have up to five (5) guests at the tennis court and pool.
21. Each household is permitted to have up to ten (10) guests in the District's common areas, except the tennis court and pool (see Rule #19 above).
22. Resident minors ages twelve (12) through eighteen (18), are permitted two (2) guests per household when using the tennis court and pool and five (5) guests when using the District's common areas.
23. Guests who have not been issued an active guest pass must be accompanied by a resident at all times when using District facilities.

24. Guests can be issued their own access card if they qualify for a guest pass. A \$15.00 deposit for each guest pass card will be required. The deposit will be forfeited for all guest cards not returned within 10 days of the guest's expiration date.
25. Security camera recordings of vandalism, property destruction or rule-breaking will automatically result in disabling card access to the District's facilities including the pool and may result in criminal prosecution.
26. Trespassers will be issued a trespass warning for the first offense and prosecuted as allowable under the law for subsequent offenses.
27. Failure to follow the above guidelines may result in the revocation of District facility privileges and the deactivation of the resident's and household's access cards.
28. No illegal activity may be conducted within any District properties or facilities. Violators will be prosecuted.
29. All deactivated cards are the property of the LSC CDD.
30. No dumping of yard waste and/or trash on any District property.
31. Lending your access card to any other person will result in immediate deactivation. A \$25 reactivation fee will apply.
32. There will be a \$25 fee for any returned check.
33. Offense schedule is as followed:
  - 1st Offense:** Written notice to offending resident's household with a 7 days suspension on offending resident's access card and a \$25 reactivation fee.
  - 2nd Offense:** Written notice to offending resident's household with 14 days suspension on offending resident's access card and \$50 reactivation fee.
  - 3rd Offense:** Written notice to offending resident's household with suspension until Board of Supervisors reinstatement (on all household access cards) and \$75 reactivation fee per card. With an amount not to exceed \$150
34. All written notices for rule non-compliance will be permanently on file.

**35. Resident Waiver:**

I understand that the Lake St. Charles Community Development District, and its agents, supervisors, officers, directors, employees and staff assume no responsibility for injuries or illness that I and/or my guests may sustain as a result of my physical condition or resulting from my participation in any activities: sports, use of the pool, use of the playground or use of any District amenity. I and/or my guests expressly acknowledge on behalf of myself and my heirs that I and/or my guests assume the risk for any and all injuries and illness that may result from my participation in these activities. I and/or my guests hereby release and discharge Lake St. Charles Community Development District, its agents, supervisors, officers, directors, employees, and staff from any claims for injury, illness, death, loss or damage that I may suffer as a result of my participation in these activities. I and/or my guests understand that Lake St. Charles Community Development District is not responsible for personal property lost or stolen from the amenity facilities.

**36. Guest Waiver for Guest Pass:**

All guests using the District facilities assume the risk the risk for any and all injuries and illness that may result from my participation in these activities. I hereby release and discharge Lake St. Charles Community Development District, its agents, supervisors, officers, directors, employees, and staff from any claims for injury, illness, death, loss or damage that I may suffer as a result of my participation in these activities. I understand that Lake St. Charles Community Development District is not responsible for personal property lost or stolen from the amenity facilities.

**Parking Rules:**

1. Per Board Motion M03-06-2012-05, parking stickers are required to park in all Lake St. Charles CDD parking areas including, Clubhouse parking lot and Colonial Lake Drive cul-de-sac.
2. No parking is allowed in the Waterton Drive cul-de-sac.

3. Guests of residents who park in the Lake St. Charles CDD parking areas are required to obtain a temporary parking permit from the clubhouse during posted office hours.
4. Violators will be towed, according to Lake St. Charles CDD towing policy.

**Pool Rules:**

1. The pool and hot tub are open from 6:00 am until 11:00 pm.
2. Showering is mandatory before use of the pool facilities.
3. No glass or animals in the fenced pool area.
4. No food or beverages allowed in the pool or on the wet deck
5. Food and beverages must remain behind the painted line on the pool deck.
6. No trespassing. Use of pool is limited to Lake St. Charles residents or authorized user with proper identification. Proof of residency is required.
7. Each household is permitted to have up to five (5) guests at the pool, but must accompany their guest at all times.
8. Toddlers and babies not toilet trained must wear a swim diaper. Parents are responsible for ensuring that their children do not urinate or defecate in the pool. Any parent or person found to allow pool contamination will be charged \$100 for the pool fecal cleanup service call to treat the pool.
9. Proper swimming attire must be worn while using the pool facilities (T-shirt allowed over swimming attire).
10. No alcohol or smoking is allowed in the pool facilities.
11. Alcohol consumption on any District grounds by resident and/or guest will result in an immediate 3- month deactivation of access card and a \$25 reactivation fee.
12. Smoking in the pool area will result in immediate 7 day deactivation of access card and a \$25 reactivation fee.
13. Do not swallow the water or spit or spout into the pool.
14. No running, rough housing, chicken fighting, boisterous or rough play, or excessive noise allowed.
15. Radios brought to the pool shall be kept at reasonable volumes in consideration of others using the pool facilities.
16. No bicycles, skateboards, or other wheeled items deemed inappropriate by the clubhouse staff are allowed on the pool deck.
17. No flotation devices that interfere with the use or enjoyment of the facilities by others are allowed in the pool at the judgment of the staff
18. Persons having open blisters, cuts, or infectious disease are prohibited from using the pool.
19. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
20. Belongings left in the pool facilities after dusk shall be placed in the clubhouse "Lost & Found" for a period of one week. If the items are not claimed they will be discarded.
21. Management reserves the right to refuse admittance, to eject from the pool premises, or suspend pool privileges of any person or family.
22. Use of the pool and spa when closed is considered trespassing
23. Resident minors ages twelve (12) through eighteen (18) are permitted two (2) guests when using the pool.
24. Be able to provide proof of residency to clubhouse staff when using the pool facilities.
25. Do not give anyone unknown to you access to the pool area.
26. Lifeguards will not be present at the pool facilities. All persons using the pool and other clubhouse facilities do so at their own risk.
27. Children under the age of 12 must be accompanied by an adult at all times while using the pool facilities.
28. All persons using the pool facilities shall obey the capacity requirements as defined by Hillsborough County.

29. No Charcoal/Gas grills allowed in or around pool facility.
30. Appropriate physical and verbal behavior must be maintained as this is a family friendly environment. Any inappropriate conduct as determined by management and/or staff may result in immediate expulsion from the facilities and the suspension of access privileges.
31. Pool users may be asked to provide access card for picture ID verification. If the picture ID does not match, the access card will be confiscated and access will be disabled from the card.

### **Spa Rules:**

1. Shower before entering spa
2. Children under 12 must have adult supervision.
3. No food, drink, glass or animals in spa or pool.
4. Pregnant women, small children, people with health problems, and people using alcohol, narcotics, or other drugs that cause drowsiness should not use the spa without first consulting a physician.
5. Do not drink the spa or pool water.

### **Park and Nature Path Rules:**

1. No Trespassing
2. Use of the park, lake, docks and nature path is limited to Lake St. Charles residents or authorized users. Unauthorized users will be considered trespassers and may be cited for such offense.
3. Use of the park, lake, docks and nature path is at your own risk.
4. Maximum of (10) ten guests per household in district common areas, except the tennis court and pool where a maximum of (5) five guests is permitted.
5. Pets must be on a leash except in Dog Park.
6. All pet waste must be removed by owner.
7. No alcoholic beverages permitted.
8. No unauthorized motorized vehicles allowed in the park or on the path.
9. No fires are permitted.
10. No weapons of any kind as permitted by law.
11. Plant or animal removal, destruction or harassment is prohibited.
12. No parking at the cul-de-sac on Waterton.
13. Overnight camping and large inflatable devices are prohibited, unless approved by the LSC CDD Board of Supervisors.
14. No dumping of yard waste and/or trash on any District property.

### **Dog Park Rules:**

1. Use of Dog Parks is at your own risk; liability waivers apply.
2. Dog Parks is limited to resident and guest pets only.
3. Dog waste cleanup stations are provided for your convenience. Please pick up after your pets. All applicable conditions of the Hillsborough County Animal Ordinance 00-26 as amended by Ordinance 03-8 apply

### **Tennis Court Rules**

1. Per Article VI, Section 30 of the Lake ST. Charles HOA Master Declarations, "Lighting of the tennis courts is prohibited after 9:30 PM on any evening until the following sunrise."
2. Each household is permitted to have up to five (5) guests at the tennis courts, but must accompany their guest at all times.
3. Resident minors ages twelve (12) through eighteen (18), are permitted three (2) guests per household when using the tennis court.

### **District Dock and Boat Launch Rules:**

1. No Trespassing
2. Use of lake, docks, nature path and park is limited to Lake St. Charles residents or authorized users.
3. Unauthorized users will be considered trespassers and may be cited for such offense.
4. Use of the park, lake, docks and nature path is at your own risk.
5. No alcoholic beverages permitted.
6. No weapons of any kind as permitted by law.
7. No unauthorized motorized vehicles allowed in the park or on the path.
8. Gasoline-powered boats or devices are prohibited on all lakes and ponds
9. There shall be no use of the lake area and lake, except natural recreational uses which do not injure or scar the lake area or lake, increase the cost of maintenance thereof, or cause unreasonable embarrassment, disturbance or annoyance to owners in their enjoyment of their private areas, or in their enjoyment of the lake area.
10. No swimming or wading in the lake or ponds
11. No diving or jumping off of the dock
12. Pets must be on a leash except in Dog Park.
13. All pet waste must be removed by owner.
14. No fires are permitted.
15. Maximum of (10) ten guests per household in District common areas, except the tennis court and pool where a maximum of (5) five guests is permitted.

### **Clubhouse Rental Rules:**

1. Only District Residents can rent the Clubhouse unless approved by the Board of Supervisors.
2. Clubhouse reservations are taken on a first come first serve basis. Payment and deposit must be collected before scheduling of clubhouse rental.
3. The Clubhouse may be reserved on Holidays contingent upon staff availability.
4. Non-payment of any fines assessed due to clubhouse rental rule non-compliance will result in the deactivation of the resident's personal access card. A \$25 reactivation fee will apply.
5. Renter will need to be present for the entire rented timeframe and supervise all guests and minors at all times.
6. The use of the pool facilities/furniture is NOT included in the rental of the clubhouse.
7. Clubhouse furniture shall not be removed from clubhouse at any time.
8. No charcoal/gas grills allowed in or around the clubhouse or pool facility except for community sponsored events approved by the Board of Supervisors.
9. Your reserved rental time includes both set up and cleans up times.
10. Renters may arrive anytime after specified starting time and must leave by end of reserve time. Note your access card will not work outside of the rental time.
11. The facility shall be left in the same condition it was found prior to the event. See clubhouse rental check out form for non-compliance fees.
12. No animals allowed in Clubhouse except for service animals.
13. Renter must supply all kitchen and cleaning supplies.
14. No glitter or confetti is allowed in the clubhouse facility. If tape is used, it must be removed completely from all surfaces. No nails or holes in the walls permitted.

15. If helium balloons are used they must be weighted down.
16. Renter shall agree to give notice of cancellation at least 3 days in advance or resident's rental check for \$50.00/\$80.00 may be forfeited.
17. Clubhouse rentals are for private parties. We ask the renter to not allow non-invitees access through the clubhouse into the pool deck area. All non-invitees should access the pool deck through the pool gates on either side of the clubhouse.
18. No wet bathing suits are permitted inside the clubhouse.
19. If the in-house smoke alarm is set off during a rental, any and all charges will be the responsibility of the resident renting the clubhouse.
20. If the security alarm is set off during a rental, any and all charges will be the responsibility of the resident renting the clubhouse.
21. Failure to uphold any portion of the Clubhouse Agreement Form may result in forfeiture of \$200 deposit plus any cost incurred in excess of the deposit amount.
22. Lake St. Charles CDD has a NO SOLICITATION policy. Any clubhouse rental for the purpose of selling merchandise EXCLUDES solicitation of residents using District facilities.
23. General Liability insurance will need to be provided for third party vendors. Ex: bounce houses

**Clubhouse Rental Checklist With Fees Are As Followed:**

1. Tables wiped down and chairs set up in the correct configuration.  
\$25.00 fee applied if not in compliance
2. All Items placed in the refrigerator, microwave and oven must be removed. Counters wiped down and were clean, water completely turned off.  
\$15.00 fee applied if not in compliance.
3. Floors swept clean and mopped  
\$25.00 fee applied if not in compliance
4. Garbage taken to dumpster.  
\$15.00 fee applied if not in compliance.
5. All lights and fans turned off.  
\$15.00 fee applied if not in compliance.
6. Walls not damaged, paint was not marred
7. \*\*Dollar amount based on repair cost\*\*
8. No tape left on walls, doors or ceilings  
\$15.00 fee applied if not in compliance.
9. Access Card returned by placing under clubhouse door.  
\$15.00 fee applied if not in compliance.
10. Door left Unlocked.  
\$75 fee applied. The renter will also be held liable for any and all damages done to clubhouse if not in compliance.
11. Alarm Set by: \_\_\_\_\_

\$75 fee applied. Renter will also be held liable for any and all damages done to clubhouse if not in compliance.

12. Usage of pool and/or pool deck by more than 5 guests.  
\$75.00 fee applied if not in compliance.
13. Renting resident needs to be present at all times.  
\$75.00 fee applied if not in compliance.
14. Failure to provide General Liability Insurance for third party vendors.  
\$200.00 fee applied if not in compliance.

**Guest Pass Rules:**

1. Guest Access key cards are only issued to guest that meet one of the following criteria:  
Guest that will be residing overnight within the resident's home or,  
guest that provide a service to the residents such as babysitting, pet-sitting or a function that lends itself to amenity usage.
2. Guest cards will only be issued for a maximum of 14 days. One extension can be requested for up to 7 days. Additional extensions must be approved by the Board of Supervisors or the Board Chair.
3. Guest cards will require a \$15 deposit, refundable upon return. Deposit will be forfeited if card is not returned within 10 days of expiration.
4. There will be a limit of two (2) guest passes issued at any one time to a household.
5. Guest of residents are not permitted to bring other guest into District facilities.
6. Resident is responsible for his/her guest conduct and their compliance to Lake St. Charles CDD amenity rules.
7. Guest non-compliance of amenity rules may result in guest card deactivation and resident forfeiture of future guest pass privileges.