

TISON'S LANDING
Community Development District

SEPTEMBER 10, 2026

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

September 3, 2026

Board of Supervisors
Tison's Landing Community Development District
Call In # 1-877-304-9269 Code 1051210

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, September 10, 2026 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218.
Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below (limited to three minutes)
- III. Consideration of Resolution 2026-06, Adopting an Ethics Policy and Code of Conduct for the Board of Supervisors
- IV. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
- V. Approval of Consent Agenda
 - A. Minutes of the August 13, 2026 Meeting
 - B. Check Register
- VI. Public Hearing for the Purpose of Adopting Amended Amenity Facility Policies; Consideration of Resolution 2026-07
- VII. Supervisor Requests

VIII. Audience Comments

IX. Next Scheduled Meeting – Thursday, October 8, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison’s Bluff Road, Jacksonville, Florida 32218

X. Adjournment

THIRD ORDER OF BUSINESS

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT ETHICS POLICY & CODE OF CONDUCT FOR BOARD OF SUPERVISORS; PROVIDING FOR SUPERVISOR ACKNOWLEDGMENT OF THE SAME UPON APPOINTMENT OR ELECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Jacksonville, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") has determined that it is appropriate and necessary to adopt and have each Supervisor, when appointed or elected, to acknowledge the Tison's Landing Community Development District Ethics Policy & Code of Conduct for Board of Supervisors (the "Ethics Policy"), which Ethics Policy is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the Board has determined that it is in the best interest of the public and the residents of the District for Supervisors to acknowledge the Ethics Policy and abide by the same during their respective terms.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. The Ethics Policy is adopted for use by the District and each Supervisor is strongly encouraged to acknowledge the Ethics Policy and comply with the terms of the Ethics Policy while serving on the Board of Supervisors of the Tison's Landing Community Development District.

Section 3. Nothing herein or in the Ethics Policy is intended to supersede or contravene any provision of Florida law specifically governing public officials, including, but not limited to Chapter 112, Chapter 119, Chapter 189, Chapter 190, and Chapter 286, Florida Statutes.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied it shall not affect the validity of the remaining portions or the applications of the Resolution.

Section 6. This Resolution shall take effective immediately and shall remain in effect unless rescinded or repealed by the Board.

PASSED AND ADOPTED this 10th day of September, 2026.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

By:_____

Print name: Daniel Laughlin
Secretary/Assistant Secretary

Print name: Monica Timmons
Chairperson
Board of Supervisors

Exhibit A

Tison's Landing Community Development District
Ethics Policy & Code of Conduct for Board of Supervisors

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT ETHICS POLICY & CODE of CONDUCT for BOARD of SUPERVISORS

The Board of Supervisors of Tison's Landing Community Development District the ("District") has adopted the following ethics policy for its Supervisors ("Ethics Policy"). This policy is intended to provide guidance with ethical issues and a mechanism for addressing unethical behavior. Members of the Board of Supervisors of the District are "Public Officers" as described in Sections 112.311-3261, Florida Statutes ("Code of Ethics") and are subject to the provisions thereof. In the event of any conflict between the Code of Ethics and this Ethics Policy, the Code of Ethics shall control.

A. BOARD RESPONSIBILITIES

The general duties of Supervisors are set forth in Chapter 190, Florida Statutes. To fulfill this duty, Supervisors must:

- Regularly attend Board meetings.
- Review material provided in preparation for Board meetings.
- Be prepared to discuss agenda items.
- Make reasonable inquiry before making decisions.

B. PROFESSIONAL CONDUCT of SUPERVISORS

1. **Self-Benefits.** Supervisors are prohibited from making any decisions that materially benefit themselves or their family members. Accordingly, no Supervisor may:

- Solicit or receive any compensation from the District for serving on the Board, except that Board Supervisors are entitled to receive compensation as set forth in Fla. Stat. §190.006(8).
- Make promises to any vendor without prior approval of the Board. Supervisors shall not separately negotiate with vendors and instead permit District Management and staff to interact with and manage vendor solicitations and vendor contracts.
- Solicit or receive any gift, gratuity, favor, entertainment, loan or any other thing of value for themselves or their relatives from any person or company who is seeking a business or financial relationship with the District.
- Seek preferential treatment for themselves or others.
- Use District property, services, equipment or business for the specific gain or benefit of themselves or their relatives, except as is provided for all residents of the District.

2. **Public Records; Confidential Information.** Florida has a broad public records law set forth in Chapter 119, Florida Statutes. Supervisors are obligated to comply with such provisions regarding public records in their custody and should make sure that the District Manager, as custodian of public records, is provided copies of all public records that come into the Supervisors' possession. Public records include, but are not limited to, emails, text messages, voice mail messages, letters and any other documents pertaining to the District. Chapter 119 creates limited exceptions from disclosure and treats only certain matters as confidential. The Supervisors should consult with and refer questions on disclosure of public records to the District Manager and District Counsel.

3. **Sunshine Law.** The business of the District must be conducted in accordance with Chapter 286, Florida Statutes, commonly referred to as the Sunshine Law. The Sunshine Law prevents Supervisors from conducting public business of the District other than at duly noticed meetings open to the public. As such, Supervisors should not discuss public business likely to come before the Board in any other forum, including email and social media. Supervisors should refer any questions about the Sunshine Law to District Counsel.

4. **Misrepresentation.** Supervisors may not knowingly misrepresent facts. All District data records and reports must be accurate and truthful and prepared in a truthful manner.

5. Interaction with Others. To ensure efficient management operations, avoid conflicting instructions from the Board and District Management and to avoid potential liability, Supervisors shall observe the following guidelines:

- Supervisors may contact District Management to obtain documents and other data necessary to make informed decisions and carry out specifically assigned duties.
- Supervisors may contact District Counsel with questions regarding their own individual conduct as it pertains to the District and their duties as a Supervisors. In general, projects in which District Counsel is expected to devote substantial time, including all litigation matters, should come at the direction of the majority of the Board during a public meeting.
- Supervisors shall not give direction to District management or vendors, unless otherwise specifically directed by motion or resolution of the Board. The District Manager or his or her designee is responsible for soliciting and terminating vendors for professional, maintenance, supervisory, and other services as authorized by the Board. Supervision of vendors shall be conducted by the General Manager.
- Supervisors are prohibited from harassing, intimidating or threatening District vendors, management, other Supervisors, and residents, whether verbally, physically or otherwise.
- When interacting with residents, individual Supervisors may not make any commitments or decisions on behalf of the Board without prior approval by Board action.

6. Proper Decorum. Supervisors are obligated to act with proper decorum. Although they may disagree with the opinions of others on the Board, they must act with respect and dignity and not make personal attacks on others. Accordingly, Supervisors must focus on issues, not personalities, and should conduct themselves with courtesy towards each other, towards District Management, managing agents, District Counsel, vendors and members of the District. Supervisors shall act in accordance with collective Board decisions and shall not act unilaterally or contrary to the Board's decisions. All correspondence regarding the Board's position on a matter shall either come from the chairperson, District Manager or if necessary, District Counsel, after consultation with the Board at either a regular or special meeting.

7. Conflicts of Interest. Supervisors must immediately disclose any conflict of interest, whether their own or others to the District Manager. Supervisors must withdraw from participation in decisions in which they have a material interest. Supervisors are directed to the provisions of the Code of Ethics when determining if a conflict of interest exists in a particular situation. Additional questions can also be directed to District Counsel.

C. ATTENDANCE

Supervisors are required to attend all Board meetings. Supervisors cannot be absent from more than three (3) Board meetings in one fiscal year. Supervisors' ability to attend Board meetings by telephone is limited to three (3) times in calendar fiscal year. Any exemptions must be Board approved.

D. VIOLATIONS

Supervisors who violate the District's Ethics Policy are deemed to be acting outside the course and scope of their authority. Further or continued violations may subject the Supervisor to public reprimand, immediate censure by the Board and/or referral to the Florida Commission of Ethics where appropriate.

FOURTH ORDER OF BUSINESS

E.



Amenity Manager's Report



Prepared For
Tisons Landing
CDD for the
month of
September 2026

Respectfully submitted by
**Tim Harden and Elizabeth
Myers-Hesford**

PAST EVENTS

Date : Saturday, August 15th 1pm to 3pm

Event: Back to School Event



A vibrant, hand-drawn style poster for a 'Back to School Event'. The title 'BACK TO SCHOOL EVENT' is prominently displayed at the top in large, colorful, block letters. Below the title, a calendar icon indicates the date 'SATURDAY, AUGUST 15TH', and a clock icon shows the time '1PM TO 3PM'. To the right, a banner advertises 'FREE HOT DOGS & ICE CREAM' and mentions sponsorship by 'THE HO' and 'ON THE BACK PATIO'. The bottom section features four activity tiles: 'LASER TAG' with an image of people playing, 'FOAM CANNON' with an image of foam being blown, 'AVALANCHE INFLATION' with an image of a slide and the text '19 FEET', and 'SCHOOL SUP GIVE AWAY' with an image of school supplies. At the very bottom, a row of icons represents prizes: a blue notebook, a green folder, and a pencil case. The final slogan 'FUN FOR THE WHOLE FAMILY!' is written in large, bold letters at the bottom.

BACK TO SCHOOL EVENT

SATURDAY, AUGUST 15TH

1PM TO 3PM

FREE HOT DOGS & ICE CREAM

SPONSORED BY THE HO
ON THE BACK PATIO

LASER TAG

FOAM CANNON
BLOWING FOAM ON
RESIDENTS AS THEY
SLIDE DOWN BOUNCER!

19 FEET
AVALANCHE INFLATION

SCHOOL SUP GIVE AWAY

✓ 1 SUBJECT NOTEBOOK

✓ 3 PRONG FOLDERS

✓ PENCIL CASE

FUN FOR THE WHOLE FAMILY!

UPCOMING EVENT

Date: Friday, September 11th 7pm to 9pm

Event: Casino Night



A vibrant, casino-themed poster for a "Casino Night" event. The central text "CASINO Night" is rendered in large, glowing, marquee-style letters. Above the text, a fan of playing cards (Ace of Spades, King of Hearts, Queen of Clubs, Jack of Diamonds, 10 of Spades) is visible. To the right, a black chip with gold text reads "GOOD TIMES STRONG COMMUNITY BRIGHTER TOMORROWS". To the left, a black chip with gold text reads "YOUR COMMUNITY OUR CELEBRATION". To the right, a red and white striped chip with gold text reads "PLAY CONNECT SUPPORT TOGETHER". Below the main title, a black banner with gold text says "MARK YOUR CALENDARS! FRIDAY, SEPTEMBER 11TH 7:00 PM - 9:00 PM". Below this, a row of four boxes lists the activities: "3 BLACKJACK TABLES" (with cards and chips), "1 ROULETTE TABLE" (with a roulette wheel), "1 CRAPS TABLE" (with dice), and "1 POKER TABLE" (with cards and chips). At the bottom, a red circular badge says "GREAT FOOD! DRINKS! PRIZES!", a gold banner says "FUN FOR EVERYONE. MADE FOR OUR COMMUNITY. Let's Roll!", and a yellow starburst says "ALL ARE WELCOME!". A glass of red drink with an orange slice is also shown. The bottom of the poster features the text "SUPPORT LOCAL. BUILD COMMUNITY. MAKE MEMORIES." flanked by stars.

CASINO Night

GOOD TIMES
STRONG
COMMUNITY
BRIGHTER
TOMORROWS

YOUR
COMMUNITY
OUR
CELEBRATION

PLAY
CONNECT
SUPPORT
TOGETHER

MARK YOUR CALENDARS!
FRIDAY, SEPTEMBER 11TH
★ 7:00 PM - 9:00 PM ★

BIG GAMES. GREAT COMPANY. STRONGER COMMUNITY.

3 BLACKJACK TABLES

1 ROULETTE TABLE

1 CRAPS TABLE

1 POKER TABLE

GREAT FOOD! DRINKS! PRIZES!

FUN FOR EVERYONE.
MADE FOR OUR COMMUNITY.
Let's Roll!

ALL ARE WELCOME!

★ SUPPORT LOCAL. BUILD COMMUNITY. MAKE MEMORIES. ★

MANAGER'S NOTES:

Events Past: Back-to-School Bash

Our Back-to-School event was a tremendous success! We were pleased to partner with the HOA to bring this event to our residents, and the turnout exceeded expectations. Attendance was so strong that we completely ran out of both hot dogs and ice cream before the event concluded. Additionally, our foam party and jump attraction vendor commented on the exceptional resident participation and noted it was one of the best turnouts they have seen. Thank you to everyone who attended and helped make this event such a memorable community gathering.

Present Event: Annual Casino Night

Join us on Friday, September 11th, for our highly anticipated Annual Casino Night. The evening will feature six professional gaming tables with dealers, heavy appetizers, and refreshing beverages. This is a wonderful opportunity to socialize with neighbors, enjoy an exciting evening of entertainment, and experience a little Las Vegas-style fun right here in our community. We look forward to seeing everyone there!

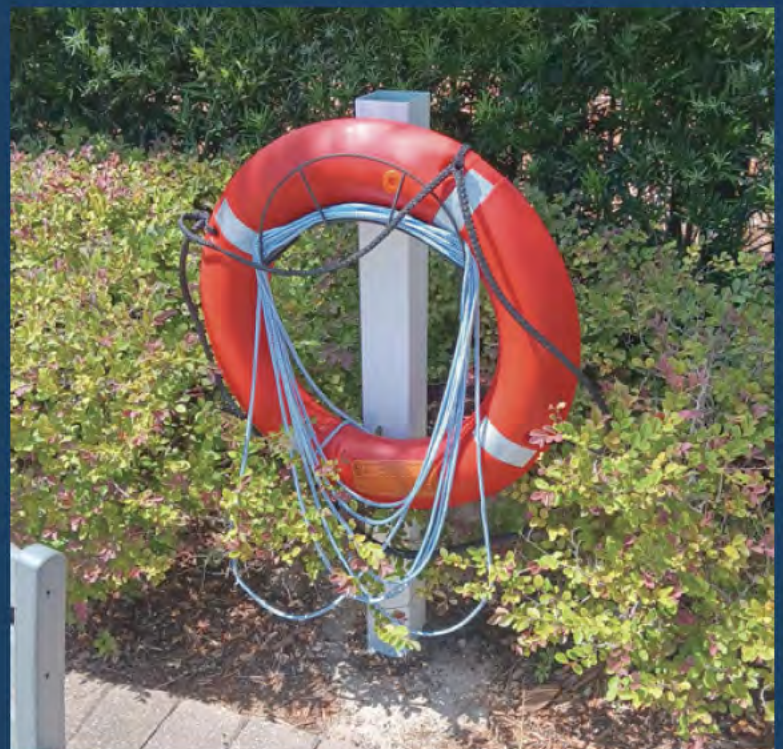
Future Event: Hocus Pocus Halloween Celebration

Looking ahead, we are excited to host our Hocus Pocus Halloween Celebration, featuring the infamous Three Sanderson Sisters. With Dana and Linda leading the festivities, residents can expect an evening full of Halloween magic and fun. Activities will include a Best Dressed Costume Contest for children, a Pet Costume Contest, and a showing of Hocus Pocus in the Social Room. There will also be additional surprises throughout the evening, making this a spooktacular event for the entire family.

We appreciate the continued support and participation of our residents and look forward to many more successful community events.

Replace Life Ring Post

Staff noticed that one of the life ring posts on the pool deck was broken. A new post was purchased and installed.



Tree Trimming

Staff observed that several of the streetlights on Magnolia Grove Way are obscured by overgrown tree limbs. The limbs were trimmed back so that the lights would not be blocked.



Electric Outlet Install

Staff installed an outlet on the monument at the Yellow Bluff Rd entrance. The permanent lights that were previously installed on the sign were plugged into an outlet with an extension cord.



Successful Primary Election

The use of the amenity center as a polling location in the latest primary election was a success. The equipment was delivered the day before and picked up the day after. Twelve stations were set up for use by the voters. Traffic was steady from the morning into the late afternoon.



Baiting the sidewalks for ants

After continued problems with ants on the sidewalk by the soccer field, staff took the matter into their own hands. We found a recipe for a homemade ant bait using borax, sugar and water. The bait was dispensed in high traffic areas using little paper cups. The stations seemed to attract a lot of ants. These treatments will be ongoing and we hope to make a significant dent in the ant population around the sidewalk.



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**If you have questions concerning this
report please email
tharden@vestapropertyservices.com
or
emyers@vestapropertyservices.com or
call the office at 904-757-1547.**



FIFTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, August 13, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Monica Timmons	Chairperson
Cedeila Alford	Vice Chair
Linda Waldhauer	Supervisor
Ann Schaffer	Supervisor
Michael Evans	Supervisor

Also present were:

Daniel Laughlin	District Manager
Scott Cochran <i>by phone</i>	District Counsel
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager
Dana Harden	Regional Manager
Roger Kaman	Pickled Court
Bryan McMandon <i>by phone</i>	Nidy Sports Construction

The following is a summary of the discussions and actions taken at the August 13, 2026, meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Regarding Agenda Items

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

Mr. Cochran reminded the board members to complete four hours of ethics training by December 31st.

C. District Manager – Consideration of Goals and Objectives for FY27

Mr. Laughlin presented a proposed list of goals and objectives for fiscal year 2027.

Ms. Timmons motioned to approve the goals and objectives. Ms. Alford seconded the motion.

Mr. Evans stated that he was abstaining from the vote as he was not able to hear the proceedings.

Mr. Laughlin stated that at least three days' notice is needed for any requests for ADA accommodation requests. He also informed Mr. Evans that Florida Statute 286.012 requires a board member to vote unless there appears to be a conflict of interest.

Mr. Evans indicated he would not be voting on the goals and objectives.

Ms. Timmons asked District Counsel to provide guidance on censorship given how the meeting was going.

Mr. Cochran stated that the meeting could be reset and reconvened later, or the meeting could proceed, although he would need to look into the consequences of a board member violating a statute by abstaining from votes in the absence of a conflict of interest.

Mr. Laughlin asked if the meeting could move forward with just four of the board members voting.

Mr. Cochran asked for time to confer with his colleagues.

This item was tabled until later in the meeting.

D. Field Operations Manager – Consideration of Proposals for Resurfacing the Tennis Court

Three proposals were presented to the Board at the last meeting for resurfacing the tennis court totaling \$20,982 (or \$39,000 if all options were chosen), \$38,635 and \$68,000.

Two of the vendors has representatives attending the meeting either in person or by phone to answer any questions the board members had.

Mr. Kaman explained that Pickled Courts would paint several layers of resurfacer mixed with sand as well as a coat of color. There would be a one-year warranty.

Mr. McMandon explained that Court Surfaces was acquired by Nidy Sports Construction after submitting the proposal. Nidy Sports would apply a fiberglass membrane three-layer treatment that fills the cracks and lays a new surface over the entire court. There would be a two-year warranty on the cracks.

After conferring with his colleagues, Mr. Cochran advised that the Board could continue the meeting despite Mr. Evans improperly abstaining as there is a majority of quorum present, which is sufficient to pass the agenda items.

Mr. Laughlin asked if Mr. Evans should fill out the Form 8B regarding voting conflicts.

Mr. Cochran responded no, as Mr. Evans has not indicated he has a conflict of interest to abstain from voting.

Mr. Evans stated that in addition to the ADA accommodation request he submitted, he also forwarded a copy of the 100% disability award letter from the Veteran's Administration as evidence to District Counsel Gariella Fernandez.

Mr. Cochran stated that he is not sure if Mr. Evans has complied with the ADA requirements as far as requesting an accommodation in a reasonable amount of time as the request was made the day prior to the meeting.

Mr. Evans stated that he cannot operate under the conditions, therefore he would be abstaining.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the proposal from Pickled Courts by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Abstained Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 4-0.

C. District Manager (Continued) – Consideration of Goals & Objectives for FY27

Mr. Laughlin asked if Ms. Timmons still desired to motion to approve the goals and objectives for fiscal year 2027.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve the goals and objectives for fiscal year 2027 by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Alford: Aye
 Supervisor Evans: Abstained
 Supervisor Schaffer: Aye
 Supervisor Waldhauer: Aye
 Motion passed 4-0.

Next, Mr. Laughlin stated that Ms. Harden has recommended a microphone system that has successfully been used in other meetings for a cost of around \$300 to \$400. Staff will purchase the system in time for the next meeting.

Ms. Timmons suggested offering a closed captioning option as well.

A. Amenity Manager – Report

Ms. Meyers gave an overview of the upcoming events. A copy of the amenity and operations report was included in the agenda package for the Board's review.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the July 16, 2026 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$47,617.55 were included in the agenda package for the Board's review.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve the consent agenda by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Alford: Aye
 Supervisor Evans: Aye
 Supervisor Schaffer: Aye
 Supervisor Waldhauer: Aye
 Motion passed 5-0.

FIFTH ORDER OF BUSINESS

**Acceptance of the Engagement Letter with
 Grau & Associates for the Fiscal Year 2026
 Audit**

Mr. Laughlin stated that the engagement letter authorizes the audit firm to begin the auditing process.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve the engagement letter from Grau & Associates for fiscal year 2026 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Timmons asked that there be a sergeant of arms in attendance at the next meeting. She also asked that policies and procedure on censorship be brought to the next meeting for consideration.

Ms. Waldhauer asked for something in writing that explains the chain of command for the District.

Mr. Evans read some statements into the record and stated that he would submit them to Mr. Laughlin for inclusion in the minutes. "I have not received my stipend for the last month. This is the timeline of that debacle. On July 31st I reached out to inquire about the status of my original stipend check dated July 17th, at which point I was informed it must have been lost in the mail and would be voided. On August 7th I again reached out to GMS and staff and was informed the replacement stipend check was cut on August 3rd and would be arriving prior to today's meeting. On August 10th I received an envelope postmarked August 7th from Miami, Florida containing the original check dated July 17th. That was 23 days after. It remains entirely unclear whether this is the check that was never voided, or a mishandled replacement. The fact that I received the check dated July 17th postmarked August 7th is another red flag since I was assured the first check was sent around July 17th and the second reissued check was put into GMS staff around August 3rd. A postmark of August 7th proves that the check was received by the post office on that date. The management team lacking over there is improper. When queried, the DM provided the check numbers, however I am currently in possession of check number 05060, the reissued check, which the District Manager in his latest email claims it was mailed on August 3rd, and the reissued check still has not arrived ten days later. When District funds are subject to inaccurate representation, unverified tracking, conflicting numbers

from staff, and unvoided paper floating, the integrity of the District's financial venture is compromised in my opinion. This statement is part of the official record and shall be maintained such and would be included in the minutes of the meeting."

Mr. Evans continued, "Dear Daniel, I am writing to formally request reasonable accommodations to ensure my full and effective participation as a member of the Board of Supervisors, in accordance with my rights under the Americans with Disabilities Act. I don't want to read the whole thing, but basically it goes on to say that I am 100% permanent and total Veteran's Administration, which you guys should be thanking me for my service, but I guess that doesn't apply. 1) Meeting accessibility: provision of a functional, high-quality microphone and speaker system for all future board meetings, or alternative assistive listening technology, to ensure all proceedings are clearly audible. 2) Communications accessibility: given that auditory communications during and outside of meetings is compromised by my disability, I require that all official district business and responses to my inquiries be conducted in writing via email. This will ensure a clear and accurate record for my review, which is a necessary accommodation for my participation.

Mr. Laughlin stated that Mr. Evans check was returned to GMS's South Florida office on August 6th as undeliverable. GMS has no control over the post office.

Mr. Evans requested the undeliverable mail be sent to him.

Mr. Laughlin stated that the check that was returned as undeliverable was put in another envelope and sent to Mr. Evans again. It was also noted the payroll checks will now be cut out of GMS's St. Augustine office to speed the process up.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
September 10, 2026, at 6:00 p.m. at the
Yellow Bluff Amenity Center**

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Alford seconded by Ms. Schaffer to adjourn the meeting by roll call vote:

Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Nay Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 4-1.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Mrs. Monica N. Timmons
16410 Magnolia Grove Way, Jacksonville, Florida 32218
P: (904) 383-2690
Email: monicawilsonstaylor@gmail.com

August 13, 2026

Mr. Daniel Laughlin
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
Email: dlaughlin@gmsnf.com

RE: Formal Complaint **Concerning the Conduct of** Supervisor Michael Evans

Dear Mr. Laughlin:

I am writing to formally document serious concerns regarding the conduct of CDD Supervisor Michael Evans during the monthly CDD Board meeting held on Thursday, August 13, 2026.

Throughout the proceedings, Supervisor Evans engaged in conduct that I perceived as contentious, argumentative, and disruptive. In my view, this conduct exceeded the bounds of professional disagreement and created an intimidating environment for the Chair, fellow Board members, District counsel, staff, and vendors in attendance.

More specifically, Supervisor Evans repeatedly interrupted speakers and used language and a manner that I regarded as aggressive when addressing others. The recurring disrespectful exchanges, arguments, and statements perceived as threatening persisted throughout the meeting. This pattern of conduct has reached a point at which I and others present have serious concerns for our safety and well-being, as well as for the safety of Board members, District staff, and vendors attending these meetings.

CDD Board meetings should provide a professional, orderly forum for conducting District business. The atmosphere described above is impairing the Board's ability to carry out its responsibilities effectively and is contributing to an environment of fear and hostility.

I respectfully request that District Management consult with District counsel regarding appropriate measures to maintain safety and order at future CDD Board meetings. Such

measures should include consideration of Jacksonville Sheriff's Office representation serving in a sergeant-at-arms capacity, together with the adoption and consistent enforcement of clear meeting decorum and procedural rules that align with Roberts Rules of Order parliamentary procedure. I would appreciate a written response identifying the steps that will be taken to address these concerns.

Thank you for your prompt attention to this serious matter.

Sincerely,

A handwritten signature in cursive script that reads "Monica Timmons".

Monica N. Timmons
Tison's Landing CDD
Board Supervisor and Chair

B.

Tison's Landing
Community Development District

Check Register Summary

August 31, 2026

Fund	Date	Check No.	Amount
General Fund - Wells Fargo			
Payroll			
	8/3/26	50464	\$ 184.70
	8/14/26	50465-50469	923.50
		Sub-Total	\$ 1,108.20
Accounts Payable			
	8/5/26	4115-4122	\$ 32,147.90
	8/11/26	4123-4128	9,083.41
	8/18/26	4129-4135	8,410.58
		Sub-Total	\$ 49,641.89
Autopayments ACH*			
	8/18/26	Comcast	\$ 517.26
	8/19/26	Waste Management	225.37
	8/21/26	Comcast	123.35
	8/21/26	JEA	4,097.42
		Sub-Total	\$ 4,963.40
Wells Fargo Credit Card*			
	8/18/26	July Purchases	\$ 1,769.64
		Sub-Total	\$ 1,769.64
Total General Fund			\$ 57,483.13
Capital Reserve Fund - Wells Fargo			
Accounts Payable			
	46248	84	\$ 20,237.99
	46252	85	4,250.00
Total Capital Reserve Fund			\$ 24,487.99
GRAND TOTAL			\$ 81,971.12

*The utility schedule, utility invoices, and Wells Fargo credit card statement with supporting invoices are available upon request.

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50464	17	MICHAEL R EVANS	184.70	7/31/2026
TOTAL FOR REGISTER			184.70	

Attendance Sheet

District: Tison's Landing CDD

Meeting Date: July 16, 2026

Seat	Supervisor	In Attendance	Fees
1	Ann Shaffer <i>Assistant Secretary</i> No check	☒	\$200
2	Michael Evans <i>Assistant Secretary</i> Reissue check 7.31.26	☒	\$200
3	Linda Waldhauer <i>Assistant Secretary</i> No check	☒	\$200
4	Monica Timmons phone <i>Chairperson</i> No check	☒	\$200
5	Cedeila Aldord <i>Vice Chair</i> No check	☒	\$200

District Manager: 

PLEASE RETURN COMPLETED FORM TO TIZIANA CESSNA

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50465	16	BROCK-ALFORD CEDEILA	184.70	8/14/2026	
50466	17	MICHAEL R EVANS	184.70	8/14/2026	
50467	18	LILLIA A. SCHAFFER	184.70	8/14/2026	
50468	12	MONICA TIMMONS	184.70	8/14/2026	
50469	14	LINDA S WALDHAUER	184.70	8/14/2026	
TOTAL FOR REGISTER			923.50		

TISO TISON TLEE

Attendance Sheet

District: Tison's Landing CDD

Meeting Date: August 13, 2026

Seat	Supervisor	In Attendance	Fees
1	Ann Shaffer <i>Assistant Secretary</i>	☒	\$200
2	Michael Evans <i>Assistant Secretary</i>	☒	\$200
3	Linda Waldhauer <i>Assistant Secretary</i>	☒	\$200
4	Monica Timmons <i>Chairperson</i>	☒	\$200
5	Cedeila Aldord <i>Vice Chair</i>	☒	\$200

District Manager: 

PLEASE RETURN COMPLETED FORM TO TIZIANA GESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	 #
8/05/26	00161	7/31/26 797	202607 320-53800-46203 JUL26 HORTICULTURE PROG	AGROWPRO INC.	*	1,860.98	1,860.98	004115
8/05/26	00081	6/30/26 199536	202606 310-51300-31500 JUN26 GENERAL COUNSEL	BILLING COCHRAN,P.A.	*	2,201.50	2,201.50	004116
8/05/26	00206	7/28/26 7513782	202607 320-57200-46500 JUL26 POOL CHEMICALS		*	672.00		
		7/28/26 7513782	202607 320-57200-46500 CREDIT FROM INV#7486756	HAWKINS, INC.	*	15.00-	657.00	004117
8/05/26	00186	8/01/26 446403	202608 320-53800-34502 AUG26 - ACCESS CONTR SYS	HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00	004118
8/05/26	00052	8/01/26 9923	202607 320-53800-46200 JUL LANDSCAPE MAINTENANCE	LAWNBOY LAWN SERVICES INC	*	5,005.50	5,005.50	004119
8/05/26	00052	8/01/26 9927	202607 320-53800-46201 PLANT INSTALLATIONS	LAWNBOY LAWN SERVICES INC	*	2,160.00	2,160.00	004120
8/05/26	00137	8/01/26 395379B	202608 320-53800-46800 AUG26 LAKE MAINTENANCE	THE LAKE DOCTORS	*	825.00	825.00	004121
8/05/26	00157	8/01/26 433723	202608 320-57200-45105 AUG26 AMENITY MANAGER		*	8,773.00		
		8/01/26 433723	202608 320-57200-46400 AUG26 POOL MAINTENANCE		*	2,845.42		
		8/01/26 433723	202608 320-53800-34400 AUG26 FIELD MGMT & ADMIN		*	3,191.17		
		8/01/26 433723	202608 320-57200-46602 AUG26 JANITORIAL SUPPLIES		*	338.17		
		8/01/26 433723	202608 320-57200-46601 AUG26 JANITORIAL SERVICES		*	2,841.00		
		8/01/26 433723	202608 320-57200-49510 AUG26 WEBSITE FEE		*	257.50		
		8/01/26 433723	202608 320-57200-34450 AUG26 FAC/POOL MONIT	VESTA PROPERTY SERVICE INC.	*	1,131.66	19,377.92	004122
				TISO TISON	OKUZMUK			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/11/26	00269	8/07/26 08072026	202608 300-36200-10000	REFUND-CANCELLED RENTAL	*	125.00	
				JACI BOOTH			125.00 004123
8/11/26	00004	7/01/26 482	202607 310-51300-34000	JUL26 MANAGEMENT FEES	*	3,862.50	
		7/01/26 482	202607 310-51300-49500	JUL26 WEBSITE ADMIN	*	150.00	
		7/01/26 482	202607 310-51300-35100	JUL26 INFORMATION TECH	*	150.00	
		7/01/26 482	202607 310-51300-31200	JUL26 DISSEMINATION SVCS	*	83.33	
		7/01/26 482	202607 310-51300-42500	COPIES	*	4.35	
		7/01/26 482	202607 310-51300-41000	TELEPHONE	*	23.15	
				GOVERNMENTAL MANAGEMENT SERVICES			4,273.33 004124
8/11/26	00004	8/01/26 483	202608 310-51300-34000	AUG26 MANAGEMENT FEES	*	3,862.50	
		8/01/26 483	202608 310-51300-49500	AUG26 WEBSITE ADMIN	*	150.00	
		8/01/26 483	202608 310-51300-35100	AUG26 INFORMATION TECH	*	150.00	
		8/01/26 483	202608 310-51300-31200	AUG26 DISSEMINATION SVCS	*	83.33	
		8/01/26 483	202608 310-51300-42000	POSTAGE	*	4.68	
		8/01/26 483	202608 310-51300-42500	COPIES	*	26.70	
		8/01/26 483	202608 310-51300-41000	TELEPHONE	*	20.37	
				GOVERNMENTAL MANAGEMENT SERVICES			4,297.58 004125
8/11/26	00268	8/06/26 26-04491	202608 310-51300-48000	NOTICE-PROPOSED RULE DEV	*	184.00	
				JACKSONVILLE DAILY RECORD			184.00 004126
8/11/26	00268	8/06/26 26-04530	202608 310-51300-48000	NOTICE OF MEETING - 8/13	*	103.50	
				JACKSONVILLE DAILY RECORD			103.50 004127
8/11/26	00064	7/01/26 69086627	202607 320-53800-46202	QRT FIRE ANT SERVICE	*	100.00	
				NADER'S PEST RAIDERS			100.00 004128
				TISO TISON			OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/18/26	00081	7/31/26 199998	202607 310-51300-31500		*	3,724.50	
		JUL26 GENERAL COUNSEL		BILLING COCHRAN, P.A.			3,724.50 004129
8/18/26	00205	8/15/26 09152026	202608 320-57200-49400		*	1,250.00	
		FOAM CANNON/SLIDES		BOUNCERS, SLIDES AND MORE INC			1,250.00 004130
8/18/26	00206	8/11/26 7527728	202608 320-57200-46500		*	730.08	
		AUG26 POOL CHEMICALS		HAWKINS, INC.			730.08 004131
8/18/26	00215	9/11/26 09112026	202608 320-57200-49400		*	2,250.00	
		CASINO NIGHT		JPC EVENTS			2,250.00 004132
8/18/26	00268	8/13/26 26-04791	202608 310-51300-48000		*	205.00	
		NTC-AMENITY CTR RULES/POL		JACKSONVILLE DAILY RECORD			205.00 004133
8/18/26	00052	8/12/26 9934	202608 320-53800-46201		*	200.00	
		BRUSH TRIMMING-JEA LIFT		LAWNBOY LAWN SERVICES INC			200.00 004134
8/18/26	00064	8/14/26 69564081	202608 320-53800-46202		*	51.00	
		AUG26 PEST CONTROL SVCS		NADER'S PEST RAIDERS			51.00 004135
TOTAL FOR BANK A						49,641.89	
TOTAL FOR REGISTER						49,641.89	

TISO TISON

OKUZMUK



1339 Kavie Court
Green Cove Springs, FL 32043
Phone: 904-449-1299

INVOICE

797

INVOICE DATE 07/31/2026
TERMS Net 30
PO

Approved by Tim Harden

Please code to 320.538.46203

BILL TO

Tison's Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Phone:

PROPERTY ADDRESS

Tison's Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218

INVOICE	Account Manager	
07/31/2026	Spencer Mays	
DESCRIPTION		PRICE
#338 - 2026 Horticulture Program July 2026		\$1,860.98
Subtotal		\$1,860.98
Sales Tax		\$0.00
Credits/Payments Applied		\$0.00
INVOICE TOTAL		\$1,860.98

RECEIVED

By Tara Lee at 9:46 am, Aug 03, 2026

AMOUNT
\$1,860.98

INVOICE
797

INVOICE DATE
7/31/2026

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

TISON'S LANDING CDD
GOVERNMENTAL MANAGEMENT SERVICES
5385 NORTH NOB HILL ROAD
SUNRISE FL 33351

Attn: PATTI POWERS

TISON'S LANDING CDD

Page: 1
06/30/2026
Account No: 80-12113M
Statement No: 199536

RECEIVED

By Tara Lee at 11:31 am, Jul 30, 2026

Fees

Hours

06/02/2026		
GAF	PREPARE INITIAL DRAFT OF FACILITY USE AGREEMENT SWIMMING COURSES	1.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
06/03/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIMOTHY HARDEN	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ELIZABETH MYERS	0.20
GAF	PREPARE REVISIONS TO FACILITY USE AGREEMENT (SWIMMING COURSES) PER DISTRICT MANAGER'S COMMENTS	0.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN AND ELIZABETH MYERS WITH MULTIPLE ATTACHMENTS (X2)	0.30
GAF	FURTHER CORRESPONDENCE TO DANIEL LAUGHLIN AND ELIZABETH MYERS	0.10
GAF	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	PREPARE OUTDOOR POOL FURNITURE SURPLUS PROPERTY RESOLUTION	0.80
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN AND TIMOTHY HARDEN WITH ATTACHMENT	0.30
06/04/2026		
GEW	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR JUNE 11, 2026 MEETING OF BOARD OF SUPERVISORS	0.50
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ELIZABETH A. MYERS	0.20

TISON'S LANDING CDD

Page: 2
06/30/2026
Account No: 80-12113M
Statement No: 199536

TISON'S LANDING CDD

		Hours	
06/11/2026			
GAF	MONITOR AND REVIEW LEGISLATION PRESENTED DURING THE 2026 LEGISLATIVE SESSION PERTAINING TO SPECIAL DISTRICTS, PUBLIC RECORDS, AND OTHER LAWS IMPACTING LOCAL GOVERNMENT; PREPARE MEMORANDUM TO DISTRICT MANAGER; REVISIONS TO MEMORANDUM (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.40	
GEW	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING (VIA TELEPHONE)	1.60	
MJP	CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.10	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM RHONDA FISHER (JACKSONVILLE DAILY RECORD)	0.20	
06/12/2026			
GEW	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20	
GEW	TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN	0.20	
06/26/2026			
GEW	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM DANIEL LAUGHLIN (X2)	0.30	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20	
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20	
06/29/2026			
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH MULTIPLE ATTACHMENTS (X2)	0.30	
06/30/2026			
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN AND COURTNEY HOGGE	0.20	
GAF	FURTHER CORRESPONDENCE TO DANIEL LAUGHLIN AND COURTNEY HOGGE	0.20	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO	0.20	
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM COURTNEY HOGGE WITH MULTIPLE ATTACHMENTS (X2)	0.30	
GAF	ADDITIONAL CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20	
	For Current Services Rendered	10.10	2,201.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	7.20	\$195.00	\$1,404.00

Page: 3
06/30/2026
Account No: 80-12113M
Statement No: 199536

Account No: 80-12113M
Statement No: 199536

Previous Balance	Paid on 6/17/26 - check #4088	\$1,228.50
Total Current Work		2,201.50
Balance Due		\$3,430.00

PLEASE MAKE CHECKS PAYABLE TO
BILLING COCHRAN, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$672.00
Invoice Number	7513782
Invoice Date	7/28/26
Sales Order Number/Type	5235121 SL
Branch Plant	74
Shipment Number	6307346

Sold To: 485799
ACCOUNTS PAYABLE
TISON'S LANDING CDD
475 W Town Pl
SUITE 114
St Augustine FL 32092-3648

Ship To: 485800
YELLOW BLUFF AMENITY CENTER
16529 Tisons Bluff Rd
Jacksonville FL 32218-8908

Approved by Tim Harden

Please code to 320.572.46500

RECEIVED

By Tara Lee at 10:15 am, Jul 30, 2026

Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release	Sales Agent #
8/27/26		Net 30	PPD Origin	HWTG					384
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	220.0000	GA	\$3.0000	GA	2,127.4 LB	\$660.00
		1 LB BLK (Mini-Bulk)		220.0000	GA			2,127.4 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com
or call 612-331-6910 to get it setup on your account.

Page 1 of 1

 Tax Rate
0 %

 Sales Tax
\$0.00

Invoice Total

\$672.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:

Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:

Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

ACH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.

For other than CTX, the remit to Information may be emailed to Credit.Dept@HawkinsInc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

CREDIT MEMO

Total Invoice	(\$15.00)
Invoice Number	7486756
Invoice Date	7/8/26
Sales Order Number/Type	5211277 CO
Branch Plant	74
Shipment Number	6276208

Sold To: 485799
ACCOUNTS PAYABLE
TISON'S LANDING CDD
475 W Town Pl
SUITE 114
St Augustine FL 32092-3648

Ship To: 485800
YELLOW BLUFF AMENITY CENTER
16529 Tisons Bluff Rd
Jacksonville FL 32218-8908

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release	Sales Agent #
8/7/26		Net 30	COL Origin	HWTG	EMPTIES				384
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELD RM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04666701

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com
or call 612-331-6910 to get it setup on your account.

RECEIVED

By Tara Lee at 9:41 am, Aug 03, 2026

Page 1 of 1

Tax Rate

Sales Tax

Invoice Total

(\$15.00)

0 %

\$0.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:

Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:

Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

CASH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@HawkinsInc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action in employment to ensure that all individuals are treated equally regardless of race, color, religion, sex, or national origin. Protected veteran status or disability.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 446403
Invoice Date: 08/01/2026
Completed: 08/03/2026
Terms: Due On Receipt
Bid#:

Bill to:

Tison's Landing CDD
16529 Tisons Bluff Rd
Jacksonville, FL 32218

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to 320.538.34502

HiTechFlorida.com

Description	Qty	Rate	Amount
10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax			0.00

RECEIVED

By Tara Lee at 1:02 pm, Aug 03, 2026

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$60.00
Payments	\$0.00
Balance Due	\$60.00

Invoice

Date	Invoice #
8/1/2026	9923

Tison's Landing CDD
c/o Vesta Property Services
Attn: Tim Harden
16529 Tison's Bluff Road
Jacksonville, FL 32218

By Tara Lee at 11:35 am, Aug 03, 2026

Please code to 320.538.46200

Terms	Due Date	Project
Net 30	8/31/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- July, 2026 Service	5,005.50		5,005.50

Current Charges

\$5,005.50

Phone #	Fax #	E-mail	Web Site
904-771-1655	904-212-1423	leo@lawnboyinc.com	www.lawnboyinc.com

LawnBoy Lawn Services

Invoice

PO Box 551203
Jacksonville, FL 32255

Date	Invoice #
8/1/2026	9927

Bill To
Tison's Landing CDD c/o Vesta Property Services Attn: Tim Harden 16529 Tison's Bluff Road Jacksonville, FL 32218

RECEIVED

By Tara Lee at 11:39 am, Aug 03, 2026

Approved by Tim Harden

Please code to 320.538.46201

Terms	Due Date	Project
Net 30	8/31/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Plant Installation	Removed dead plant material from 5 large pots by the adult pool. Installed peat and soil mix, eugenia and potato vines per proposal dated 5/12/2026. Irrigation to the pots was repaired. Work is complete. Approved by Tim Harden.	2,160.00		2,160.00

It is our pleasure to serve your lawn and landscaping needs!

Current Charges

\$2,160.00

Please visit our website www.lawnboyinc.com to learn more about our services and see our before & after Photo Gallery.

Phone #	Fax #	E-mail	Web Site
904-771-1655	904-212-1423	leo@lawnboyinc.com	www.lawnboyinc.com

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

TISONS LANDING COMMUNITY DEVELOPMENT
DISTRICT
475 West Town Pl
SUITE 114
St Augustine, FL 32092

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

Approved by Tim Harden

Please code to 320.538.46800

00000000130252001000000039537900000008250096

Please return this invoice with your payment and
notify us of any changes to your contact information.

TISONS LANDING COMMUNITY DEV16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218
Invoice Due Date 8/11/2026 Invoice 395379B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	Water Management - Monthly		\$825.00	\$0.00	\$825.00

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 9:47 am, Aug 03, 2026

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$825.00

This Invoice Total:

\$825.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 724857
Portal Registration #: 95B1B593
Customer E-mail(s): okuzmuk@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 433723
Date 08/01/2026

Terms
Due Date 08/31/2026
Memo Monthly Fees

Bill To

Tison's Landing CDD
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Amenity Manager	1	8,773.00	8,773.00
Pool maintenance	1	2,845.42	2,845.42
Field management and administration	1	3,191.17	3,191.17
Janitorial Supplies	1	338.17	338.17
Janitorial maintenance	1	2,841.00	2,841.00
Website fee	1	257.50	257.50
Facility/Pool Monitors	1	1,131.66	1,131.66

Total 19,377.92

RECEIVED

By Tara Lee at 3:15 pm, Jul 30, 2026

From: "Elizabeth A. Myers" <emyers@vestapropertyservices.com>

Subject: Refund for rental

Date: August 7, 2026 at 2:02:20 PM EDT

To: okuzmuk <okuzmuk@gmsnf.com>

Good afternoon

Please issue a refund in the amount of \$125.00 for a cancelled rental to:

Jaci Booth

76 Pond Run Lane

Jacksonville, FL 32218

Let me know if you have any questions. Have a fabulous weekend!

Kind regards,

Your Community.
Our Commitment.

Elizabeth Myers-Hesford,LCAM

Community Manager
Tisons Landing CDD/Yellow Bluff HOA
16529 Tisons Bluff Road
Jacksonville, FL 32218

P. 904.757.1547
emyers@vestapropertyservices.com

RECEIVED

By Tara Lee at 11:00 am, Aug 10, 2026

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 482

Invoice Date: 7/1/26

Due Date: 7/1/26

Case:

P.O. Number:

Bill To:

Tison's Landing CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092q

Description	Hours/Qty	Rate	Amount
Management Fees - July 2026		3,862.50	3,862.50
Website Administration - July 2026		150.00	150.00
Information Technology - July 2026		150.00	150.00
Dissemination Agent Services - July 2026		83.33	83.33
Copies		4.35	4.35
Telephone		23.15	23.15

Total	\$4,273.33
-------	------------

Payments/Credits	\$0.00
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Balance Due	\$4,273.33
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RECEIVED

By Tara Lee at 12:25 pm, Aug 05, 2026

475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 483

Invoice Date: 8/1/26

Due Date: 8/1/26

Case:

P.O. Number:

Bill To:

Tison's Landing CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092q

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		3,862.50	3,862.50
Website Administration - August 2026		150.00	150.00
Information Technology - August 2026		150.00	150.00
Dissemination Agent Services - August 2026		83.33	83.33
Postage		4.68	4.68
Copies		26.70	26.70
Telephone		20.37	20.37

Total	\$4,297.58
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Payments/Credits	\$0.00
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Balance Due	\$4,297.58
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RECEIVED

By Tara Lee at 12:02 pm, Aug 06, 2026

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

August 6, 2026

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial #	26-04491D	PO/File #		\$184.00
				Payment Due
Notice of Proposed Rule Development				
				\$184.00
Tison's Landing Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	8/6			
County	Duval			

*Payment is due before
the Proof of Publication
is released.*

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 26-04491D on your
check or remittance advice.

RECEIVED

By Tara Lee at 3:01 pm, Aug 06, 2026

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF PROPOSED
RULE DEVELOPMENT BY
THE TISON'S LANDING
COMMUNITY**

DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Tison's Landing Community Development District ("District") hereby gives notice of its intention to enact and establish certain amendments to the Policies Regarding Use of the District's Amenity Center (collectively, the "Policies"). The proposed amendments, designated as Rule 2026-01, including revisions to the rules relating to use of the Amenity Center by amending the guest policies, amending the age in which minors can utilize the facilities without supervision, amending the hours of operation, adding rules prohibiting use of vapes / e-cigarettes, adding rules relating to use of motorized vehicles / bikes, amending emergency contact information, amending the dog park rules, and make minor grammatical, organizational and clarifying revisions throughout the Policies.

The purpose and effect of the proposed rule amendments is to provide additional guidelines and procedures for use and rental of the amenity center facilities. Specific legal authority for the rule amendments includes Sections 190.011, 190.012(3), 190.035, 120.54, and 120.81, Florida Statutes. A copy of the proposed rule amendments may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by calling (904) 940-5850.

A public hearing on the adoption of the proposed policy amendments will be conducted by the District's Board of Supervisors on September 10, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218, to receive public comment on the adoption of the proposed policy amendments. The public hear-

ing will provide an opportunity for interested persons to address and comment upon the proposed amendments. The proposed amendments may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

A copy of the proposed rule amendments, including underline/strikeout text, may be obtained by contacting the District Manager, Daniel Laughlin, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by telephone at (904) 940-5850 or by email at dlaughlin@gmsnf.com.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN AT LEAST THREE (3) DAYS PRIOR TO ANY PROCEEDINGS, CONTACT DANIEL LAUGHLIN, GOVERNMENTAL MANAGEMENT SERVICES, LLC AT (904) 940-5850 x401.

Pursuant to Section 286.0105, Florida Statutes, the Tison's Landing Community Development District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Daniel Laughlin,
District Manager

Aug. 6 00 (26-04491D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

August 6, 2026

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial # 26-04530D	PO/File #	\$103.50
Notice of Board of Supervisors Meeting		Payment Due
		\$103.50
Tison's Landing Community Development District		Publication Fee
Case Number		Amount Paid
Publication Dates 8/6		
County Duval		

*Payment is due before
the Proof of Publication
is released.*

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 26-04530D on your
check or remittance advice.

RECEIVED

By Tara Lee at 3:01 pm, Aug 06, 2026

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF BOARD OF
SUPERVISORS MEETING
OF THE TISON'S LANDING
COMMUNITY**

DEVELOPMENT DISTRICT

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, August 13, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at www.TisonsLandingCDD.com. Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

Aug. 6 00 (26-04530D)



Nader's Pest Raiders
9143 Philips Hwy
Suite 460
Jacksonville, FL 32256
904-646-4717

Service Slip/Invoice

INVOICE: 69086627
DATE: 07/01/2026
ORDER: 69086627

Bill To: [3030641]
Tison's Landing CDD
Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218-8908

Work Location: [3030641] 904-612-6668
Tison's Landing CDD
Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218-8908

Approved by Tim Harden Please code to 320.538.46202

Work Date	Time	Target Pest	Technician		Time In
07/01/2026	10:58 AM		WDBROWN	Warren Brown	
Purchase Order	Terms	Last Service	Map Code		Time Out
		07/01/2026		Lic:JE311826	

Service

Description

Price

CPC-FIRE ANT Commercial Pest Service \$100.00

quarterly fire ant service sidewalks playground, basketball court, soccer field and dog park
Inspected and treated as needed

Do not touch any of the treated areas until dry

Thanks for choosing Nader's Pest Raiders

SUBTOTAL \$100.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$100.00

AMOUNT DUE \$100.00

RECEIVED

By Tara Lee at 12:02 pm, Aug 06, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

TISON'S LANDING CDD
GOVERNMENTAL MANAGEMENT SERVICES
5385 NORTH NOB HILL ROAD
SUNRISE FL 33351

Page: 1
07/31/2026
Account No: 80-12113M
Statement No: 199998

Attn: PATTI POWERS

TISON'S LANDING CDD

RECEIVED

By Tara Lee at 12:36 pm, Aug 11, 2026

Fees

		Hours
07/02/2026		
GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 7/16/26 MEETING OF BOARD OF SUPERVISORS	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20
GAF	CORRESPONDENCE TO COURTNEY HOGGE	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
GAF	FURTHER CORRESPONDENCE TO COURTNEY HOGGE	0.20
07/06/2026		
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20
07/09/2026		
GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 7/16/26 MEETING OF BOARD OF SUPERVISORS	0.50
GAF	RECEIPT AND REVIEW OF REVISED AGENDA PACKAGE FOR 7/16/26 MEETING OF BOARD OF SUPERVISORS	0.30
07/16/2026		
GAF	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING	2.00
07/17/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH MULTIPLE ATTACHMENTS (X2)	0.30
GAF	CORRESPONDENCE TO COURTNEY HOGGE WITH MULTIPLE ATTACHMENTS (X2)	0.30
GAF	PREPARE INITIAL DRAFT OF PARKING LOT SEAL	

		Hours
	COATING SMALL PROJECT AGREEMENT	1.20
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN AND TIMOTHY HARDEN WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM COURTNEY HOGGE WITH MULTIPLE ATTACHMENTS (X2)	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ELIZABETH A. MYERS	0.20
07/20/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	REVIEW NOTICE OF RULE DEVELOPMENT AND NOTICE OF RULEMAKING AND PROVIDE SUGGESTED REVISIONS	0.40
GAF	CORRESPONDENCE TO COURTNEY HOGGE, DANIEL LAUGHLIN, AND ELIZABETH MYERS	0.20
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN AND TIMOTHY HARDEN	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	PREPARE INITIAL DRAFT OF SECURITY SERVICES AGREEMENT (CAMERA INSTALLATION AND MONITORING SERVICES)	1.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
GAF	PREPARE HIDDEN EYES LLC D/B/A ENVERA SYSTEM SECURITY SERVICES TERMINATION LETTER	0.90
GAF	FURTHER CORRESPONDENCE TO DANIEL LAUGHLIN AND TIMOTHY HARDEN WITH MULTIPLE ATTACHMENTS (X2)	0.30
GAF	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIMOTHY HARDEN WITH ATTACHMENT AND REPLY THERETO	0.30
07/21/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM RHONDA FISHER (JACKSONVILLE DAILY RECORD)	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM RHONDA FISHER (JACKSONVILLE DAILY RECORD)	0.20
GAF	PREPARE REVISIONS TO SECURITY SERVICES AGREEMENT PER OPERATIONS MANAGER'S COMMENTS	0.30
GAF	CORRESPONDENCE TO TIMOTHY HARDEN AND DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	REVIEW MINUTES OF JULY 16, 2026 MEETING OF THE BOARD OF SUPERVISORS	0.20
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20

TISON'S LANDING CDD

Page: 3

07/31/2026

Account No: 80-12113M
Statement No: 199998

TISON'S LANDING CDD

		Hours		
07/22/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20	
07/23/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30	
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ENVERA SALES SUPPORT ADMIN	0.20	
07/24/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM KATIE ULLRICH (ENVERA)	0.20	
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20	
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TRIM LANDSCAPING WITH MULTIPLE ATTACHMENTS (X2)	0.30	
07/27/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIMOTHY HARDEN	0.20	
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20	
	GAF	PREPARE REVISIONS AND FORMATTING TO AMENDED AND RESTATED POLICIES REGARDING USE OF DISTRICT'S AMENITY CENTER	1.20	
	GAF	CORRESPONDENCE TO ELIZABETH MYERS, DANIEL LAUGHLIN, AND COURTNEY HOGGE WITH MULTIPLE ATTACHMENTS (X3)	0.30	
07/30/2026	GAF	PREPARE RESOLUTION ADOPTING REVISIONS AND AMENDMENTS TO AMENDED AND RESTATED POLICIES REGARDING USE OF THE DISTRICT'S AMENITY CENTER	1.00	
	GAF	CORRESPONDENCE TO DANIEL LAUGHLIN, TIMOTHY HARDEN, AND COURTNEY HOGGE	0.20	
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT AND REPLY THERETO	0.30	
07/31/2026	GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 8/13/26 MEETING OF BOARD OF SUPERVISORS	0.30	
		For Current Services Rendered	19.10	3,724.50
Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	19.10	\$195.00	\$3,724.50

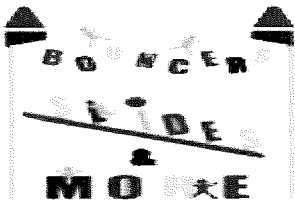
TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 4
07/31/2026
Account No: 80-12113M
Statement No: 199998

Previous Balance	\$1,228.50 - paid on Jun 17th; check #4088 \$2,201.50 - paid on Aug 8th; check #4116	\$3,430.00
Total Current Work		3,724.50
Balance Due		<u>\$7,154.50</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING COCHRAN, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: August 15th, 2026		
				Invoice Number: 09152026.09		
	<u>Name / Address</u>	Additional Details: 1p-3p and bring three hoses and a 4-way splitter Approved by: Elizabeth Myers-Hesford Community Manager - Tisons Landing CDD Date: 8/13/26				
	Attn: Liz Myers					
	Tison's Landing CDD					
	16529 Tison's Bluff					
	Jacksonville, FL 32218					
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Foam Cannon	1	\$500.00			\$1,250.00
2	Laser Tag	1	\$500.00			
3	16' Blue	1	\$300.00			
4	19' slide	1	\$375.00			
5	Generator	1	\$100.00			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,250.00
		Sales Tax (0.0%)				N/A
		Total				\$1,250.00

RECEIVED

By Tara Lee at 3:54 pm, Aug 13, 2026

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$730.08
Invoice Number	7527728
Invoice Date	8/11/26
Sales Order Number/Type	5250777 SL
Branch Plant	74
Shipment Number	6327483

Sold To: 485799
ACCOUNTS PAYABLE
TISON'S LANDING CDD
475 W Town Pl
SUITE 114
St Augustine FL 32092-3648

Ship To: 485800
YELLOW BLUFF AMENITY CENTER
16529 Tisons Bluff Rd
Jacksonville FL 32218-8908

RECEIVED

By Tara Lee at 9:30 am, Aug 13, 2026

Approved by Tim Harden Please code to 320.572.46500

Net Due Date Terms		FOB Description	Ship Via	Customer P.O.#		P.O. Release		Sales Agent #	
9/10/26 Net 30		PPD Origin	HWTG					384	
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	210.0000	GA	\$3.0000	GA	2,030.7 LB	\$630.00
		1 LB BLK (Mini-Bulk)		210.0000	GA			2,030.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%	N	1.0000	DD	\$73.0757	DD	162.0 LB	\$73.08
		15 GA DD		1.0000	DD			172.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	1.0000	DD	\$15.0000	RD	10.0 LB	\$15.00
		DELDRM 1H1/X1.9/250		1.0000	RD			10.0 GW	

Related Order #: 05250777

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com
or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

\$730.08

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@HawkinsInc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

CASH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@HawkinsInc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §801-1.4(a), 80-300.5(a) and 80-300.6(a), which prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

		The Jacksonville Party Company 115 Industrial Loop N. Orange Park, FL 32073		Invoice		
				Date: September 11th, 2026		
				Invoice No.: 09112026.14		
Name / Address		Additional Details: All items will be set up at a minimum of 30 mins prior to the start time of 7p with gaming through 9p, and gaming will be for three hours. Delivery address will be 16529 Tison's Bluff, 32218				
Attn: Liz Myers						
Tison's Landing CDD						
16529 Tison's Bluff						
Jacksonville, FL 32218						
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Black Jack Table (dealer & supplies)	3	\$315.00			\$2,250.00
2	Roulette Table (dealer & supplies)	1	\$425.00			
3	Craps Table (dealer & supplies)	1	\$525.00			
4	Poker Table (dealer & supplies)	1	\$325.00			
5	Delivery, Setup, Take Down & Removal	1	\$300.00			
6	Raffle Package	1	\$200.00			
7						
8						
9						
10	Approved by : Elizabeth Myers-Hesford					
11	Community Manager Tisons Landing CDD					
12	Special Events - Casino Night					
13	8/13/26					
14						
15						
16						
17						
18						
19						
20						
<u>Signature & Date</u>		Subtotal				\$2,250.00
		7.50%				n/a
		Total				\$2,250.00

RECEIVED

By Tara Lee at 3:47 pm, Aug 13, 2026

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

August 13, 2026

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial #	26-04791D	PO/File #		\$205.00
				Payment Due

Notice of Rulemaking for the Purpose of Amending the Amenity Center Policies and Rates

Tison's Landing Community Development District

Case Number		Amount Paid
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Publication Dates 8/13

County Duval

*Payment is due before
the Proof of Publication
is released.*

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 26-04791D on your
check or remittance advice.

RECEIVED

By Tara Lee at 12:05 pm, Aug 13, 2026

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF RULEMAKING
FOR THE PURPOSE OF
AMENDING THE AMENITY
CENTER POLICIES AND
RATES OF THE TISON'S
LANDING COMMUNITY
DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Tison's Landing Community Development District ("District") hereby gives notice of its intention to enact and establish certain amendments to the Policies Regarding Use of the District's Amenity Center (collectively, the "Policies"). The proposed amendments, designated as Rule 2026-01, including revisions to the rules relating to use of the Amenity Center by amending the guest policies, amending the age in which minors can utilize the facilities without supervision, amending the hours of operation, adding rules prohibiting use of vapes / e-cigarettes, adding rules relating to use of motorized vehicles / bikes, amending emergency contact information, amending the dog park rules, and make minor grammatical, organizational and clarifying revisions throughout the Policies.

The purpose and effect of the proposed rule amendments is to provide additional guidelines and procedures for use and rental of the amenity center facilities. Specific legal authority for the rule amendments includes Sections 190.011, 190.012(3), 190.035, 120.54, and 120.81, Florida Statutes. A copy of the proposed rule amendments may be obtained by contacting the District Manager at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by calling (904) 940-5850.

Prior notice of rule development was published in the *Jacksonville Daily Record* on August 6, 2026.

A public hearing on the adoption of the proposed policy and rate amendments will be conducted by the District's Board of Supervisors on September 10, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218, to receive public comment on the adoption of the proposed policy amendments. The public hearing will provide an opportunity for interested persons to address and comment upon the proposed

amendments. The proposed amendments may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

A copy of the proposed rule amendments, including underline/strikeout text, may be obtained by contacting the District Manager, Daniel Laughlin, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by telephone at (904) 940-5850 or by email at dlaughlin@gmsnf.com.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN AT LEAST THREE (3) DAYS PRIOR TO ANY PROCEEDINGS, CONTACT DANIEL LAUGHLIN, GOVERNMENTAL MANAGEMENT SERVICES, LLC AT (904) 940-5850 x401.

Pursuant to Section 286.0105, Florida Statutes, the Tison's Landing Community Development District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. All interested parties may appear at the above public hearing at the stated time and place. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

Daniel Laughlin,
District Manager

Aug. 13 00 (26-04791D)

LawnBoy Lawn Services

Invoice

PO Box 551203
Jacksonville, FL 32255

Date	Invoice #
8/12/2026	9934

Bill To
Tison's Landing CDD c/o Vesta Property Services Attn: Tim Harden 16529 Tison's Bluff Road Jacksonville, FL 32218

RECEIVED

By Tara Lee at 9:30 am, Aug 13, 2026

Approved by Tim Harden

Please code to 320.538.46201

Terms	Due Date	Project
Net 30	9/11/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Bush Trimming	Trimmed the bushes surrounding the JEA lift station at Tison's Landing. Work was performed on 8/4/2026. Requested and approved by Tim Harden.	200.00		200.00
It is our pleasure to serve your lawn and landscaping needs!		Current Charges \$200.00		

Please visit our website www.lawnboyinc.com to learn more about our services and see our before & after Photo Gallery.

Phone #	Fax #	E-mail	Web Site
904-771-1655	904-212-1423	leo@lawnboyinc.com	www.lawnboyinc.com



Nader's Pest Raiders
9143 Philips Hwy
Suite 460
Jacksonville, FL 32256
904-646-4717

Service Slip/Invoice

INVOICE: 69564081
DATE: 08/14/2026
ORDER: 69564081

Bill To: [3030641]
Tison's Landing CDD
Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218-8908

Work Location: [3030641] 904-612-6668
Tison's Landing CDD
Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218-8908

Approved by Tim Harden

Please code to 320.538.46202

Work Date	Time	Target Pest	Technician		Time In
08/14/2026	11:45 AM		WDBROWN	Warren Brown	
Purchase Order	Terms	Last Service	Map Code		Time Out
		08/14/2026		Lic:JE311826	

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$51.00
IPM interior and exterior of amenity center including kitchen, gym, and bathrooms. Inspected and treated as needed		SUBTOTAL \$51.00
		TAX \$0.00
		AMT. PAID \$0.00
Treated for fire ant activity around parks areas and playgrounds		TOTAL \$51.00
Do not touch any of the treated areas until dry		AMOUNT DUE \$51.00

RECEIVED

By Tara Lee at 10:45 am, Aug 17, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/14/26	00186	7/22/26 445457	202607 600-53800-60000 50%DEP - CCTV/ALARM	HI-TECH SYSTEMS ASSOCIATES	*	20,237.99	
							20,237.99 000084
8/18/26	00040	7/30/26 11	202608 600-53800-60000 FNLPM-TSEAL COAT PARK LOT		*	3,695.65	
		7/30/26 11	202608 600-53800-60000 FNLPM-TRE-STRIP PARK LOT		*	554.35	
							4,250.00 000085
						TOTAL FOR BANK C	24,487.99
						TOTAL FOR REGISTER	24,487.99

TISO TISON

OKUZMUK



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Bill to:

Tison's Landing CDD
16529 Tison's Bluff Rd
Jacksonville, FL 32218

Invoice #: 445457
Invoice Date: 07/22/2028
Completed: 07/22/2028
Terms: Due On Receipt
Bid#:
Job: 10644-3

16529 Tison's Bluff Rd

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to ~~320.538.34502~~
Capital Reserve
033.600.538.60000 TRL

RECEIVED

By Tara Lee at 9:34 am, Aug 13, 2026

HiTechFlorida.com

Description	Qty	Rate	Amount
Alarm.com Cloud Service Agreement Discount			
Hardware	1.00	\$500.00	500.00
Alarm.com Cloud Service Agreement Discount	1.00	(\$10,000.00)	(10,000.00)
Installation	60.00	\$95.00	5,700.00
Installation	8.00	\$95.00	760.00
Installation	8.00	\$95.00	760.00
620-Series L3 Managed Multi-GB PoE 24-Rear Switch	1.00	\$3,399.95	3,399.95
620-Series L3 Managed Multi-GB PoE 8-Rear Switch	1.00	\$1,399.95	1,399.95
520-Series Dual-WAN Multi-Gigabit VPN Router	1.00	\$799.95	799.95
8MP WDR Vandal Bullet Camera with LPR and Road AI	1.00	\$3,599.95	3,599.95
Pro Series CSVR w/ Built-in Gb NIC Port w/ no HDD	2.00	\$800.00	1,600.00
ANCP3005Q Indoor/outdoor Professional Wi-Fi CPEN	2.00	\$189.95	379.90
Arakis SFP+ Transceiver Module 10 Gbps 20km	2.00	\$300.00	600.00
WattBox IP Power Conditioner VersaBox with OvrC	3.00	\$533.95	1,601.85
WattBox Standby UPS & OvrC Battery Pack 850VA	3.00	\$269.17	807.51
12TB Purple Pro Surveillance Hard Drive	4.00	\$400.00	1,600.00
ADC 4MP Ethernet Floodlight Cam - DC or PoE++	8.00	\$349.99	2,799.92
Junction Box Designed for the 729 Floodlight Camer	8.00	\$29.99	239.92
ADC-VC838PF	19.00	\$299.99	5,699.81
130mm Junction Box for Select Dome Cameras	19.00	\$25.33	481.27
Alarm.com pro series mounting plate	19.00	\$24.99	474.81
WattBox IP Power Conditioner VersaBox with OvrC	1.00	\$533.95	533.95
WattBox Standby UPS & OvrC Battery Pack 850VA	1.00	\$269.17	269.17
Over-the-Counter Part	1.00	\$486.95	486.95
520-Series Dual-WAN Multi-Gigabit VPN Router	1.00	\$799.95	799.95
8MP WDR Vandal Bullet Camera with LPR and Road AI	1.00	\$3,599.95	3,599.95

Tech Resolution Note:

CCTV

To review or pay your account online, please visit our online bill payment portal at
Hi-Tech Customer Portal. You will need your customer number and billing zip code to
create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$40,475.97
Payments	\$0.00
Balance Due	\$40,475.97

50% due \$20,237.99

Appell Striping of Jacksonville East

3104 Canoe Court | Jacksonville, Florida 32259
9046717007 | jaxeast@appellstriping.com | www.appellstriping.com/jacksonville-east-florida

RECIPIENT:

Tison's Landing Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092

SERVICE ADDRESS:

16529 Tisons Bluff Road
Jacksonville, Florida 32218

Invoice #11

Issued Jul 30, 2026
Due Aug 29, 2026

Total \$4,250.00

Portion of job 73.91% (\$4,250.00 of \$5,750.00)

Account Balance \$4,250.00

Tisons Bluff - SealCoat & ReStripe - Remaining Invoice

Product/Service	Description	Item Total	Due this Invoice
Seal Coating	Seal Coating 1. Clean area to be seal coated (entire parking lot) with brooms and/or blowers 2. Approx 29,000 square feet of area to be Seal Coated 3. Spray application or hand application to be applied of SealMaster or comparable material with 4lbs sand added per 100 gallons, to ensure traction.	\$5,000.00	\$3,695.65
Line Striping	Re-Stripe, over Seal Coat Primary Space Color White, Blue Scope of Work: - Clean off the lines to be painted with brooms and/or blowers - Re-Stripe approx 66 parking spaces, including ADA spaces, hashways, etc; Water-based Sherwin Williams traffic paint (white, blue) - Techs will Re-Stripe parking lot as existing unless job requires a new layout or you request specific changes.	\$750.00	\$554.35

Thank you for your business. Please contact us with any questions regarding this invoice.

Total \$4,250.00

Account balance **\$4,250.00**

Approved by Tim Harden

Pay Now

Please code to Capital Reserve

RECEIVED

By Tara Lee at 11:27 am, Aug 14, 2026

Appell Striping of Jacksonville East

3104 Canoe Court | Jacksonville, Florida 32259
9046717007 | jaxeast@appellstriping.com | www.appellstriping.com/jacksonville-east-florida

Payment Schedule

Paid	DEPOSIT	\$1,500.00
This Invoice	Remaining Balance	\$4,250.00

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISIONS AND AMENDMENTS TO THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDED AND RESTATED POLICIES REGARDING USE OF THE DISTRICT'S AMENITY CENTER; PROVIDING FOR REVISIONS TO THE AMENITY CENTER HOURS OF OPERATION; REMOVING REFERENCES TO FACILITY ACCESS CARDS AND SWIPE CARDS AND REPLACING SUCH REFERENCES WITH FACILITY ACCESS FOBS AND PHOTO IDENTIFICATION REQUIREMENTS; CLARIFYING ACCESS CONTROL AND ELIGIBILITY VERIFICATION PROCEDURES; REVISING DOG PARK RULES TO REQUIRE USE OF THE APPROPRIATE ENCLOSURE BASED ON DOG SIZE AND TO CLARIFY OWNER SUPERVISION RESPONSIBILITIES; ADDING AND CLARIFYING MINOR ACCESS AND SUPERVISION REQUIREMENTS FOR USE OF AMENITY FACILITIES; REVISING FITNESS CENTER AND OTHER FACILITY USE REQUIREMENTS; REVISING FACILITY RENTAL PROVISIONS, INCLUDING UPDATING AVAILABLE RENTAL TIME BLOCKS AND RELATED RENTAL REQUIREMENTS, ADDING RESTRICTIONS PROHIBITING ITEMS FROM BEING AFFIXED OR SECURED TO THE WALLS OR OTHER SURFACES OF THE AMENITY CENTER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida; and

WHEREAS, the District is the owner and operator of the Tison's Landing Amenity Center, which includes a swimming pool, a fitness center, a clubhouse building with meeting rooms and restroom facilities, as well as other recreation facilities (collectively, the "Amenity Center"), located within the District at 16529 Tison's Bluff Road, Jacksonville, Florida 32218; and

WHEREAS, the District has previously adopted and amended by Resolution, pursuant to applicable Florida law, the Tison's Landing Community Development District Amended and Restated Policies Regarding Use of the District's Amenity Center, as revised or amended, pursuant to Resolution 2022-02, adopted by the District Board of Supervisors on March 14, 2022 (collectively, the "Amenity Center Rules"); and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District and those residing and owning property within the District to revise and update the Amenity Center Rules to clarify access verification requirements, update hours of operation, revise facility use and conduct requirements, clarify minor and guest access provisions, update pet and dog park requirements, revise rental provisions, establish cleaning and damage responsibility requirements, and provide for other general revisions, clarifications, and updates to the Amenity Center Rules; and

WHEREAS, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

WHEREAS, the District has complied with the provisions of Chapter 120, Section 190.011, and Section 190.035, Florida Statutes and has conducted a public hearing to address certain the adoption of the amendments and revisions to the Amenity Center Rules, as contemplated herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. The amendments and revisions to the Amenity Center Rules, as identified in the underline/strike-through version of such Amenity Center Rules attached hereto and made a part hereof as Exhibit “A” are hereby adopted and enacted by the Board of Supervisors of the Tison’s Landing Community Development District.

Section 3. The “clean version” of the Amenity Center Rules accepting the identified revisions and amendments, and which is attached hereto and made a part hereof as Exhibit “B” is hereby adopted and accepted as the new Amenity Center Rules of the District.

Section 4. The District Manager shall include the new Amenity Center Rules, as amended from time to time, in the Official Records of Proceeding of the District, and shall post the same on the District’s website.

Section 5. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Tison's Landing Community Development District, this **10th day of September, 2026.**

Attest:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairperson, Board of Supervisors

Exhibit “A”

**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 4, 2019, December 7, 2021, April 11, 2022,
September 10, 2026)*

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 (2) Facility Access Cards will be issued to each family owning property within the District and to each non-resident fee-paying family. Up to two (2) additional Facility Access Cards may be purchased at a rate of \$30.00 each. There is a \$30.00 charge to replace lost cards. Facility Access 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.~~
- (56) 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 Patron.~~
- ~~(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 shall be Monday through Friday, from 8:00 a.m. to 4:00 p.m., or such other hours as may be 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 in advance of the meeting) and will be contingent upon providing proof of event insurance with the District named an additional insured.
- (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.~~ Facility Access Fobs may be issued to Patrons upon becoming entitled to use the facilities. Patrons accessing the Amenity Center using a Facility Access Fob must present the fob upon request by Amenity Staff. Patrons who do not possess a Facility Access Fob may be required to present a valid government-issued photo identification to verify their eligibility to use the facilities. Any lost or stolen Facility Access Fobs must be reported immediately to the Amenity Manager or Amenity 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.~~
- ~~(17)~~ No person, including, but not limited to any member of the Amenity Center, resident of the community, patron, guest, or visitor, shall dispose of any trash or debris in the dumpster or within or around the dumpster enclosure or area located at the Amenity Center without the express permission of the Amenity Manager or his/her designee. Patrons renting a portion of the Amenity Center in accordance with Section O of these Club Rules may only use the dumpster in the manner prescribed therein. The dumpster is for District use only. Any cost incurred by the District to clean up the dumpster enclosure and area shall be the responsibility of the person violating this subsection.

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-fifteen (14-15)~~ years of age and younger must be accompanied by a parent or ~~an adult at least eighteen (18) years of age~~ Patron 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~~ Amenity 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 or Amenity Center Staff will determine whether swimming is permitted or not during the times when the swimming pool is 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 a ~~parent or legal guardian~~ Patron. 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. ~~Patrons who are thirteen (13) to seventeen (17) years of age are permitted only one guest per access card. 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, and portable speakers 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 at (904) 288-7667, and the Amenity Manager at (904) 757-1547.
- (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~~ fifteen (154) 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~~ Patron.
- (3) Children ~~twelve~~ thirteen (13) 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-fifteen~~ ten-fifteen (15) years and older are permitted to use the Athletic Fields. Children under the age of ~~ten-fifteen~~ ten-fifteen (15) must be accompanied by an adult ~~eighteen (18) years of age or older~~ Patron. 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 at (904) 757-1547, 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)~~ (4) The Athletic Fields are not to be used for events other than athletic events, Board approved reservations, or District sponsored events.
- ~~(6)~~ (5) 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)~~ (6) Alcoholic beverages, glass containers and other breakable items are prohibited.
- ~~(8)~~ (7) The use of profanity or disruptive behavior is prohibited.
- ~~(9)~~ (8) Patrons must bring their own sports equipment (e.g., soccer ball, softball bats, etc.).

~~(40)~~(9) Persons using the Athletic Fields must clean up all food, beverages and miscellaneous trash brought to the Athletic Fields.

~~(44)~~(10) 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-fifteen (152)~~ years of age and older are permitted to use the Volleyball Courts during designated operating hours. Children who are under ~~twelve-fifteen (152)~~ 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.~~ Patron.
- (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 at (904) 757-1547, 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:*
 - 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.

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-Basketball~~ 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-fifteen (15)~~ years of age and older are permitted to use the Basketball Facility during designated operating hours. Children who are under ~~twelve-fifteen (15)~~ 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~~ Patron.
- (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 at (904) ~~757-1547~~, 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-Basketball~~ Courts must supply their own ~~volleyballs~~ basketballs.
 - c. The ~~Volleyball-Basketball~~ Courts are for the play of ~~volleyball-basketball~~ only.
 - d. Beverages are permitted at the ~~Volleyball-Basketball~~ 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-Basketball~~ 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 hang on the volleyball basketball nets or remove sand at any time.~~
 - g. ~~f. Patrons and guests who misuse the Volleyball-Basketball Court will be suspended from further use of the Volleyball-Basketball 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) For the safety and welfare of all Patrons and their pets, dogs shall be confined to the designated enclosure appropriate for their size. The Small Dog Park is restricted to dogs weighing thirty (30) pounds or less. The Large

Dog Park is restricted to dogs weighing more than thirty (30) pounds. Owners or handlers shall maintain direct supervision and control of their dogs at all times and shall ensure that their dogs exhibit appropriate, non-aggressive behavior while within the Dog Park.

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~~(42)~~ *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)~~ Patrons 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 and Non-Patrons may reserve certain portions of the Amenity Center for private events. Only a portion of the Amenity Center is available for rental, and with respect to Patrons, and reservations must be made and

approved at least 2 weeks and no more than four (4) months prior to the event. With respect to Non-Patrons, only the Amenity Center social room and kitchen are available for rental, and reservations must be made and approved at least six (6) weeks and not more than six (6) months prior to the event. In addition, each Patron household may rent a portion of the Amenity Center only once per quarter of the calendar year, and each Non-Patron households or organizations may rent a portion of the Amenity Center only once per six months 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 Weekend	——— Thanksgiving Weekend
Memorial Day Weekend	Christmas Eve
4 th of July Weekend	——— Christmas Day
Labor Day Weekend	New Year's Eve
	New Year's Day
Mother's Day	Father'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 are (i) 8:00 a.m. to 12:00 p.m., (ii) 1:00 p.m. to 5:00 p.m., and (iii) 6:00 p.m. to 10:00 p.m. 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 or Non-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 and Non-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~~ **The Amenity Manager** 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 and Non-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.

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

Non-Patron rental fees and deposits shall be determined on a case-by-case basis by the Amenity Manager based on the District's projected costs associated with the rental, including, but not limited to, costs of administrative overhead, maintenance of facilities, security provided for event, District staff attendance at event, and other factors relating to the use of the District's facilities by Non-Patrons.

- (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 properly disposed of in the dumpster.
 - No garbage shall be placed around the dumpster or within the dumpster enclosure. If the dumpster is full, the Patron or non-Patron renting shall remove and properly dispose of garbage off-site at the Patron's or non-Patron's expense, as the case may be.
 - 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.
 - No decorations, signs, banners, or other items shall be affixed, attached, fastened, adhered, hung, or otherwise secured to the walls or other surfaces of the Amenity Center.
 - 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, including with respect to the dumpster ~~area, the area,~~ the Patron renting 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 and Non-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.
- No alcoholic beverages will be allowed at Non-Patron events.

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.

Exhibit “B”

**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 4, 2019, December 7, 2021, April 11, 2022,
September 10, 2026)*

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 (2) Facility Access Cards will be issued to each family owning property within the District and to each non-resident fee-paying family. Up to two (2) additional Facility Access Cards may be purchased at a rate of \$30.00 each. There is a \$30.00 charge to replace lost cards. Facility Access 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) 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 fifteen (15) years of age must be accompanied by a Patron.
- (3) The Amenity Center’s hours of operation shall be Monday through Friday, from 8:00 a.m. to 4:00 p.m., or such other hours as may be 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 in advance of the meeting) and will be contingent upon providing proof of event insurance with the District named an additional insured.
- (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 Fobs may be issued to Patrons upon becoming entitled to use the facilities. Patrons accessing the Amenity Center using a Facility Access Fob must present the fob upon request by Amenity Staff. Patrons who do not possess a Facility Access Fob may be required to present a valid government-issued photo identification to verify their eligibility to use the facilities. Any lost or stolen Facility Access Fobs must be reported immediately to the Amenity Manager or Amenity 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) No person, including, but not limited to any member of the Amenity Center, resident of the community, patron, guest, or visitor, shall dispose of any trash or debris in the dumpster or within or around the dumpster enclosure or area located at the Amenity Center without the express permission of the Amenity Manager or his/her designee. Patrons renting a portion of the Amenity Center in accordance with Section O of these Club Rules may only use the dumpster in the manner prescribed therein. The dumpster is for District use only. Any cost incurred by the District to clean up the dumpster enclosure and area shall be the responsibility of the person violating this subsection.

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.
- (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 fifteen (15) years of age and younger must be accompanied by a parent or Patron 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 Amenity 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 or Amenity Center Staff will determine whether swimming is permitted or not during the times when the swimming pool is 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 a Patron. 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.
- (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, CD players, and portable speakers 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, Governmental Management Services at (904) 288-7667, and the Amenity Manager at (904) 757-1547
- (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 fifteen (15) 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 Patron.
- (3) Children thirteen (13) 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 fifteen (15) years and older are permitted to use the Athletic Fields. Children under the age of fifteen (15) must be accompanied by an adult Patron. 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 at (904) 757-1547, as well as the District Operations Manager at 904-759-8907.
- (4) The Athletic Fields are not to be used for events other than athletic events, Board approved reservations, or District sponsored events.
- (5) 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.
- (6) Alcoholic beverages, glass containers and other breakable items are prohibited.
- (7) The use of profanity or disruptive behavior is prohibited.
- (8) Patrons must bring their own sports equipment (e.g., soccer ball, softball bats, etc.).
- (9) Persons using the Athletic Fields must clean up all food, beverages and miscellaneous trash brought to the Athletic Fields.
- (10) 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 fifteen (15) years of age and older are permitted to use the Volleyball Courts during designated operating hours. Children who are under fifteen (15) years of age may use the Volleyball Courts only when accompanied by a Patron.
- (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 at (904) 757-1547, 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:*
 - 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. Do not hand on the volleyball nets or remove sand at any time.
 - f. 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 Basketball 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 fifteen (15) years of age and older are permitted to use the Basketball Facility during designated operating hours. Children who are under fifteen (15) years of age may use the Basketball Facility only when accompanied by a Patron.
- (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 at (904) 757-1547, 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 Basketball Courts must supply their own basketballs.
 - c. The Basketball Courts are for the play of basketball only.

- d. Beverages are permitted at the Basketball 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 Basketball Courts.
- e. Do not hang on the basketball nets at any time.
- f. Patrons and guests who misuse the Basketball Court will be suspended from further use of the Basketball 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) For the safety and welfare of all Patrons and their pets, dogs shall be confined to the designated enclosure appropriate for their size. The Small Dog Park is restricted to dogs weighing thirty (30) pounds or less. The Large Dog Park is restricted to dogs weighing more than thirty (30) pounds. Owners or handlers shall maintain direct supervision and control of their dogs at all times and shall ensure that their dogs exhibit appropriate, non-aggressive behavior while within the Dog Park.
- (4) *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) Patrons 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 and Non-Patrons may reserve certain portions of the Amenity Center for private events. Only a portion of the Amenity Center is available for rental, and with respect to Patrons, and reservations must be made and approved at least 2 weeks and no more than four (4) months prior to the event. With respect to Non-Patrons, only the Amenity Center social room and kitchen are available for rental, and reservations must be made and approved at least six (6) weeks and not more than six (6) months prior to the event. In addition, each Patron household may rent a portion of the Amenity Center only once per quarter of the calendar year, and each Non-Patron households or organizations may rent a portion of the Amenity Center only once per six months 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, please note that the balance of the Amenity Center is unavailable for private events on the following holidays:

Easter Weekend	Thanksgiving Weekend
Memorial Day Weekend	Christmas Eve
4 th of July Weekend	Christmas Day
Labor Day Weekend	New Year's Eve
	New Year's Day
Mother's Day	Father's Day

- (2) *Available Facilities:* 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 are (i) 8:00 a.m. to 12:00 p.m., (ii) 1:00 p.m. to 5:00 p.m., and (iii) 6:00 p.m. to 10:00 p.m.

The following areas are available:

- 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 or Non-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 and Non-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. The Amenity Manager 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.

Patrons and Non-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.

- (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.

Tison’s Landing Facility Rental Fee (4 hours)	Patron Fees	Patron Deposits
		\$250 – Private Party (1-25 attendees)
Social Room, Kitchen & Half Patio	\$125.00	\$500 – Private Party (26-50 attendees)
Covered Veranda (Half Patio Only)	\$75.00	\$100.00

Non-Patron rental fees and deposits shall be determined on a case-by-case basis by the Amenity Manager based on the District’s projected costs associated with the rental, including, but not limited to, costs of administrative overhead, maintenance of facilities, security provided for event, District staff attendance at event, and other factors relating to the use of the District’s facilities by Non-Patrons.

- (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 properly disposed of in the dumpster.
 - No garbage shall be placed around the dumpster or within the dumpster enclosure. If the dumpster is full, the Patron or non-Patron renting shall remove and properly dispose of garbage off-site at the Patron's or non-Patron's expense, as the case may be.
 - 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.
 - No decorations, signs, banners, or other items shall be affixed, attached, fastened, adhered, hung, or otherwise secured to the walls or other surfaces of the Amenity Center.
 - 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, including with respect to the dumpster area, the Patron renting 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 and Non-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.
- No alcoholic beverages will be allowed at Non-Patron events.

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.
- 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.