

**TISON'S LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

**Amended and Restated  
Policies Regarding Use of the District's  
Amenity Center**

*(Board Approved May 2, 2013)*

*(Revised October 9, 2014, January 8, 2015, January 5, 2017, April 6, 2017)*

## A. USER FEE STRUCTURE

- (1) The annual user fee for an individual not owning property within the District is \$1,800.00. The annual user fee for a non-owner is valid for a maximum of two (2) adults and their dependents, if any.
- (2) Two Facility Access Cards will be issued to each family owning property within the District and non-resident fee-paying families. There is a \$30.00 charge to replace lost cards. Replacement cards may be obtained through the Amenity Manager.
- (3) All Guests must be accompanied by a Patron (as defined below) at all times. Patrons are limited to a maximum of five (5) guests, per household, at a time. Children two (2) years of age and younger are not considered “registered guests.” Patrons must be present in order for guests to use the facility.
- (4) The person making a fee payment where a check is returned due to insufficient funds will be assessed a \$50.00 Returned Check/Insufficient Funds fee.
- (5) Two (2) Guest Passes will be given to each household, each permitting twenty (20) “registered guests.” Patrons may pick up their two (2) Guest Passes after the first of every New Year. Guest Passes expire the last day of every year. Patrons must present their Guest Pass when checking in all guests. For every Patron, up to five (5) guests per household per visit are permitted. The Facility Attendant or Amenity Manager will hole-punch the Guest Passes. If at any point Guest Passes become lost or stolen, additional Guest Passes may be purchased for \$25.00 each.
- (6) Patrons (as defined below), at the time of application for a facility access card or at anytime thereafter may be subjected to a criminal background or sexual offender/sexual predator check ordered or performed by the Amenity Manager or his or her designee.

## B. GENERAL PROVISIONS

- (1) District property owners and non-resident fee payers (“Patrons”) must present their access cards and register upon entering the Tison’s Landing Amenity Center (“Amenity Center”) or when using District property.
- (2) Children under fourteen (14) years of age must be accompanied by a parent or authorized person eighteen (18) years or older.
- (3) The Amenity Center’s hours of operation will be 5:00 a.m. to 10:00 p.m., or as established and published by the District from time to time.
- (4) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Center's premises, except at pre-approved special events. Approval may only be granted by the District’s Board of Supervisors (present request to Amenity Manager in at least ~~48 hours~~ ten (10) days in advance of the Board’s meeting), or the designee of the District’s Board of Supervisors, and will be contingent upon providing proof of event insurance in an amount not less than \$1,000,000, with the District named an additional insured, together with an executed indemnity agreement, in a form acceptable to the District, agreeing to indemnify the District against all liability. The sponsor of such special event must submit an application for approval to the Amenity Center Manager at least thirty (30) days prior to the proposed date of the special event. The District’s Board of Supervisors, or its designee, shall grant approval for such special events only where there are adequate safeguards against public intoxication, service of alcohol to persons under the age of twenty-one (21) years, service to persons under the influence of intoxicants, or service to members of the public who are not participants in the event; and appropriate time limits for the service of alcoholic beverages are set. In administering this policy, the District’s Board of

Supervisors, or its designee, shall have broad discretion to set conditions of service of alcoholic beverages, including authority to restrict the types of beverages to be served. The sponsor of such special event is responsible for obtaining all required governmental permits to serve alcoholic beverages at the special event.

- (5) Dogs or other pets (with the exception of service animals, such as “Seeing Eye Dogs”) are not permitted at the Amenity Center facilities, Pool deck, Tennis Courts, Tot lot, dogs may be unleashed in the enclosed dog park. (See Dog Park Section M). Where dogs are permitted on the grounds, they must be leashed at all times.
- (6) Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, or in any way which blocks the normal flow of traffic.
- (7) Fireworks of any kind are not permitted anywhere on the facilities or adjacent areas.
- (8) No Patron, visitor or guest is allowed in the service areas of the facility.
- (9) The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons of any changes.
- (10) The Board of Supervisors and personnel of the Amenity Center have full authority to enforce these rules and regulations.
- (11) Facility Access Cards will be issued to Patrons at the time they become entitled to use the facilities. All Patrons must use their card for entrance to the Amenity Center. All lost or stolen swipe cards should be reported immediately to the Amenity Manager or Staff.
- (12) Smoking is not permitted anywhere in the Amenity Center.
- (13) Guests must be registered and accompanied by a Patron before entering the Amenity Center or using any District facilities.
- (14) Disregard for any Amenity Center rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges.
- (15) Glass and other breakable items are not permitted at the Amenity Center.
- (16) Patrons and their guests shall treat any staff members and other Patrons with courtesy and respect.
- (17) Children fourteen (14) years of age or younger are not to be considered a “registered guest” when accompanying a Patron on District property or when attending a private resident event.

### **C. LOSS OR DESTRUCTION OF PROPERTY/INSTANCES OF PERSONAL INJURY**

- (1) Each Patron and each guest as a condition of invitation to the premises of the Amenity Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss of damage to any private property used or stored on the premises of the Amenity Center, whether in lockers or elsewhere.
- (2) No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Center Patrons shall be liable for any property damage and/or personal injury at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the patron, any guests or

any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

- (3) Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the club, either on or off the Amenity Center's premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the, the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the Amenity Center or District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.
- (4) Should any party bound by these District Policies bring suit against the District or its affiliates, Amenity Center operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or its Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

#### **D. GENERAL SWIMMING POOL RULES**

- (1) At any given time, up to five (5) guests per household, may accompany a Patron at the swimming pool. Patrons and their guests are limited to a maximum of two (2) vehicles at the Amenity Center.
- (2) Patrons swim at their own risk. Lifeguards are not on duty.
- (3) Children fourteen (14) years of age and younger must be accompanied by a parent or an adult at least eighteen (18) years of age at all times for usage of the pool facility.
- (4) Radios, televisions, and the like may be listened to if; no offensive music, lyrics or profanity and at a volume that is not offensive to patrons and guests. Electrical equipment is not allowed around the pool facility.
- (5) Swimming is permitted only during designated hours, as posted at the pool. Hours are seasonal and subject to change.
- (6) Showers are required before entering the pool.
- (7) Glass containers and products are not permitted in the pool area.
- (8) Children under three (3) years of age and those who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swim suit over the swim-diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- (9) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices are not permitted in the pool. However, children that are learning to swim are permitted to have flotation devices in the pool.
- (10) Pool availability may be rotated in order to facilitate maintenance of the Amenity Center.

- (11) Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.
- (12) The District staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.
- (13) Any person swimming when the Amenity Center is closed may be suspended from using the facility. Swimming pool hours will be posted. The swimming pool may be closed one day weekly (to be determined) for maintenance. Guests must be registered and accompanied by a Patron before entering the Amenity Center.
- (14) Proper swim attire must be worn in the pool. Cut-offs and thong bathing suits are not allowed.
- (15) No chewing gum is permitted in the pool or on the pool deck area.
- (16) Alcoholic beverages are not permitted in the pool area.
- (17) No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- (18) For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
- (19) No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (20) Radio controlled water craft are not allowed in the pool area.
- (21) Pool entrances must be kept clear at all times.
- (22) Smoking is not permitted at the Amenity Center or around the pool area.
- (23) No swinging on ladders, fences, or railings is allowed.
- (24) Pool furniture is not to be removed from the pool area.
- (25) Loud, profane, explicit, or abusive language or music, as reasonably determined by the Club Manager or his or her designee, is prohibited.
- (26) Food and drink are not allowed within six (6) feet of the pool.
- (27) Skateboarding is not permitted on at the Amenity Center, including all parking lots and sidewalks encompassing the Amenity Center.
- (28) Bicycles, skateboards, roller blades, scooters and golf carts are not permitted in the Amenity Center gates. All bicycles must be placed at the bike.

## **E. SWIMMING POOL: THUNDERSTORM POLICY**

The Amenity Manager is in control of the operation of the Pool Area during thunderstorms, heavy rain, and inclement weather. The Amenity Manager will determine whether swimming is permitted or not during the times when the

swimming pool in attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. If heavy rain, thunder or lightning occur, everyone shall be required to exit the Pool Areas at the first sound of thunder or the first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder is heard or lightning is seen, the waiting period shall be extended 30 minutes from the last sound of thunder or sighting of lightning.

## F. SWIMMING POOL: FECES POLICY

- (1) If contamination occurs, the pool will be closed for the necessary amount of time for the water to be shocked with chlorine to kill the bacteria.
- (2) Parents should take their children to the restroom before entering the pool.
- (3) Children under three years of age, and those who are not reliably toilet trained, must wear a rubber lined swim-diaper, and a swimsuit over the swim-diaper.

## G. FITNESS CENTER POLICIES

- (1) All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the Amenity Center. Disregard or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges. Prior to entering the Fitness Center, persons are required to register with Fitness Center attendant.
- (2) **Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.**
- (3) *Hours:* The Fitness Center is available for use by Patrons during normal operating hours of 5:00 a.m. to 10:00 p.m.
- (4) *Emergencies:* All emergencies and injuries must be reported to 911 and the Amenity Manager.
- (5) *Eligible Users:* Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Children who are thirteen (13) to fifteen (15) years of age may use the Fitness Center only when accompanied by an Adult. No children twelve (12) years of age and under are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by an adult Patron. Persons under the age of eighteen (18) must have an executed Parental Release of Liability Form on file at Amenity Center prior to using the Fitness Center. (See attachment)
- (6) *Proper Attire:* Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts (no tank tops), shorts (no jeans), leotards, and/or sweat suits (no swimsuits).
- (7) *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (8) *General Policies:*
  - Each individual is responsible for wiping off fitness equipment after use.

- Use of personal trainers is not permitted in the Fitness Center.
- Hand chalk is not permitted to be used in the Fitness Center.
- Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
- Weights or other fitness equipment may not be removed from the Fitness Center.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- Any fitness program operated, established and run by the Tison's Landing Amenity Center may have priority over other users of the Fitness Center.
- Wet bathing suits are not allowed in the Fitness Center.
- Strollers and infant carry seats are not allowed in the Fitness Center.

## H. TENNIS FACILITY POLICIES

- (1) All Patrons and guests using the Tennis Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Tennis Facility equipment may result in the suspension or termination of Tennis Facility privileges. Guests may use the Tennis Facility if accompanied by an adult Patron.
- (2) **Please note that the Tennis Facility is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.**
- (3) *Emergencies:* All emergencies and injuries must be reported to 911 and Governmental Management Services (904) 288-7667.
- (4) *Proper Attire:* Proper tennis shoes and attire is required at all times while on the courts.
- (5) *Availability:* The tennis courts are available on a first come, first serve basis. Each Patron and the Patron's guests are limited to the use of one (1) tennis court for a period no longer than 1 hour when others are waiting. -
- (6) *General Policies:*
  - Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
  - Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).
  - The Tennis Facility is the play of tennis only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.
  - Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts.
  - No chairs other than those provided by the District are permitted on the tennis courts.
  - Children under the age of fourteen (14) are not allowed to use the Tennis Facility unless accompanied by an adult Patron.

## I. PLAYGROUND POLICIES

- (1) *Hours:* The playground shall be available for use from dawn to dusk.

- (2) Children under the age of thirteen (13) must be accompanied by a parent or authorized person eighteen (18) years old or older.
- (3) Children twelve (12) years of age and older are not permitted to play on the playground equipment.
- (4) No roughhousing on the playground.
- (5) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground.
- (6) Use of the playground may be limited from time to time due to a sponsored event, which must be approved by the District Manager.
- (7) The use of profanity or disruptive behavior is prohibited.

## **J. ATHLETIC FIELD POLICIES**

**Please note that the Athletic Fields are an unattended facility and persons using the Athletic Fields do so at their own risk.**

- (1) *Eligible Users.* Patrons and guests ten (10) years and older are permitted to use the Athletic Fields. Children under the age of ten (10) must be accompanied by an adult eighteen (18) years of age or older. Patrons may accompany up to five (5) guests.
- (2) *Hours.* The Athletic Fields shall be available from dawn until dusk.
- (3) *Emergencies:* For all emergencies call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center Staff as well as the District Operations Manager at 904-759-8907.
- (4) *Reservations.* Patrons may reserve the Athletic Fields by submitting a request to the Amenity Facility Staff. Reservations may be made up to a week in advance for a period of three (3) hours. Only one reservation may be held by a Patron at any given time. If the Patron is twenty (20) minutes late for his or her reservation, the reservation shall be forfeited. When not subject to a reservation, the Athletic Fields are available on a first-come, first-served basis.
- (5) The Athletic Fields are not to be used for events other than athletic events, Board approved reservations, or District sponsored events.
- (6) Pets shall be leashed at all times. Bicycles, skates, skateboards, scooters, rollerblades and motorized vehicles of any kind are not permitted in the Athletic Fields at any time.
- (7) Alcoholic beverages, glass containers and other breakable items are prohibited.
- (8) The use of profanity or disruptive behavior is prohibited.
- (9) Patrons must bring their own sports equipment (e.g., soccer ball, softball bats, etc.).
- (10) Persons using the Athletic Fields must clean up all food, beverages and miscellaneous trash brought to the Athletic Fields.



- (11) Use of the Athletic Fields may be limited from time to time due to a District-sponsored event.

## K. VOLLEYBALL COURT POLICIES

- (1) All Patrons and guests using the Volleyball Courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the amenity facilities. Disregard or violation of the District's policies, rules and misuse or destruction of Volleyball Court equipment may result in the suspension or termination of Volleyball Court privileges. Guests may use the Volleyball Courts if accompanied by an adult Patron.
- (2) **Please note that the Volleyball Courts constitute an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Volleyball Courts are encouraged to consult with a physician prior to using the facility.**
- (3) *Eligible Users.* Patrons and guests twelve (12) years of age and older are permitted to use the Volleyball Courts during designated operating hours. Children who are under twelve (12) years of age may use the Volleyball Courts only when accompanied by a parent or an authorized person eighteen (18) years of age or older.
- (4) *Hours.* The Volleyball Courts are available for use during daylight hours. The Courts may not be used after dark.
- (5) *Emergencies:* For all emergencies call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center Staff as well as the District Operations Manager at 904-759-8907.
- (6) *Proper Attire:* Proper attire is required at all times while on the courts.
- (7) *The Volleyball Courts are available on a first come, first serve basis.* Patrons and their guests shall limit use of the Courts to one (1) hour if others are waiting, or shall invite Patrons and guests who are waiting to join the current game.
- (8) *General Policies:*
- Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behaviors is prohibited.
  - Persons using the Volleyball Courts must supply their own volleyballs.
  - The Volleyball Courts are for the play of volleyball only.
  - Beverages are permitted at the Volleyball Courts if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the Volleyball Courts.
  - No chairs other than those provided by the District are permitted on the Volleyball Courts. Chairs may not be placed in the sand at any time.
  - Do not hand on the volleyball nets or remove sand at any time.
  - Patrons and guests who misuse the Volleyball Court will be suspended from further use of the Volleyball Court.

## L. BASKETBALL FACILITY POLICIES

- (1) All Patrons and guests using the Basketball Courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Basketball Court equipment may result in the suspension or termination of Volleyball Court privileges. Guests may use the Basketball Courts if accompanied by an adult Patron.
- (2) **Please note that the Basketball Facility is an unattended facility and persons using the facility do so at their**

**own risk. Persons interested in using the Basketball Facility are encouraged to consult with a physician prior to using the facility.**

- (3) *Eligible Users.* Patrons and guests twelve (12) years of age and older are permitted to use the Basketball Facility during designated operating hours. Children who are under twelve (12) years of age may use the Basketball Facility only when accompanied by a parent or an authorized person eighteen (18) years of age or older.
- (4) *Hours.* The Basketball Facility is available for use during daylight hours. The Courts may not be used after dark.
- (5) *Emergencies:* For all emergencies call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center Staff as well as the District Operations Manager at 904-759-8907.
- (6) *Proper Attire:* Proper basketball shoes and attire is required at all times while on the courts.
- (7) The Basketball Facility is available on a first come, first serve basis. Patrons and their guests shall limit use of the Courts to one (1) hour if others are waiting.
- (8) *General Policies:*
  - a. Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behaviors is prohibited.
  - b. Persons using the Volleyball Courts must supply their own volleyballs.
  - c. The Volleyball Courts are for the play of volleyball only.
  - d. Beverages are permitted at the Volleyball Courts if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the Volleyball Courts.
  - e. No chairs other than those provided by the District are permitted on the Volleyball Courts. Chairs may not be placed in the sand at any time.
  - f. Do not hand on the volleyball nets or remove sand at any time.
  - g. Patrons and guests who misuse the Volleyball Court will be suspended from further use of the Volleyball Court.

## **M. OFF-LEASH DOG PARK FACILITY POLICIES**

- (1) All Patrons and guests using the Off-Leash Dog Park (the “Dog Park”) are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rule of the Tison’s Landing Community Development District governing amenity facilities. Any disregard or violation of these policies and rule or misuse or destruction of Dog Park facilities or equipment may result in the suspension or termination of Dog Park or Amenity Center privileges. Guests may use the Dog Park if accompanied by an adult Patron.
- (2) **Please note that the Dog Park is an unattended facility and persons using the Dog Park do so at their own risk. Owners are fully responsible for the behavior of their dog.**
- (3) *General Policies applicable to those owners and handlers bringing dogs to the Dog Park:*
  - a. The only pets permitted to use the Dog Park are dogs; no other pets are permitted.
  - b. Dogs shall be leashed at all times except when in designated “off-leash” areas within the Dog Park.
  - b. Dogs shall be supervised and in view at all times and never be left unattended.
  - d. Have a leash in hand at all times and in the event of any problems, quickly leash your dog and remove the dog from the Dog Park. Any dogs displaying aggressive behavior shall immediately be leashed and removed from the Dog Park.
  - c. Be polite and “Scoop the Poop!” Pet waste stations and trash cans are located at the Dog Park.
  - d. No prong, pinch, or spiked collars are permitted within the fenced area constituting the Dog Park.

- e. Dogs shall be kept from digging or damaging any equipment or Dog Park lands or facilities. Any holes made by a person's dog shall be filled by that person.
- f. Dogs in heat or with fleas, skin conditions, or otherwise ill are not permitted in the Dog Park.
- g. Dogs shall be up-to-date on vaccinations prior to entering the Dog Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
- h. No human or people food is permitted at the Dog Park.
- i. No brushing or grooming of dogs is permitted within the Dog Park.

## **N. BARBECUE GRILL POLICIES**

- (1) Use of the Barbecue Grill is limited to Patrons, their guests and their family members.
- (2) Except during District-sponsored events, the Barbecue Grill may only be used when the Amenity Manager or Attendant is present.
- (3) Use of the Barbecue Grill is on a first come, first serve basis, unless it is included in a facility rental.
- (4) The Barbecue Grill is not supervised while in use and is used at the Patron's own risk.
- (5) No persons under the age of eighteen (18) may operate the Barbecue Grill at any time.
- (6) Glass and other breakable items are not permitted around the Barbecue Grill.
- (7) Alcoholic beverages are not permitted around the Barbecue Grill.
- (8) Patrons must thoroughly clean the Barbecue Grill after each use. Cleaning supplies are available from the Amenity Center Staff Members.
- (9) Patrons must provide their own cooking implements.
- (10) Patrons must notify Amenity Staff when they are finished using the Barbecue Grill. Staff will ensure that the Barbecue Grill has been properly cleaned and lock the Barbecue Grill after each use.

## **O. FACILITY RENTAL POLICIES**

- (1) Patrons may reserve certain portions of the Amenity Center for private events. Only a portion of the Amenity Center is available for rental and reservations must be made and approved at least 2 weeks and no more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Center only once per quarter of the calendar year. Persons interested in doing so should contact Amenity Manager regarding the anticipated date and time of the event to determine availability. Except for the Covered Pavilion at the Tennis Courts / Ballfield, please note that the balance of the Amenity Center is unavailable for private events on the following holidays:

Easter Sunday	Thanksgiving
Memorial Day Weekend	Christmas Eve
4 <sup>th</sup> of July	Christmas Day
Labor Day Weekend	New Year's Eve
	New Year's Day

- (2) *Available Facilities:* During the Fall/Winter Season (defined as the day after Labor Day through Memorial Day),

certain areas of the Amenity Facility are available for private rental (capacity; rental fee established by rule) for up to four (4) total hours (including set-up and post-event cleanup) where the available time blocks are preset. The three (3) preset time blocks available during the Fall/Winter Season are (i) 9:00a.m. -1:00p.m, (ii) 2:00p.m. – 6:00 p.m, and (iii) 7:00 p.m. – 11:00 p.m. During the Spring /Summer Season (defined as the Tuesday following Memorial Day through Labor Day), certain areas of the Amenity Facility are available for private rental (capacity; rental fee established by rule) for up to four (4) total hours (including set-up and post-event cleanup) where the available time blocks are preset. The three (3) preset time blocks available during the Spring/Summer season are (i) 8:00a.m. -12:00p.m, (ii) 3:00p.m. – 7:00 p.m., and (iii) 7:00 p.m. – 11:00 p.m.

The following areas are available during the Fall/Winter and Spring/Summer Seasons:

- Social Room, Kitchen & Half Patio
- Covered Veranda (Half Patio Only)
- Covered Pavilion at Tennis Court / Ball Field

**The pool, pool deck and side area of the covered veranda near the Amenity Center restrooms are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours.**

**The Patron renting any portion of the Amenity Center shall be responsible for any and all damage and expenses arising from the event.**

(2) *Reservations:* Patrons interested in reserving certain areas of the Amenity Facility must submit a completed Facility Use Application to the Amenity Manager. At the time of approval, two (2) checks or money orders (NO CASH) made out to the “**Tison’s Landing Community Development District**” should be submitted to Governmental Management Services in order to reserve the desired area of the Amenity Center. Please submit all checks and completed rental application to the Amenity Manager. One (1) check should be in the amount of the rental fee, to include a service fee, and the other check should be in the amount of the deposit. Governmental Management Services will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District’s Board of Supervisors for consideration.

Additional hours are available at the per-additional hourly rate. Patrons may reserve Covered Veranda and Covered Pavilion at the Tennis Court / Ballfield by contacting the Amenity Center attendant. When not the subject of a reservation, the Covered Veranda and Covered Pavilion at the Tennis Court / Ballfield are available on a first come, first serve basis.

The rental rates as set forth below include a four (4) hour block of time. Additional hours beyond four (4) are available at the designated per hour rental fee.

(3) *Fees and Deposits.* The rental fees and deposits for the use of the District’s recreational facilities for private social gatherings are as follows. If facility reservations are cancelled within 48 hours of the event, rental and staffing fees will be nonrefundable.

<b>Tison’s Landing Facility Rental Fee (4 hours)</b>	<b>Fee</b>	<b>Deposit</b>
		\$250 – Private Party (1-25 attendees)
		\$500 – Private Party (26-50 attendees)
Social Room, Kitchen & Half Patio	\$125.00	\$100.00
Covered Veranda (Half Patio Only)	\$75.00	\$35.00
Covered Pavilion at Tennis Court / Ball Field	\$15.00	NA
Additional Hourly Rental Fee (per additional	\$10.00	

hour)

(4) *Refund of Deposit:* To receive a full refund of the deposit, the following must be completed where applicable:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, and all cabinets and used appliances.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to the Amenity Center and its property.
- Patron and Patron's guests are required to adhere to all Amenity Center and pool rules and regulations. Failure to comply with such rules and regulations may result in the forfeiture of Patron's deposit.

If additional cleaning is required, the Patron reserving the area under the Pavilion area will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

(5) *General Policies:*

- Patrons are responsible for ensuring that their guests adhere to the policies set forth herein.
- Certain areas of the Amenity Center may be rented after its normal operating hours until 11:00 p.m.
- The volume of live or recorded music must not violate applicable Duval County noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area.
- No offensive music, lyrics or profanity is allowed on the Amenity Center premises.

## **P. SUSPENSION AND REVOCATION OF PRIVILEGES**

(1) Membership and use rights and privileges at the Amenity Center of any person (and the benefits of their guests) may be suspended by the Amenity Manager if, in the sole judgment of the Amenity Manager, it is determined that the person:

- Submitted false information on the application for a pass or membership.
- Permitted the unauthorized use of a pass.
- Failed to abide by or has violated one or more of these Rules and Policies established for the use of facilities.
- Treated the Amenity Manager, personnel, employees, other Patrons of the facilities in an unreasonable or abusive manner.
- Engaged in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Center or its management.
- Injured or harmed or threatened to injure or harm any other person at the Amenity Center, or harmed, destroyed or stolen any personal property on the Amenity Center property or within the Amenity Center, whether belonging to a third party or to Tison's Landing Community Development District.

(2) *Types of Suspension.* Amenity Manager or District Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person to use any or all of the Amenity Center, for such period of time as reasonably determined by Amenity Manager or District Manager, as the case may be, but for periods no longer

than six (6) months per violation. In addition, Amenity Manager or District Manager may suspend some membership rights while allowing a Patron to continue to exercise other membership rights. For example, Amenity Manager may suspend the rights of a particular Patron (or family member), or Amenity Manager may prohibit a Patron (or family member) from using the pools or other Amenity facilities. Any suspension shall be in writing and sent by the Amenity Manager or District Manager to the suspended person(s) as the address(es) on file with the Amenity Center. No person whose membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments, Club Dues, Club Fees, District assessments, or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues, Club Fees, and District assessments shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Amenity Center and the Tison's Landing Community Development District, including but not limited to any amounts arising out of or in any way connected to damage caused to the Amenity Center by said person, his or her family member(s) or guests, are paid in full.

- (3) *Appeal of Suspension.* Any person suspended by the Amenity Manager or District Manager pursuant to this Section P may appeal such suspension to the District Board of Supervisors. Appeals must be in writing and shall be filed with the Amenity Manager or District Manager within forty-five (45) days of the date of the suspension letter. The Board of Supervisors will then schedule the appeal to be heard during the next regularly scheduled public meeting of the Board of Supervisors. However, appeals filed within five (5) business days of the next regularly scheduled Board meeting will be heard at the Board meeting following the next regularly scheduled Board meeting. During the meeting of the Board of Supervisors in which the appeal is to be heard, the person or persons suspended shall appear before the Board. The Board of Supervisors shall have the power to reduce, remove, or impose conditions related thereto, but not increase the length of the suspension.

## Q. PARKING

- (1) No vehicle or trailer (collectively referred to herein as, "Vehicle") shall be parked at any time, in whole or in part, on any District property or property interests not designed and maintained as a parking area, including swales, grassed areas, and medians.
- (2) Any Vehicle lawfully parked on the public rights-of-way within the boundaries of the district shall not park in any manner which disrupts the normal flow of traffic, blocks the ingress or egress of other vehicles, including, but not limited to, trucks and emergency vehicles, requires any other vehicle to leave the paved surface to pass, or requires the wheels of said vehicle to be within any grassed swale.
- (3) Vehicles utilizing the Amenity Center parking lot shall be parked within parking spaces designated or marked for vehicular parking. Parking within the Amenity Center parking lot shall be on a first come, first serve basis for individuals utilizing the Amenity Center during Amenity Center operating hours.
- (4) Overnight parking of any Vehicle is prohibited at the Amenity Center parking lot between the hours of 10:00 p.m. and 5:00 a.m. The District Board of Supervisors may authorize overnight parking by resolution setting forth the time period when overnight parking is permitted, the reasons for permitting the overnight parking, and any other conditions deemed appropriate in its discretion. The Amenity Center manager may issue a permit for overnight parking for a particular Vehicle at the discretion of the Amenity Manager..
- (5) Any Vehicle parked in violation of any provision of this section may be towed at the Vehicle owner's expense by a towing contractor approved or otherwise authorized by the District, tow any Vehicle parked in violation of the District Parking and Towing rules at the Vehicle owner's expense.